3901 Jackson Street Monroe, LA 71202 off: :318-329-2430 fax: 318-329-2485

### MEMO

TO:

Monroe Planning Commission Members

FROM:

Mr. Hunt Neely, Chairman

DATE:

July 22, 2022

The special meeting of the Monroe Planning Commission will be held on <u>Monday, August 1, 2022 at</u> 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 the June 6, 2022 Planning Commission Minutes

### **PLANNING**

None

### **PUBLIC HEARING**

None

### **ZONING**

None

### **PUBLIC HEARING**

MA 105-22:

Ahmad Kelly – 916 Arkansas Avenue – Request to rezone an approximately 0.193-acre

tract of land from the B-1 (Neighborhood Mixed-Use) District to the B-3 (General

Business/Commercial) District.

### **OTHER BUSINESS**

None

### **CITIZEN PARTICIPATION**

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

### City of Monroe Planning Commission

Case No.:

MA 105-22

Name of Applicant:

Ahmad Kelly

Address of Property: Size of Property:

916 Arkansas Avenue ±0.193-acre tract of land

Present Zoning:

B-1 (Neighborhood Mixed-Use) District

Proposed Zoning:

B-3 (General Business/Commercial) District

**Council District:** 

4

**REQUEST:** 

This is a request to rezone a  $\pm 0.193$ -acre tract of land that,

presently located in B-1 (Neighborhood Mixed-Use)

District to the B-3 (General Business/Commercial) District

for a used car dealership.

**PRESENT ZONING:** 

B-1 (Neighborhood Mixed-Use) District

PRESENT USE:

Office building

MOST NEARLY BOUNDED

BY (STREETS):

North of Pine Street, south of Arkansas Avenue, east of

North 9<sup>th</sup> Street and west of North 10<sup>th</sup> Street.

**SURROUNDING LAND USES:** 

The surrounding land use consists of commercial

businesses in all other directions.

**ADVERSE** 

**INFLUENCES:** 

Increase in traffic

**POSITIVE** 

**INFLUENCES:** 

Increase in property tax.

**COMPREHENSIVE PLAN:** 

The area is designated Urban Mixed Use. This area will accommodate residential uses and commercial uses and would include residential densities at 20 units per acre.

## COMMENTS/

**RECOMMENDATIONS:** 

The applicant is requesting the property be rezoned to the B-3 (General Business/Commercial) District. The applicant's plan is to use the existing 1,920 square foot building as a used car dealership. The site in question is adequate to properly display and provide parking lot provisions as required by the Comprehensive Zoning Ordinance. The present zoning of B-1 (Neighborhood Mixed-Use) District does not allow for this type of use on the premises.

### **OPTIONS:**

Approve the applicant's request to rezone a  $\pm 0.193$ -acre tract of land to B-3 (General Business/Commercial) District.

Deny the applicant's request to rezone a  $\pm 0.193$ -acre tract of land to B-3 (General Business/Commercial) District.

## The Planning Commission and the City Council shall consider the following criteria in approving or denying a map amendment:

- a. The proposed map amendment is consistent with the pertinent elements of the City of Monroe Comprehensive Plan and any other adopted plans.
- b. The proposed map amendment is consistent with the adjacent zoning classifications and uses.
- c. The proposed map amendment will reinforce the existing or planned character of the neighborhood and the City.
- d. The site is appropriate for the development allowed in the proposed district.
- e. There are substantial reasons why the property cannot be used according to existing zoning.
- f. Public facilities and services including schools, roads, recreation facilities, wastewater treatment, water supply, storm water management, police and fire are adequate for the development allowed in the proposed district.
- g. The map amendment will not substantially or permanently injure the appropriate use of adjacent conforming properties.

# Google Maps 916 Arkansas Ave

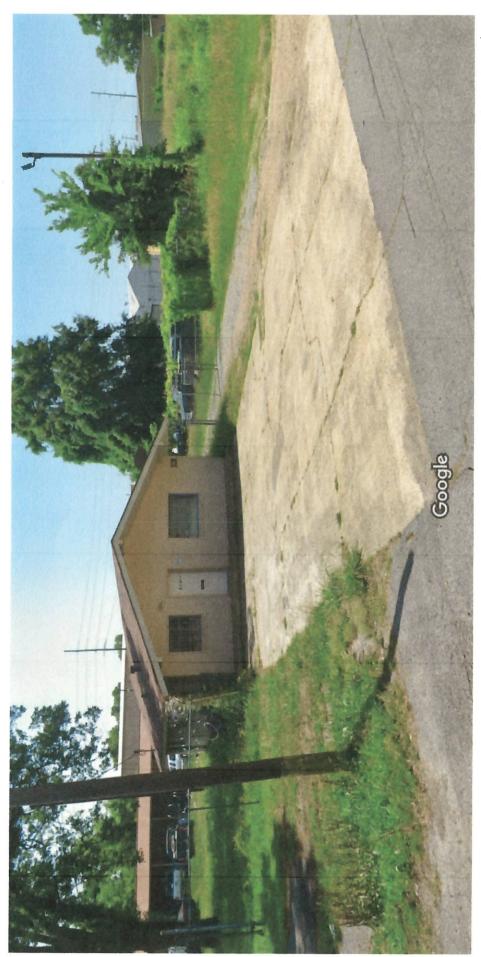


Image capture: Jun 2022 @ 2022 Google

Monroe, Louisiana

Google

Street View - Jun 2022

# Google Maps 91& Arkansas Ave



Image capture: Jun 2022 @ 2022 Google

Monroe, Louisiana

Google

Street View - Jun 2022



Date Created: 7/21/2022 Created By: actDataScout

1 inch = 52 feet

This map should be used for reference purposes p

