



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 **Monday, August 1, 2022 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 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: 916 Arkansas Avenue
Size of Property: ±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 ±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 9th Street and west of North 10th 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 ±0.193-acre tract of land to B-3 (General Business/Commercial) District.

Deny the applicant's request to rezone a ±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 914 Arkansas Ave



Image capture: Jun 2022 © 2022 Google

Monroe, Louisiana

Google

Street View - Jun 2022

