



MEMO

TO: Monroe Planning Commission Members
FROM: Mr. Hunt Neely, Chairman
DATE: August 19, 2022

The special meeting of the Monroe Planning Commission will be held on **Monday, August 29, 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

None

PLANNING

None

PUBLIC HEARING

None

ZONING

CUP 101-22: Rise Now, LLC – 1411 Sherrouse Avenue – Boarding House

PUBLIC HEARING

MA 106-22: ABC Supply/Brennan Castello – 430 Ouachita Avenue – Request to rezone an approximately 6.149-acre tract of land from the B- (General Business/Commercial) District to the I-1 (Industrial Business Park) 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.: CUP 101-22
NAME OF APPLICANT: Rise Now LLC
ADDRESS OF PROPERTY: 1411 Sherrouse Avenue
COUNCIL DISTRICT: 3

REQUEST: A minor Conditional Use Permit (CUP) to allow operation of a boarding house in the in the R-4 (High Density Multi-Family Residential) District.

PURPOSE OF REQUEST: The purpose of the request is to allow the applicant to operate a therapeutic boarding house, in a building currently being used as a school. (Some boarders are current students.)

SIZE OF PROPERTY: 1.628-acres (more or less)

PRESENT ZONING: R-4 (High Density Multi-Family Residential) District

PRESENT USE: Existing educational facility

MOST NEARLY BOUNDED BY (STREETS): North of Elm Street, south of Owl Street, Pecan Street, east of Sherrouse Avenue and west of the Union Pacific Railroad

SURROUNDING LAND USES: The surrounding land use consists of single to high density residential housing in all directions and Roy Neal Shelling, Sr. Elementary School to the south.

ADVERSE INFLUENCES: Decrease in self-confidence and/or disturbing effect on overall development among the student population.

POSITIVE INFLUENCES: Provides a clean, secure and healthy environment for student population.

**COMMENTS/
RECOMMENDATIONS:** The applicant is requesting to utilize an existing unoccupied portion of a facility to be used for a therapeutic boarding house. This request will allow the Rise Now, LLC to board a profoundly at-risk population in the Monroe area. Rise Now, LLC has served the community since 2014, in order to alleviate the disruption of an at-risk population. They intend to educate and provide housing for

those in need to continue enhancing rigorous therapeutic service. Rise Now, LLC is proposing to start off by housing approximately ten (10) persons within the boarding house.

OPTIONS:

Approve the applicant's request as presented.

Approve the applicant's request with conditions.

Deny the applicant's request as presented.

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 particular site and in consideration of other existing and potential uses within the general area in which the use is proposed to be located.







**City of Monroe
Planning Commission**

Case No.: MA 106-22
Name of Applicant: ABC Supply/Castello Brennan
Address of Property: 430 Ouachita Avenue
Size of Property: ±6.149-acre tract of land
Present Zoning: B-3 (General Business/Commercial) District
Proposed Zoning: I-1 (Industrial Business Park) District
Council District: 4

REQUEST: This is a request to rezone a ±6.149-acre tract of land that, presently located in B-3 (General Business/Commercial) District to the I-1 (Industrial Business Park) District, to allow the applicant to place 3-strands of barbed wire across the top of a fence for security purposes, to accompany a new roofing supply company.

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

PRESENT USE: Warehouse building

MOST NEARLY BOUNDED BY (STREETS): North of Texas Avenue, south of Ouachita Avenue, east of North 3rd Street and west of the Union Pacific Railroad.

SURROUNDING LAND USES: The surrounding land use consists of commercial businesses and vacant land in all other directions.

ADVERSE INFLUENCES: Increase in heavy duty tractor trailer traffic

POSITIVE INFLUENCES: Increase in property tax base, business, and employment opportunities.

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 I-1 (Industrial Business Park) District. The applicant's plan is to use the existing structures as a roofing supply company. However, due to the type of material being stored, for security purposes the applicant would like to add 3-strands of barbed wire to the top of a 6' foot high chain link fence. The site in question is adequate to properly store, display, and provide adequate employee and customer parking as required by the Comprehensive Zoning Ordinance. The present zoning of B-3 (General Business/Commercial) District does not allow strands of barbed wire to be attached to fences.

OPTIONS:

Approve the applicant's request to rezone a ±6.149-acre tract of land to I-1 (Industrial Business Park) District.

Deny the applicant's request to rezone a ±6.149-acre tract of land to I-1 (Industrial Business Park) 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.

