



MEMO

TO: Monroe Planning Commission Members
FROM: Mr. Hunt Neely, Chairman
DATE: August 18, 2023

The *Regular Meeting* of the Monroe Planning Commission will be held on **Monday, August 28, 2023, 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 7, 2023 minutes

PLANNING

REV 100-23: Revocation of a 60' foot wide by 1,195' foot long portion of Adams Street, located between North 14th and North 18th Streets. (**James Machine Works**)

PUBLIC HEARING

N/A

ZONING

CUP 111-23: (Major Conditional Use) **Pelican Roofing of Ouachita LLC** – On-Premises Alcohol Beverage Sales & Bar – 605 North 2nd Street

PUBLIC HEARING

MA 106-23: Zoning Map Amendment request to rezone an 8.385-acre tract of land, more or less, from the B-3 (General Business/Commercial) District to the R-4 (High Density Multi-Family Residence) District – **Sanjib Datta**

MA 107-23: Zoning Map Amendment request to rezone an 18.554-acre tract of land, more or less, from the C (Campus) and B-1 (Neighborhood Mixed-Use) Districts to the B-3 (General Business/Commercial) District – **Biomedical Research & Innovation Park (BRIP)**

TAM 101-23: Text Amendment request to amend Chapter 37, Zoning, Article III, Use Districts, Section 37-37. Commercial Use Districts, Table 3.3 Commercial Districts Permitted and Conditional Uses, to add mini-warehouses, as a Conditional Use in the B-3 (General Business/Commercial) District (**City of Monroe**)

OTHER BUSINESS

N/A

CITIZEN PARTICIPATION

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

**City of Monroe
Planning Commission**

CASE NO: REV 100-23
NAME OF APPLICANT: JAMES MACHINE WORKS
ADDRESS OF PROPERTY: ADAMS STREET (Located between N. 14th and N. 18th Street)
COUNCIL DISTRICT: 3

REQUEST: This is a request to revoke a portion of Adams Street, located between North 14th Street and North 18th Street.

PURPOSE OF REQUEST: To revoke a portion of Adams Street, from North 14th Street to North 18th Street.

SIZE OF PROPERTY: 60' x 1,195' (right-of-way)

PRESENT ZONING: I-1 (Industrial Business Park) District

PRESENT USE: Public right-of-way

MOST NEARLY BOUNDED BY (STREETS): North of DeSiard Street, south of Washington Street, east of North 14th Street and west of North 18th Street

SURROUNDING LAND USES: The surrounding land use consists of James Machine Works manufacturing in all directions.

ADVERSE INFLUENCES:

POSITIVE INFLUENCES: The new name change is an incorporated feature with the rebranding of the Century Village Development.

**COMMENTS/
RECOMMENDATIONS:** The applicant is requesting to revoke a portion of Adams Street, located between North 14th Street and North 18th Street. The request is due to concerns for safety reasons. There are personnel and equipment vehicles that travel back and forth on Adams Street throughout the day. During the day vehicles travel at irate speeds, which could cause a tragedy at some point.

As per a traffic study completed by Lazenby Associates, it has been noted that no adverse impacts from closing Adams Street from North 14th to Young's Bayou to vehicular thru traffic. However, it is recommended that the City either retain the right-of-way or convert the right-of-way to servitude for existing drainage and utilities.

OPTIONS:

1. Approve the revocation of a portion of Adams Street, as presented.
2. Deny the revocation of a portion of Adams Street, as presented.



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Measure distance

Total area: 43,481.75 ft² (4,039.59 m²)

Total distance: 2,345.46 ft (714.90 m)

**City of Monroe
Planning Commission**

CASE NO.: CUP 111-23
NAME OF APPLICANT: Pelican Roofing of Ouachita/Matt Roberts
ADDRESS OF PROPERTY: 605 North 2nd Street
COUNCIL DISTRICT: 4

REQUEST: A **Major** Conditional Use Permit (CUP) to allow the applicant to have on-premises alcohol beverage sales and bar in the B-2 (Neighborhood Business) District. The property is located at 605 North 2nd Street.

PURPOSE OF REQUEST: The purpose of the request is to allow the applicant to sell alcoholic beverages for a new lounge (El Camino Lounge).

SIZE OF PROPERTY: 0.339-acres (more or less)

PRESENT ZONING: B-2 (Neighborhood Business) District

PRESENT USE: Vacant building

MOST NEARLY BOUNDED BY (STREETS): North of Pine Street, south of Arkansas, east of Walnut Street and west of North 2nd Street

SURROUNDING LAND USES: The surrounding land use consists of commercial office spaces in all directions. The Flying Tiger Brewery and Tipitina's are located southeast of the location in question.

ADVERSE INFLUENCES: Increase in traffic for the area.

POSITIVE INFLUENCES: Retail sales will generate taxes for the city.

**COMMENTS/
RECOMMENDATIONS:** The applicant is requesting to sell alcoholic beverages for a new lounge. Approximately fourteen (14) parking spaces are required and provided on-site for the business. This lounge will utilize shared parking with an existing storage facility at 601 North 2nd Street. The applicant owns both structures and will not require a shared parking agreement for this request. There is a 65 person building capacity.

There are no churches, schools, playgrounds, or library within a 300' radius of this property.

Pelican Roofing of Ouachita LLC/Matt Roberts

As per the Comprehensive Zoning Ordinance, this request does follow the guidelines for said request. The future land use for this area is geared towards urban mixed-use interests.

OPTIONS:

Approve the applicant's request as presented.

Approve the applicant's request with conditions.

Deny the applicant's request as presented.

Major and Minor Conditional Use Criteria

These conditions may include, but are not limited to the following:

- 1) Stipulate the exact location as a means of minimizing hazards to life, limb, property damage, erosion or traffic.
- 2) Increase the required lot size or yard dimension.
- 3) Limit the height, size or location of buildings, structures and facilities.
- 4) Control the location and number of vehicle access points.
- 5) Increase the number of required off-street parking spaces.
- 6) Limit the number, size, location or lighting of signs.
- 7) Require additional fencing, screening, landscaping or other facilities to protect adjacent or nearby property.
- 8) Designate sites for open space.
- 9) Provide ease of access to major roadways; or
- 10) Assure that the degree of compatibility to the surrounding land use shall be maintained with respect to the particular use on the site and in consideration of other existing and potential uses within the general area in which the use is proposed to be located.



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**City of Monroe
Planning Commission**

Case No.:	MA 106-23
Name of Applicant:	Sanjib Datta
Address of Property:	1051 Martin L. King, Jr. Drive
Size of Property:	±8.385-acres
Present Zoning:	B-3 (General Business/Commercial) District
Proposed Zoning:	R-4 (High Density Multi-Family Residential) District
Council District:	3
Future Land Use:	Highway Commercial Mixed-Use
Consistent to the Comprehensive Plan:	Yes

REQUEST: This is a request to rezone 1051 Martin L. King, Jr. Drive from B-3 (General Business/Commercial) District to the R-4 (High Density Multi-Family Residential) District.

PRESENT USE: Existing vacant hotel

MOST NEARLY BOUNDED BY (STREETS): The property is located north of Millhaven Road, south of Harvester Drive, west of Parkland Street and east of Martin L. King, Jr. Drive.

SURROUNDING LAND USES: The surrounding land use consists of hotels to the north, with single and multi-family residential housing to the east and northeast.

ADVERSE INFLUENCES: This business can increase traffic in the area.

POSITIVE INFLUENCES: This business will add to the housing stock and property taxes for the City of Monroe.

**COMMENTS/
RECOMMENDATIONS:**

The City of Monroe would like to rezone an 8.385-acre tract of land from the B-3 (General Business/Commercial) District to the R-4 (High Density Multi-Family Residence) District. The purpose of the request will allow the applicant to convert a 260-room hotel into an approximately 185 multi-family apartment complexes. The property is currently a vacant OYO or Holidome hotel building. The R-4 (High Density Multi-Family Residence) District will be the most appropriate zoning classification for the proposed housing development.

The **Future Land Use Classification** for this area is **Highway Commercial Urban Mixed-Use**. This area will typically be planned to accommodate more intensive uses near the highway with office/commercial and retail uses along the I-20 spine along the edge of the City of Monroe. This request is consistent with the comprehensive plan.

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.

Effect of Denial

The denial of a map amendment application shall ban the subsequent application for the same or similar use at the same location for a period of twelve (12) months.

OPTIONS:

Approve the applicant's request as presented.

Deny the applicant's request as presented.



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**City of Monroe
Planning Commission**

Case No.:	MA 107-23
Name of Applicant:	Biomedical Research & Innovation Park (BRIP)/Cody Bauman
Address of Property:	2601 Tower Drive
Size of Property:	±18.554-acres
Present Zoning:	C (Campus) & B-1 (Neighborhood Mixed-Use) Districts
Proposed Zoning:	B-3 (General Business/Commercial) District
Council District:	2
Future Land Use:	Highway Commercial Mixed-Use
Consistent to the Comprehensive Plan:	Yes

REQUEST: This is a request to rezone 2601 Tower Drive from C (Campus) and B-1 (Neighborhood Mixed-Use) Districts to the B-3 (General Business/Commercial) Districts.

PRESENT USE: Vacant land

MOST NEARLY BOUNDED BY (STREETS): The property is located north of Tower Drive, south of Broadmoor Boulevard, east of Lamy Lane and west of Bienville Drive.

SURROUNDING LAND USES: The surrounding land use consists of commercial businesses, financial institutions, and a newly constructed house of worship to the south.

ADVERSE INFLUENCES: This business can increase traffic in the area.

POSITIVE INFLUENCES: This business will add to jobs and property taxes within the City of Monroe.

**COMMENTS/
RECOMMENDATIONS:**

The City of Monroe would like to rezone an 18.554-acre tract of land from the C (Campus) and B-1 (Neighborhood Mixed-Use) Districts to the B-3 (General Business/Commercial) District. The purpose of the request is to allow the applicant to construct a new Biomedical Research and Innovation Park (BRIP). This project seeks to spur development and growth of a life science economy in north Louisiana. This will also help leverage investments in universities, research institutions and clinical operations into the development of a knowledge-based economy for the region. BRIP will provide new and emerging biotechnology and compatible businesses with an environment that will support their start-up phases and increase their likelihood of success. It will also help to stimulate the recruitment of larger companies seeking access and resources of the ULM College of Pharmacy, VCOM and other assets in Northeast Louisiana.

The B-3 (General Business/Commercial) District will be the most appropriate zoning classification for the proposed development for a "Sense of Place" where startups, incubator companies and existing businesses can locate and develop their business model to create an array of jobs, as well as student jobs and internships.

The **Future Land Use Classification** for this area is **Urban Mixed-Use Highway Commercial Urban Mixed-Use**. This area will typically be planned to accommodate more intensive uses near the highway with office/commercial and retail uses along the I-20 spine along the edge of the City of Monroe. This request is consistent with the comprehensive plan.

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.

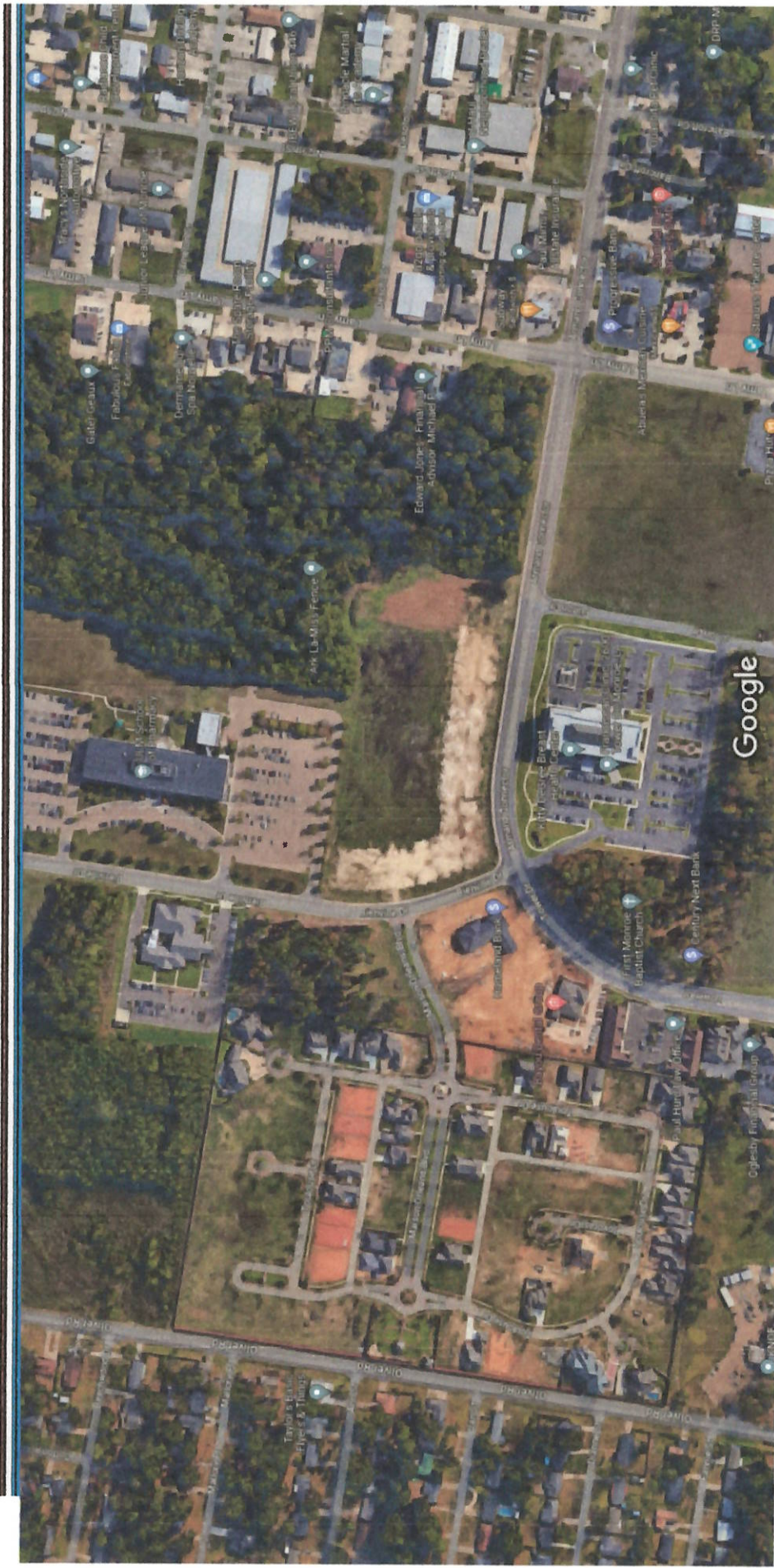
Effect of Denial

The denial of a map amendment application shall ban the subsequent application for the same or similar use at the same location for a period of twelve (12) months.

OPTIONS:

Approve the applicant's request as presented.

Deny the applicant's request as presented.



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City of Monroe
Planning Commission

CASE NO.: TAM 101-23
NAME OF APPLICANT: CITY OF MONROE/TOWER SELF STORAGE
ADDRESS OF PROPERTY: N/A
COUNCIL DISTRICT: 2

Request: A request to amend Chapter 37, Zoning, a Request to **amend** Chapter 37, Zoning, Article III, Use Districts, Section 37-37. Commercial Use Districts. Table 3.3 Commercial Districts Permitted and Conditional Uses, to add mini-warehouses, as a Conditional Use in the B-3 (General Business/Commercial) District.

Positive Influences: This will provide additional climate-controlled storage for the area.

Adverse Influences:

Comments/

Recommendations: This is a request to amend Chapter 37, Zoning, Article III, Use Districts, Section 37-37 Commercial Use District, Table 3.3 Commercial Districts Permitted and Conditional Uses, to add mini-warehouse as a minor Conditional Use in the B-3 (General Business/Commercial) District.

Tower Self Storage has requested a text amendment to add mini-warehouses to the B-3 (General Business/Commercial) District. The owner is proposing to construct new climate-controlled buildings at 605 & 609 North 31st Street. These units will be located within the vicinity of approximately five (5) existing mini-warehouse businesses.

If this use is added to this district, staff recommends that it is added as a Major Conditional Use, as this use may not be appropriate in all B-3 (General Business/Commercial) District areas. The owner is unable to rezone the property due to acreage restrictions.

Mini-warehouses have not been allowed in the B-3 (General Business/Commercial) District, since the 2013 Comprehensive Zoning Ordinance update. However, mini-warehouses are typically found and located in the general business/commercial areas such as the B-3 district.

AMEND:

ARTICLE II. DEFINITIONS AND RULES OF INTERPRETATION

SECTION 31-21.

Mini-warehouse: A structure that rents individual compartments for the purpose of storing personal property and complies with the supplementary use standards set forth in Section 37-92(n). Individual compartments shall not exceed three hundred fifty (350) square feet.

ADD:

ARTICLE III. USE DISTRICTS

SECTION 37-37 COMMERCIAL USE DISTRICTS

TABLE 3.3: COMMERCIAL DISTRICTS PERMITTED AND CONDITIONAL USES						
USES	DISTRICTS					USE STANDARDS
	B-1	B-2	B-3	CBD	B-4	
KENNEL		P	P		P	
LABORATORY			P	P	P	
LIBRARY	P	P	P	P	P	
MAINTENANCE/REPAIR SERVICES		P	P	P	P	
MANUFACTURED HOUSING SALES LOT					P	

MANUFACTURING, LIGHT						
MEDICAL/DENTAL CLINIC	P	P	P	P	P	
MICROBREWERY					C	
MINI-WAREHOUSE		C	C	Cm	P	SEC 37-92(N)
MUSEUM	P	P	P	P	P	
OFFICE	P	P	P	P	P	
OFF-PREMISES ADVERTISING SIGN		Cm	Cm	Cm	Cm	
PARK or PLAYGROUND	P	P	P	P	P	

Key: P = Permitted Use; Cm = Conditional Use Permit, minor; C = Conditional Use Permit, major; (blank) = Not Permitted

ARTICLE II. DEFINITIONS AND RULES OF INTERPRETATION
SECTION 31-21.

Mini-warehouse: A structure that rents individual compartments for the purpose of storing personal property and complies with the supplementary use standards set forth in Section 37-92(n). Individual compartments shall not exceed three hundred fifty (350) square feet.

ARTICLE VI. SUPPLEMENTARY USE STANDARDS
SECTION 37-92.

(n) *Mini-warehouse*

- (1) *Purpose.* Mini-warehouses shall be used for storage purposes only and shall not be used as living quarters or residences.
- (2) *Setbacks.* No building, structure or wall shall be located closer than twenty-five (25) feet from any right-of-way.
- (3) *Exterior.*
 - a. Mini-warehouse facility layout, design, and exterior building materials and treatment for all structures including, but not limited to, fences, walls, gates, buildings, and landscaping shall be of high quality and design and be aesthetically pleasing when viewed from adjacent properties and the public right-of-way.
 - b. Buildings shall be designed and located so that compartment doors or openings and any interior driveways within mini-warehouse facilities are not visible from

the adjacent public right-of-way or residential areas. This provision does not apply to doors that are within an enclosed self-storage building and that are visible only through the windows of the building.

- c. All accessory structures shall be compatible with the principal use and adhere to all City rules and regulations governing accessory structures.
- (4) *Interior Driveways.* Interior driveways shall be at least twenty-five (25) feet wide to be used for internal circulation and temporary customer parking/loading/unloading while using individual compartments.
- (5) *Fencing.* Mini-warehouse facilities must completely be enclosed with at least a six-foot (6') high fence constructed in accordance with Section 37-76(f).
- (6) *Compliance with Other Guidelines.* In addition to the standards and requirements set forth in this section, mini-warehouse facilities shall also comply with all other generally applicable standards and design guidelines, including those for landscaping, parking, and signage.
- (7) *Additional Development Requirements.* Additional development standards may be required by the Planning Commission as conditions of approval.
- (8) *Prohibited Materials.* The following materials shall not be stored in mini-warehouses:
 - a. Flammable or explosive material;
 - b. Matter or material which creates obnoxious dust, odor, or fumes; and
 - c. Toxic, hazardous, or noxious materials.
- (9) *Prohibited Facilities.*
 - a. No water, sanitary facilities, or electricity, with the exception of lighting fixtures, shall be provided in individual compartments.
 - b. Prefabricated shipping containers shall not be used as mini-warehouse facilities.

- Options:**
- Approve the text amendment as presented.
 - Approve and amend the text amendment.
 - Deny the text amendment as present.