



Staff Report
Rezoning
2026-09-57-Z

Attachments: Staff Report, Aerial Map, Zoning Map, Preliminary Survey, Comparison List

Work Session: Thursday, October 1, 2026
Public Hearing: Thursday, October 8, 2026
City Council Introduction: Tuesday, October 13, 2026
City Council Public Hearing: Tuesday, October 27, 2026

Request:

2026-09-57-Z A request by David Clemmons on behalf of Clemco Storage, LLC, for a Rezoning (Zoning correction) to the property being added to his property, which is the southern portion of SS1-B on the attached map at 1205 North Morrison Boulevard from RM-3 to C-N, in **District 4**.

Site Information

Location (Address): TBD 1205 North Morrison Boulevard
City Council: District 4
Existing Zoning: RM-3 (Requesting C-N)
Existing Land Use: Commercial Neighborhood
Proposed Land Use: Commercial

Context

Direction

North

South

West

East

Land Use/Zoning

RM-3 Multi- Family Residential

RM-2 Multi-Family Residential, C-N Commercial Neighborhood

RM-2 Multi-Family Residential, RM-3 Multi-Family Residential

C-N- Commercial Neighborhood



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Motion:

Recommend approval for a Rezoning (Zoning correction) at TBD 1205 North Morrison Boulevard.

Public Hearing:

For:

Against:

For: None

Against: None

Abstain: None

Absent: None

Staff Recommendation:

Applicant meets all criteria, per the City of Hammond's Unified Development Code, (UDC) for a Rezoning. No opposition from public.

Staff recommends approval.

Ordinance to Read:

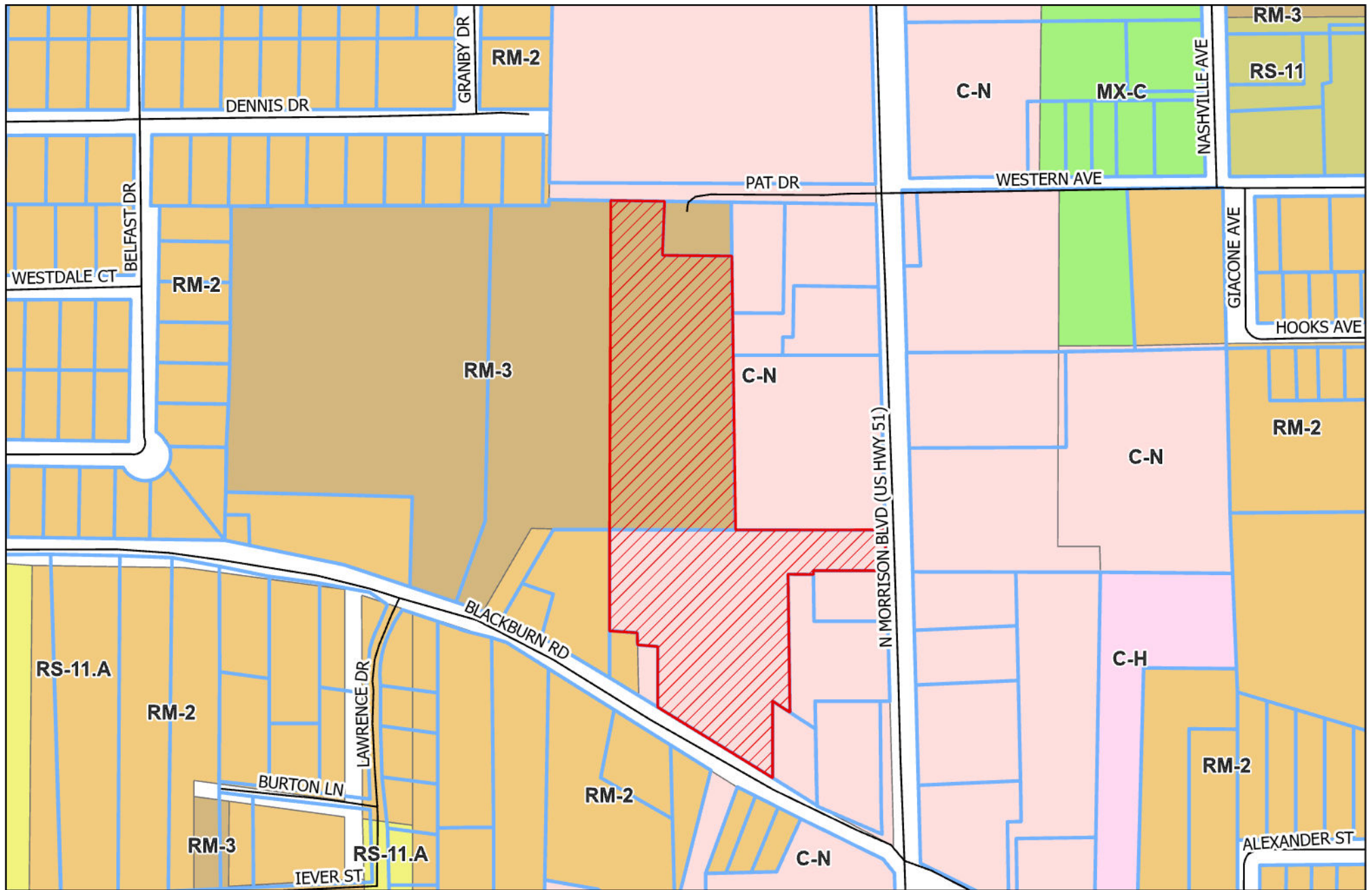
WHEREAS, on October 8, 2026 the Hammond Zoning Commission held a public hearing and recommended approval of a Major Subdivision at 1205 North Morrison Boulevard.

NOW THEREFOR BE IT ORDAINED, the Hammond City Council held a public hearing on October 27, 2026 and approved a Major Subdivision 1205 North Morrison Boulevard.



1205 N Morrison Blvd
2026-07-45-SUB

- Streets
- City Lots
- City Limits
- ▨ Case Parcel



1205 N Morrison Blvd
2026-07-45-SUB

- Streets
- City Lots
- City Limits
- Case Parcel

REFERENCES:

1. PLAT OF SURVEY AND DIVISION OF A 14.492 ACRE TRACT LOCATED IN SECTION 22, T6S-R7E, BY G. L. LESSARD, SR., P.L.S., DATED 11-3-2009
2. MAP SHOWING RESUBDIVISION OF TRACTS A & B OF A 1.422 ACRE TRACT INTO TRACTS A1 & B1, BY ANDREW N. FALLER, P.L.S., DATED 4-23-09 AND LAST REVISED 6-9-2009
3. MAP SHOWING SUBDIVISION OF A 1.422 ACRE TRACT INTO TRACTS A1 & B1, LOCATED IN SECTION 22, T6S-R7E, BY DAVID L. PATTERSON, P.L.S., DATED 2-18-2004
4. PLAN OF SURVEY AS SHOWN IN SECTION 22, T6S-R7E, (TWO TRACTS INTO A 0.2384 ACRE TRACT) BY ANSIL M. BICKFORD, P.L.S., DATED 5-12-1998
5. PLAT OF SURVEY OF LAND IN SECTION 22, T6S-R7E (SHOWING 0.5032 ACRES) BY GILBERT SULLIVAN, P.L.S., DATED 1-16-2003
6. CASH DEED FILED IN THE TANGIPAHOA PARISH CLERK OF COURT OFFICE AS FILE NO. 921716 BOOK:1200 PG:179
7. SPECIAL WARRANTY DEED FILED IN THE TANGIPAHOA PARISH CLERK OF COURT OFFICE AS FILE NO. 978423 BOOK:1434 PG:281
8. PLAT OF SURVEY OF LAND IN SECTION 22, T6S-R7E (SHOWING 0.330 ACRES) BY WALLACE L. ADAMS, P.L.S., DATED 6-10-1983

NOTES:

A WETLANDS INVESTIGATION WAS NOT REQUESTED AND IS NOT A PART OF THIS SURVEY.
 TOTAL NO. ACRES: 10.925 ACRES
 TOTAL NO. LOTS: 6 INTO 5
 ASSESSMENT NO.: 3533603, 2020602, 2069105, & 2107007
 COUNCIL DISTRICT NO.: 4
 CURRENT ZONING: C-N & RM-3
 * DENOTES NO CORNER FOUND OR SET
 @ DENOTES FOUND CORNER (SIZE & MATERIAL NOTED)
 O DENOTES SET 1/2" IRON ROD
BASE BEARING:
 GPS-COGNET-RTN (LA SOUTH - NAD-83)
FLOOD INFORMATION:
 FLOOD ZONE - "X" & "AE"
 BASE FLOOD ELEVATION - 43.5'
 FEMA FIRM PANEL NO. - 22105C0340F
 FEMA FIRM PANEL DATE - 7/22/2010

APPROVED:

CITY PLANNER/BUILDING OFFICIAL	DATE
PLANNING COMMISSION	DATE
OWNER	DATE
OWNER	DATE
OWNER	DATE

THIS SURVEY WAS PREPARED AT THE REQUEST AND FOR THE EXCLUSIVE USE OF:

CLEMCO STORAGE, LLC

THIS FIRM WAS NOT CONTRACTED TO PERFORM A COMPLETE TITLE ABSTRACT OF THE PROPERTY SHOWN HEREON. BE AWARE THAT SERVITUDES SHOWN HEREON WERE TAKEN FROM REFERENCE DATA AND THAT OTHER SERVITUDES, ENCUMBRANCES OR RESTRICTIONS, EITHER VISIBLE OR NOT VISIBLE, MAY AFFECT THE SUBJECT PROPERTY.

CERTIFICATION:

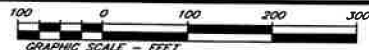
THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS MAP IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR CLASS "C" SURVEYS AND IT WAS THE INTENT TO SUBDIVIDE THE TRACT INTO THE PLATTED SUBDIVISION.

THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT FOR THE REQUIRED SUBDIVISION OF PROPERTY ONLY, AND DOES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAT IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT SAME.

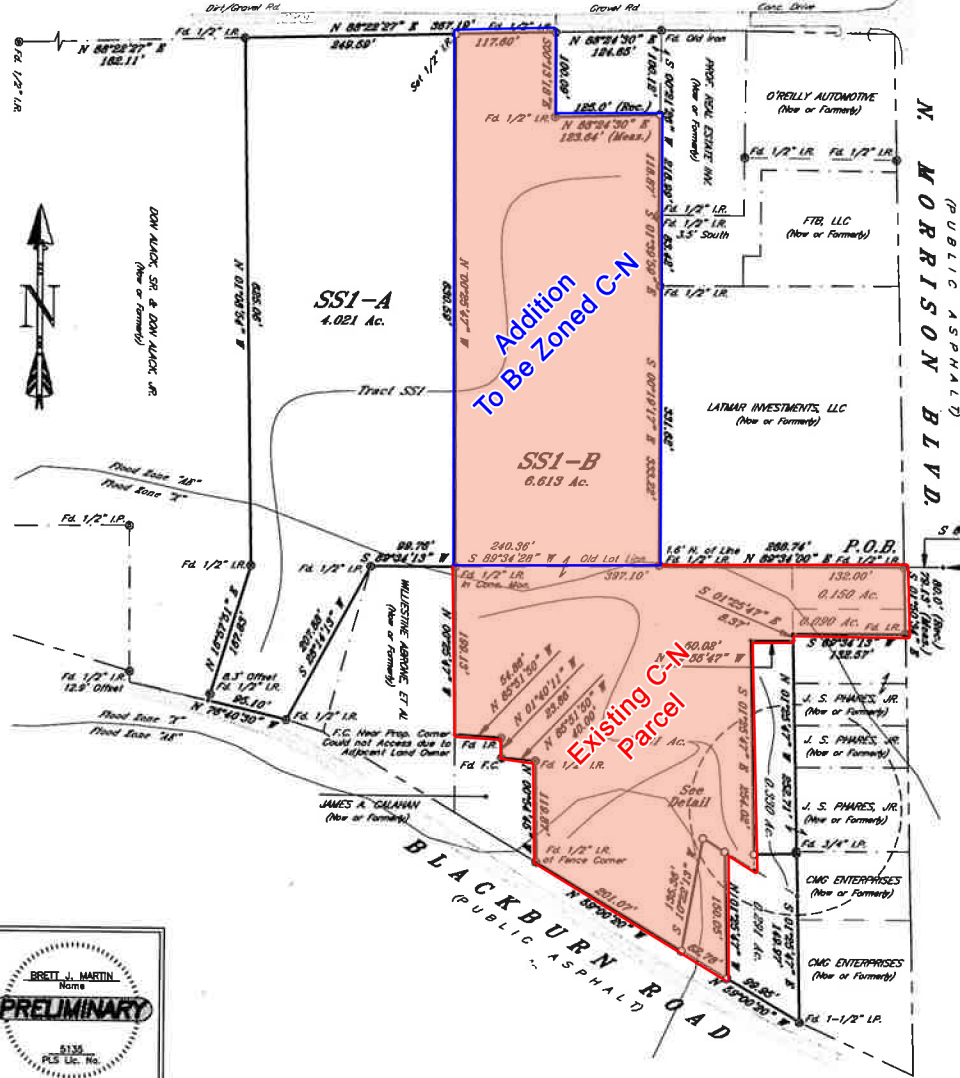
PRELIMINARY 8/4/26
 BRETT J. MARTIN
 PROFESSIONAL LAND SURVEYOR
 LICENSE # 5135
 MARTIN SURVEYING SOLUTIONS, LLC

THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT

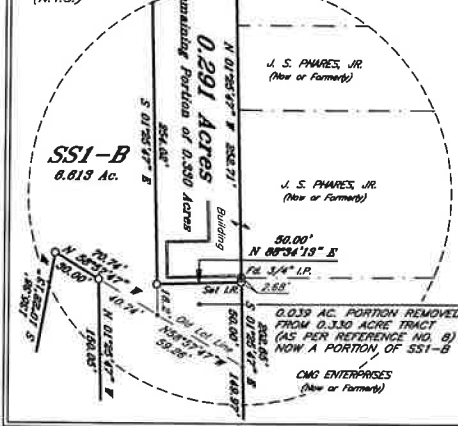
MSA
 MARTIN SURVEYING SOLUTIONS
 P.O. BOX 8100 PONTIACVILLE, LA 70654 (504) 380-1300



(PARTIALLY DEVELOPED)
WESTERN AVE. EXT.



DETAIL:



POINT OF COMMENCEMENT:

P.O.C. IS LOCATED AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, T6S-R7E (PER REFERENCE NO. 6)

VICINITY MAP:

SCALE: 1" = 2000'



MAP SHOWING SURVEY & DIVISION
 OF
TRACT SS1, 2.831 AC. TRACT,
0.150 AC. TRACT, 0.090 AC. TRACT
0.330 AC. TRACT & 0.291 AC. TRACT
 INTO
TRACTS SS1-A, SS1-B, &
THE REMAINING PORTION OF A
0.330 ACRE TRACT (0.291 AC.)
 LOCATED IN SECTION 22, T6S-R7E,
 GREENSBURG LAND DISTRICT
 CITY OF HAMMOND
 TANGIPAHOA PARISH, LOUISIANA
 FOR
CLEMCO STORAGE, LLC

EXISTING ZONING RM-2 District is intended to accommodate existing and proposed development where land use pattern is a mix of single-family and two-family housing. The RM-2 district is intended to provide for the integration of single family and two-family housing together. The RM-2 district allows buildings up to two stories in height.	PROPOSED ZONING C-N District is a non-industrial commercial area more restrictive than other Commercial districts and allowing multi-family residential uses. The C-N district allows buildings up to three stories in height.
PERMITTED USES	
1. Detached Single-Family Dwelling (including modular without chassis)	1. Detached Single-Family Dwelling (including modular without chassis)
2. Attached House	2. Attached House
	3. Row House
	4. Modular without chassis
	5. Apartments (multi-family dwelling)
	6. Group Living
	7. Social Services
3. Gardens growing of crops (noncommercial)	
4. Parks and Open Space	9. Parks and Open Space
5. Minor Utilities	10. Minor Utilities
6. Civic Uses	8. Civic Uses
7. Guest House	
8. Cemeteries and/or Memorial Gardens	25. Cemeteries and/or Memorial Gardens
	10. Minor Utilities
	11. Day Care
	12. Country Club
	13. Indoor recreation except sexually oriented business
	14. All Medical
	15. All Office
	16. Overnight lodging a. Bed and Breakfast
	17. Services a. All Personal Services b. Tanning bed facilities c. Barber and beauty shops d. Florists e. Mortuary f. Real estate office g. Banks, financial institutions h. Dry Cleaning
	18. Animal Care Hospital
	19. All restaurant
	20. All retail sales
	21. Art Studio/gallery (no tattoos parlors
	22. Convenience Store no gas
	23. all vehicle sales and rentals

	24. Reception/ Banquet Hall
	25. Group Care Facility
CONDITIONAL USES	
1. Day Care Facility	
2. Bed and Breakfast	
3. Major Utilities	
	1. Tattoo Parlor
	2. Major Utilities
	3. Commercial parking lots and garages
	4. All outdoor recreation
	5. Sweet Shop
ACCESSORY USES	
1. Home Occupations	6. Home Occupations
2. Vegetable and Flower Gardens	1. Gardens for non-commercial purposes
3. Private Garages	2. Storage Garages and parking lots for occupants and guests
4. Tennis court, swimming pools, garden houses, tool sheds, pergolas, barbecue ovens and similar uses customary accessory to residential uses	3. Tennis court, swimming pools, garden houses, tool sheds, pergolas, barbecue ovens and similar uses customary accessory to residential uses
5. Accessory Places of Worship uses that are not considered a nuisance to the neighborhood.	
6. Raising and keeping of domestic animals but not on a commercial basis or on a scale objectionable to neighboring property owners.	
	2. Storage Garages and parking lots for occupants and guests
	4. Radio and television towers incidental to permitted use
	5. Incidental storage not to exceed 40 percent of the floor area
7. Single attached accessory apartment. No more than one such unit per lot.	
	6. Sale of alcohol in conjunction with a full service restaurant.