



MEMO

TO: Monroe Planning Commission Members
FROM: Mr. Hunt Neely, Chairman
DATE: December 21, 2023

The regular meeting of the Monroe Planning Commission will be held on **Monday, January 8, 2024, at 5:30 P.M.** in the Council Chamber, First Floor, City Hall, Monroe, Louisiana.

The tentative agenda will include the following items:

MINUTES

Approval of August 28, 2023 minutes
Approval of October 2, 2023 minutes
Approval of November 6, 2023 minutes

PLANNING

None

PUBLIC HEARING

None

ZONING

CUP 100-24: Family Dollar/Decisions Consulting – Off-Premises Alcohol Sales – 3038 DeSiard Street
CUP 101-24: Family Dollar/Decisions Consulting – Off-Premises Alcohol Sales – 7916 DeSiard Street

PUBLIC HEARING

None

OTHER BUSINESS

Nomination for 2024 Officers
Current Officers: Hunt Neely – Chairman
Jott DelCambre – Vice-Chairman
Ernest Muhammad – 2nd Vice-Chairman

CITIZEN PARTICIPATION

Citizens will be recognized, in order, by the citizen sign-in sheet.

**City of Monroe
Planning Commission**

CASE NO.: CUP 100-24
NAME OF APPLICANT: Family Dollar/Decisions Consulting
ADDRESS OF PROPERTY: 3038 DeSiard Street
COUNCIL DISTRICT: 2

REQUEST: A **MAJOR** Conditional Use approval to allow the applicant to sell alcohol for off-premises consumption at the above-mentioned location.

SIZE OF PROPERTY: 0.583 acres (more or less)

PRESENT ZONING: B-3 (General Business/Commercial) District

PRESENT USE: Existing retail goods establishment

MOST NEARLY BOUNDED BY (STREETS): North of Commerce Avenue, south of DeSiard Street, east of South Stanley Avenue and the revoked Edgewood Street.

SURROUNDING LAND USES: The surrounding land use consists of the Eastgate Shopping Center to the north, Russell Moore Lumber to the east and various commercial properties to the west and south.

ADVERSE INFLUENCES: Increase in traffic.

POSITIVE INFLUENCES: Additional sales tax for the City of Monroe.

**COMMENTS/
RECOMMENDATIONS:** The applicant would like to sell alcohol for off-premises consumption in addition to retail goods items.

Alcohol sales is an accessory use to the retail goods establishment and require a major Conditional Use Permit in addition to a liquor license. A major conditional use is reviewed by both the Planning Commission and the City Council.

A Conditional Use for alcohol sales does not take the place of a liquor license. This is an approval of the USE of this location for alcohol sales. The applicant still needs to apply to the City Council for a liquor license.

This store is not close to any churches, schools, libraries or playgrounds. Planning and Zoning has received verification from the Engineering Department of the distance from the store to the church.

This approval will expire six (6) months from the date of approval if a Certificate of Occupancy and all required permits are not applied for and work has begun.

OPTIONS:

Approve the applicants' request as presented.

Approve the applicants' request with conditions.

Deny the applicant's request as presented.

REVIEW CRITERIA:

The Planning Commission and the City Council shall consider the following criteria in approving or denying a **major** or minor conditional use permit:

- a. The proposed major or minor conditional use permit is consistent with the pertinent elements of the City of Monroe Comprehensive Plan and any other adopted plans.
 - *General Business/Commercial*

This is a predominately commercial area that serves nearby residential and mixed-use areas.

This category is intended to provide sufficient space in appropriate locations for a wide variety of commercial and miscellaneous services activities, generally serving a wide area and located along any major arterials. Commercial uses should be compatible with medium to large-scale, auto or pedestrian-oriented commercial uses and strip commercial developments. Institutional uses that are compatible and complimentary to the surrounding neighborhood may be considered, such as churches, schools, libraries, and daycare facilities. Additionally, infill development for commercial use should be encouraged.

- a. The proposed development meets the requirements of this Ordinance.
- b. The proposed development will reinforce the existing or planned character of the neighborhood and the City.
- c. The major or minor conditional use permit complies with any specific use standards or limitations in Section VI (Supplementary Use Standards) of this Ordinance.
- d. Any adverse impacts on adjacent properties attributable to the major or minor conditional use have been minimized or mitigated.

Google Maps 3038 Desiard St

Monroe, Louisiana

Google Street View

Nov 2023

See more dates



Image capture: Nov 2023 © 2023 Google



Ourachita Parish

Assessor's Office
Stephanie Smith, Assessor



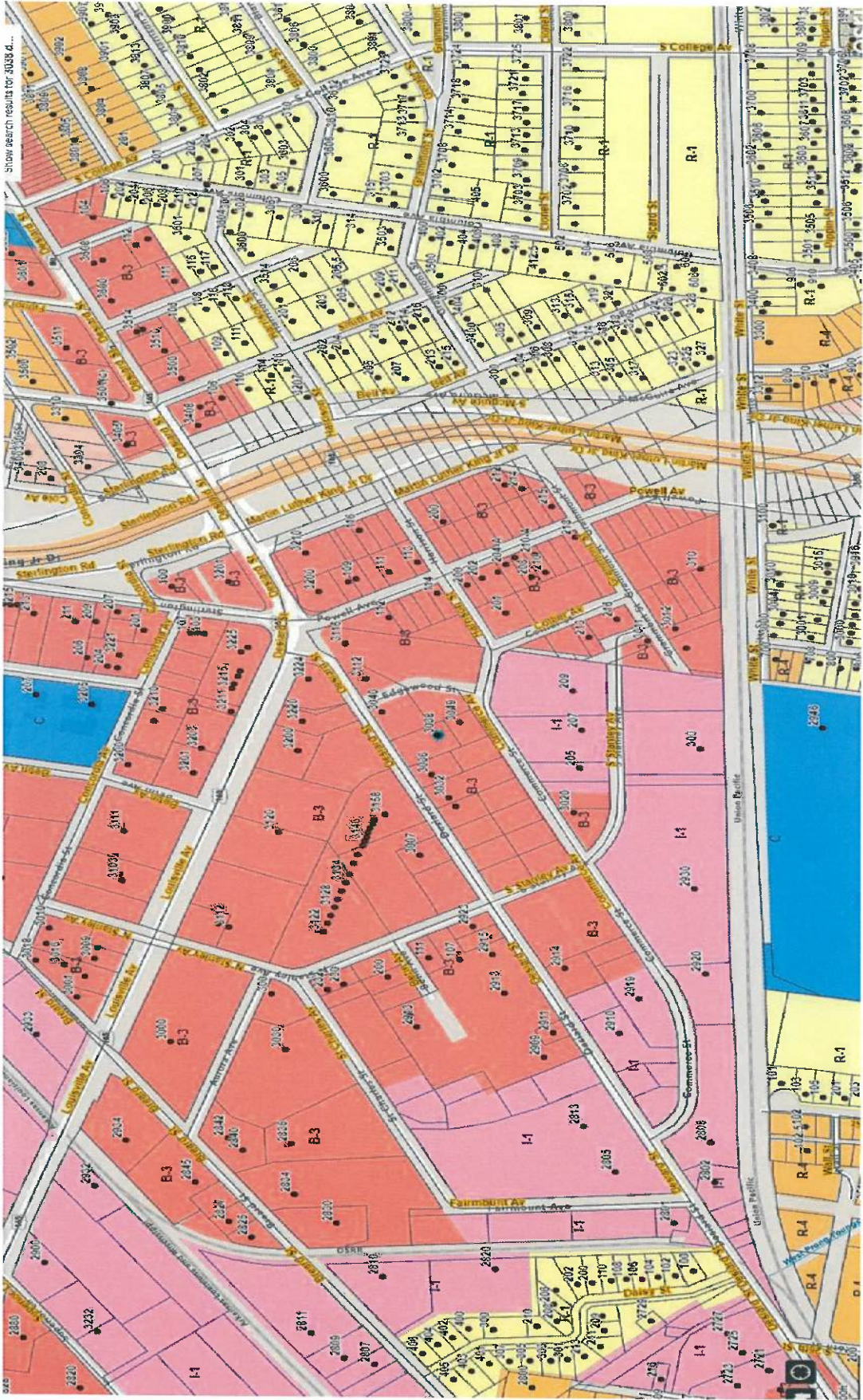
Date Created: 12/18/2023
Created By: actDataScout

1 inch = 101 feet

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Decision Consultings/Family Dollar

3038 DeSiard Street



**City of Monroe
Planning Commission**

CASE NO.: CUP 101-24
NAME OF APPLICANT: Family Dollar/Decisions Consulting
ADDRESS OF PROPERTY: 7916 DeSiard Street
COUNCIL DISTRICT: 3

REQUEST: A **MAJOR** Conditional Use approval to allow the applicant to sell alcohol for off-premises consumption at the above-mentioned location.

SIZE OF PROPERTY: 0.20 acres (more or less)

PRESENT ZONING: B-3 (General Business/Commercial) District

PRESENT USE: Existing retail goods establishment

MOST NEARLY BOUNDED BY (STREETS): North of Airport Avenue, south of DeSiard Street, east of DeSiard Plaza Drive and HWY 80 East.

SURROUNDING LAND USES: The surrounding land use consists of the DeSiard Plaza Shopping Center, Walgreens to the north, Anytime Fitness to the west with various commercial properties in all directions.

ADVERSE INFLUENCES: Increase in traffic.

POSITIVE INFLUENCES: Additional sales tax for the City of Monroe.

**COMMENTS/
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7909 Desiard Street
7916 DeSiard Street



Monroe, Louisiana

Google Street View

Nov 2023 See more dates

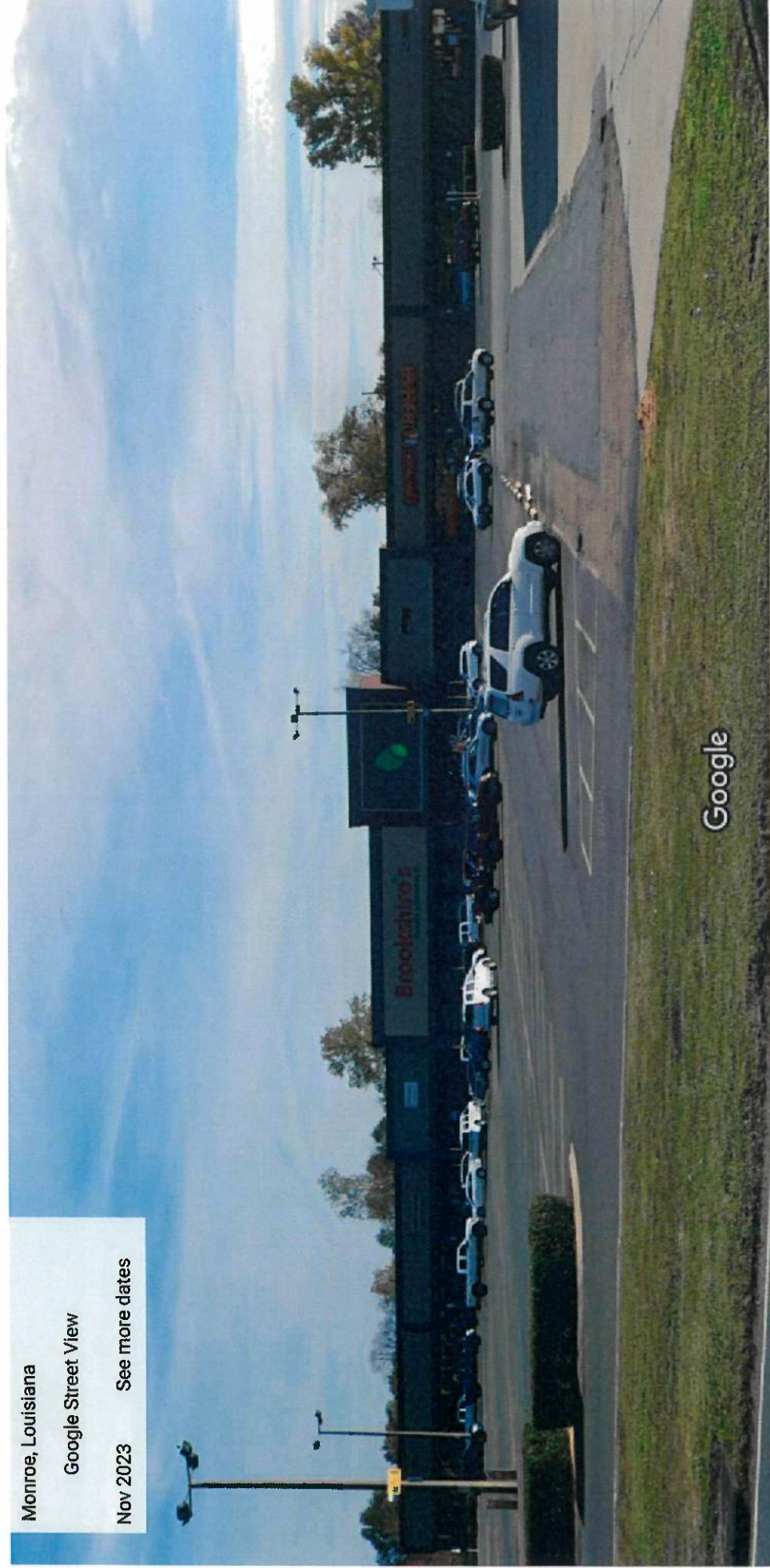
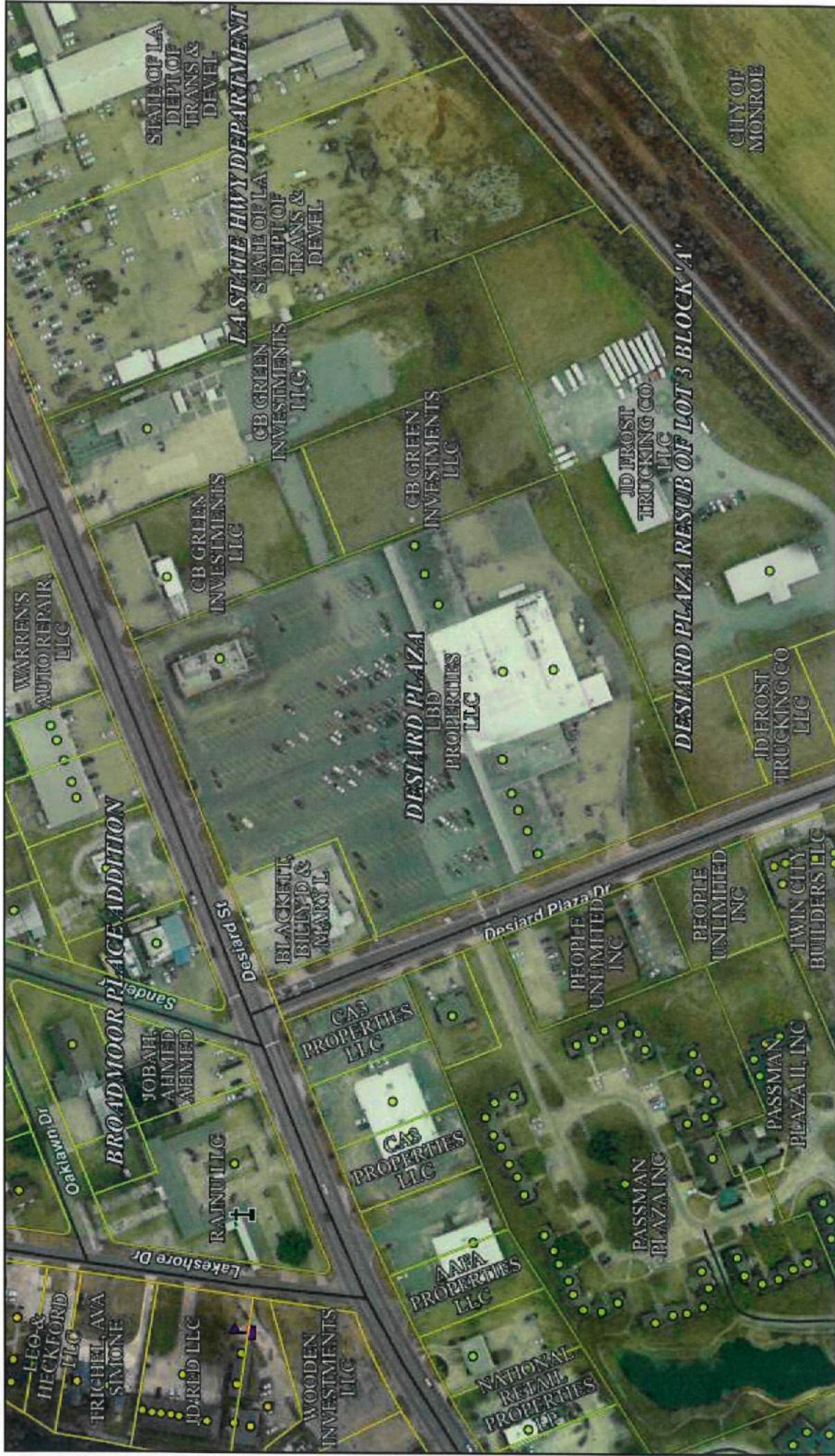


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Ouachita Parish
Assessor's Office
Stephanie Smith, Assessor



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1 inch = 203 feet

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