



Staff Report
Rezoning
2026-09-50-Z

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

Request:

2026-09-50-Z A request by Dottie Calderone on behalf of the Louis Tallo Estate for a Rezoning at 1328 South Magnolia Street from RM-2 to MX-C for potential future sale of property, in **District 3**.

Site Information

Location (Address): 1328 South Magnolia Street

City Council: District 3

Existing Zoning: RM-2 Multi-Family Residential

Existing Land Use: Low Density Residential

Future Land Use: Mixed Use Commercial

Site Description: 1.04 Acres

Direction

North	RM-2 Multi-Family Residential
South	MX-C Mixed Use Commercial
West	RM-2 Multi-Family Residential
East	C-N Commercial Neighborhood

Land Use/Zoning

Additional Information

See attached comparison list

Staff Recommendation:

Per the Future Land Use Map, the property should remain low density residential and not be changed to commercial.

Staff recommends denial.



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Motion:

Recommend approval for a Rezoning at 1328 South Magnolia Street from RM-2 to MX-C, in **District 3**.

Public Hearing:

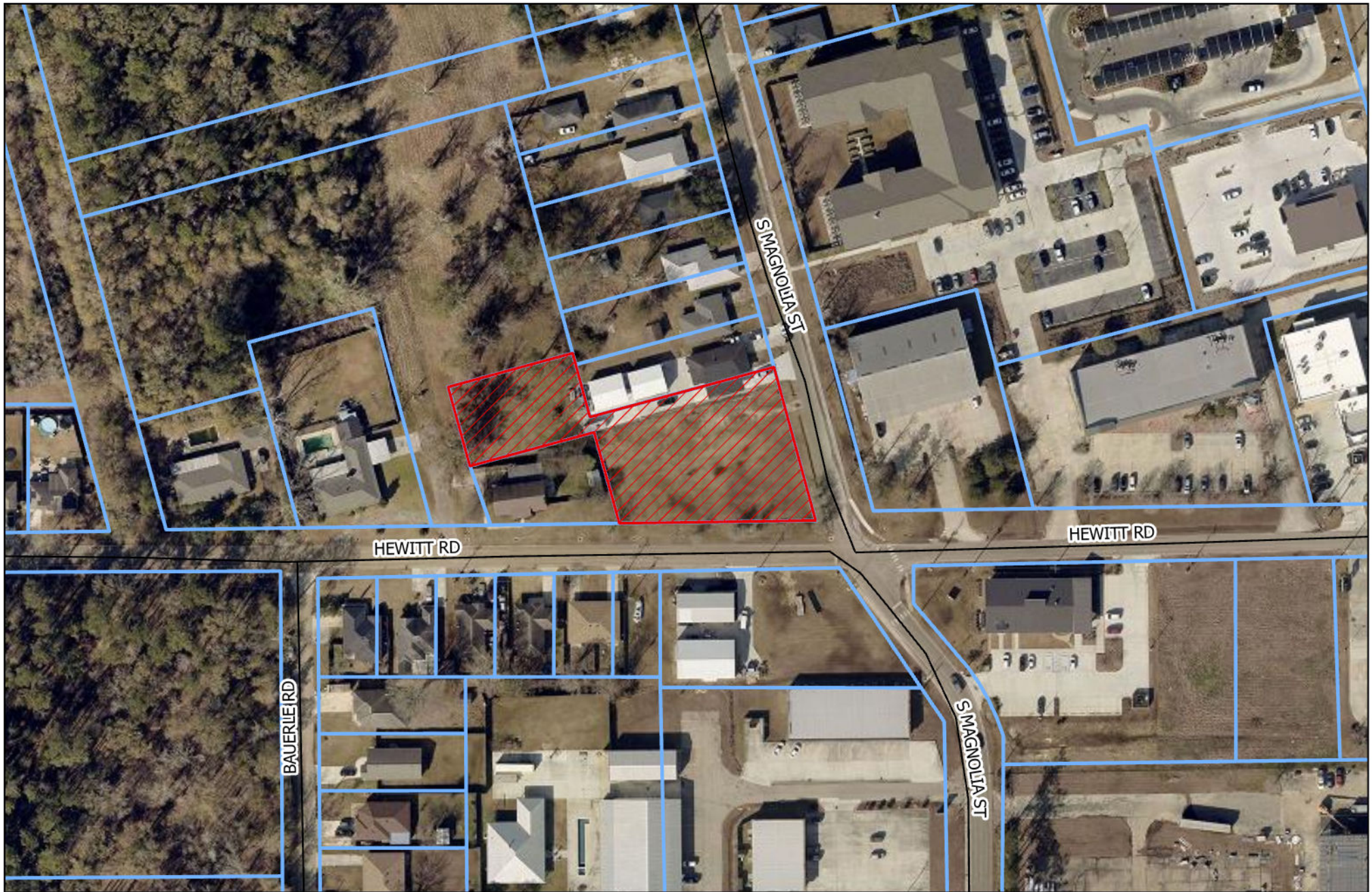
For: 3

Against: 1

Ordinance to Read:

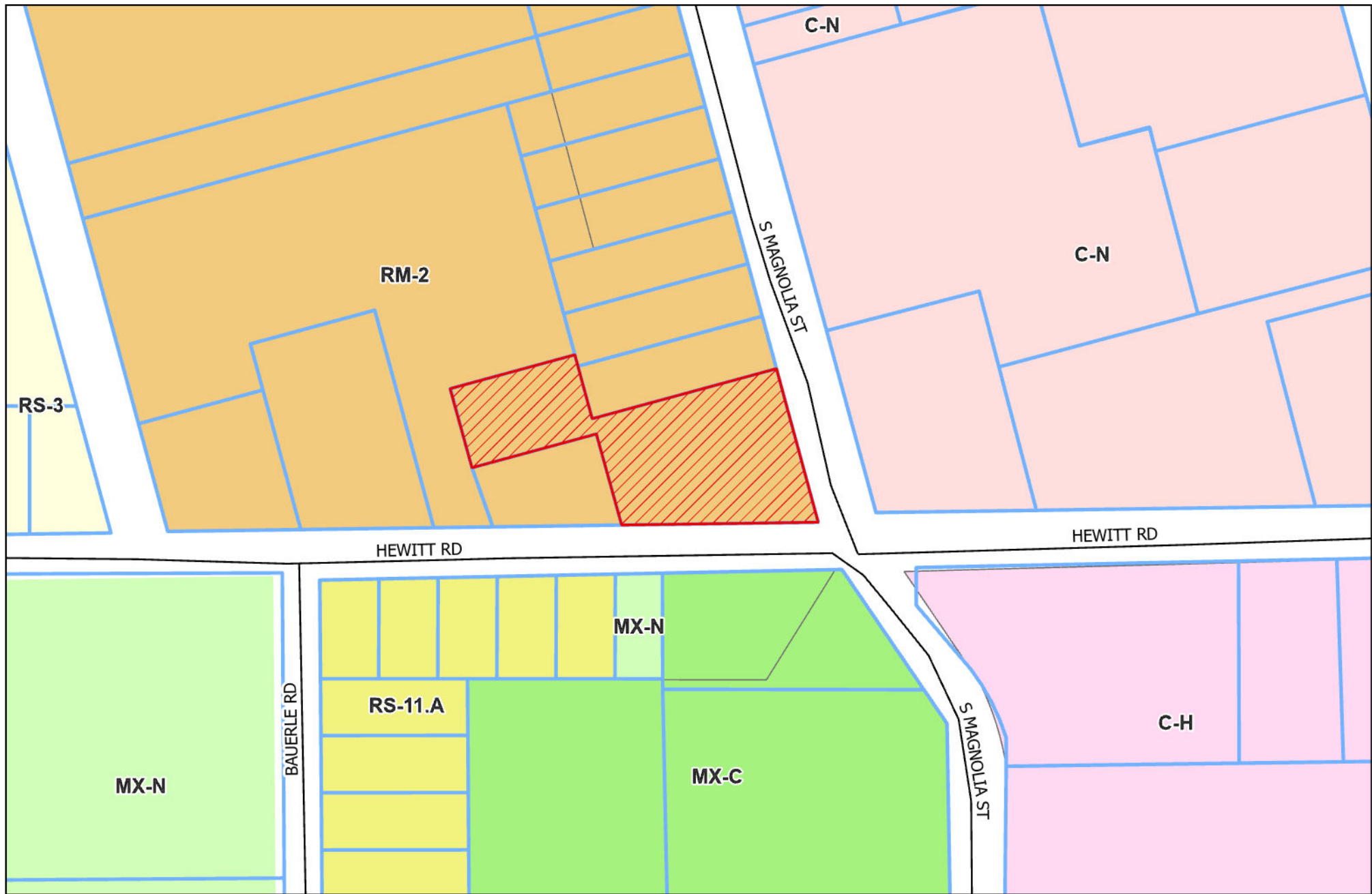
WHEREAS, on October 8, 2026 the Hammond Zoning Commission held a public hearing and recommended approval for a Rezoning at 1328 South Magnolia Street from RM-2 to MX-C, in **District 3**.

NOW THEREFOR BE IT ORDAINED, the Hammond City Council held a public hearing on November 10, 2026 and approved a Rezoning at 1328 South Magnolia Street from RM-2 to MX-C, in **District 3**.



2026-09-50-Z
1328 S Magnolia St

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



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EXISTING USE RM-2 District 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 USE MX-C Commercial Mixed Use intended to provide appropriate areas for new and existing development that incorporates both small-scale residential and office uses within close proximity to one another and adjacent neighborhoods. The district is also intended to provide for live/work opportunities where people can live and work in the same physical space. The district can also be used as a transition between arterials or more intense commercial areas and established residential neighborhoods.
Allowed Uses	
1. Detached Single-Family Dwelling (including modular without chassis)	Detached Single-Family Dwelling 3. Modular without chassis
2. Attached House	2. Attached House
	4. Row House
	5. Apartments (multi-family dwelling)
	6. Group Living
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	30. Cemeteries and/or Memorial Gardens
	7. Social Services
	11. Day care
	12. Country Club
	13. All 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 a. Animal hospital with side and rear yards of at least 20 feet each. The rear yard shall be at least 40 feet where there is adjacent residential zoning
	19. All restaurants
	20. All retail Sales
	21. Art Studio/gallery, (not including tattoo parlors)
	22. Convenience store without gas
	23. Convenience store with gas
	24. All vehicle sales and services
	25. All water orientated sales and services
	26. All Light Industrial a. Bottling plant b. Publishing establishment, printing plant c. Canning and preserving foods d. Lumber yard as part of retail establishment e. Contractor's storage yard f. Carpentry shop g. Any retail or wholesale use not the storage above ground of petroleum and other inflammable liquids in excess of 100,000 gallons
	27. All research and development
	28. All self-storage
	29. All vehicle services
	30. Off street parking
	31. Reception/ Banquet Hall
	33. Group Care Facility

Conditional Uses	
1. Day Care Facility	
2. Bed and Breakfast	
3. Major Utilities	2. Major Utilities
	1. Tattoo Parlor
	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	
4. 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 use by occupants and guests
	3. Tennis court, swimming pools
	4. Radio and television towers incidental to permitted use.
	5. Incidental storage not to exceed 40 percent of the floor area
	7. Sale of alcohol in conjunction with a full-service restaurant