



MEMO

TO: Monroe Planning Commission Members
FROM: Mr. Hunt Neely, Chairman
DATE: February 10, 2023

The *Special Meeting* of the Monroe Planning Commission will be held on **Monday, February 20, 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 June 3, 2019 Minutes
Approval of September 2, 2020 Minutes
Approval of January 9, 2023 Minutes

PLANNING

XX Oliver Road – Request for a Final Resubdivision Plat for DBUZ Subdivision from 1 to 2 lots. The property is located north and west of Tower Drive and east of Oliver Road – **SE Huey Co/Derek Busby**

PUBLIC HEARING

None

ZONING

CUP 102-23: (Minor Use) Lamar Advertising - Commercial billboard conversion – 603 Jackson Street

PUBLIC HEARING

MA 100-23: Zoning Map Amendment of a 0.72-acre tract of land from the B-3 (General Business/Commercial) District to the R-4 (High-Density Multi-Family Residence) District. **Site Applicant & Location: Carday Marshall & 1814 Jackson Street**

OTHER BUSINESS

Nomination for 2023 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.: XX OLIVER ROAD (DBUZ SUBDIVISION)
NAME OF APPLICANT: S. E. HUEY CO & DEREK BUSBY
COUNCIL DISTRICT: 2

REQUEST: This is a request for a final subdivision plat review of the proposed DBUZ Subdivision, being from 1 to 2 lots. The property is located north and west of Tower Drive and east of Oliver Road.

PURPOSE OF THE REQUEST: The applicant wishes to subdivide the property from one (1) lot to two (2) lots, to develop the proposed lots for commercial development.

SIZE OF PROPERTY: 3.921-acres, more or less.

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

MOST NEARLY BOUNDED BY (STREETS): North and west of Tower Drive and east of Oliver Drive

SURROUNDING LAND USES: The surrounding land use consists of commercial residential to the west and south; commercial to the north and east.

ADVERSE INFLUENCES: New development(s) will increase traffic in the area.

POSITIVE INFLUENCES: Once developed this property will provide increased property and sales taxes for the City of Monroe.

COMMENTS/ RECOMMENDATIONS: This is a resubdivision of Lot 5 DBUZ Subdivision, being a 3.921± acres tract of land. This lot will be resubdivided into two (2) lots.

Lot 1 will be developed as a commercial property, which will consist of B1 Bank. The area to the north proposed is proposed for commercial use. KNOE Television Station is located to the north of the site, with businesses and restaurants along Tower Drive. Lot 2 will be developed as commercial at a later date.

The subdivision plat is under review by the City of Monroe Engineering Dept.

A Site Plan Review will be required for developments.

OPTIONS:

Approve the applicant's request as presented

Approve the applicant's request with conditions.

Deny the applicant's request as presented.



Monroe, Louisiana

Google Street View

Jun 2022 See more dates



Image capture: Jun 2022 © 2023 Google



Ouachita Parish

Assessor's Office

Stephanie Smith, Assessor



Date Created: 2/13/2023

Created By: actDataScout

XX Oliver Road - DBUZ SUBD

1 inch = 204 feet

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**LAND DISTRICT NORTH OF RED RIVER
SECTION 19, TIBN-R4E OF LOUISIANA MERIDIAN
OUACHITA PARISH, LOUISIANA**



STATEMENT OF WORK
 I, the undersigned, hereby certify that the attached plat, including all the data thereon, is a true and correct copy of the original as on file in the Office of the Registrar of the State of Louisiana, and that the same is a true and correct copy of the original as on file in the Office of the Registrar of the State of Louisiana, and that the same is a true and correct copy of the original as on file in the Office of the Registrar of the State of Louisiana.

PROPOSER: _____

BY: _____

Notary Public: _____

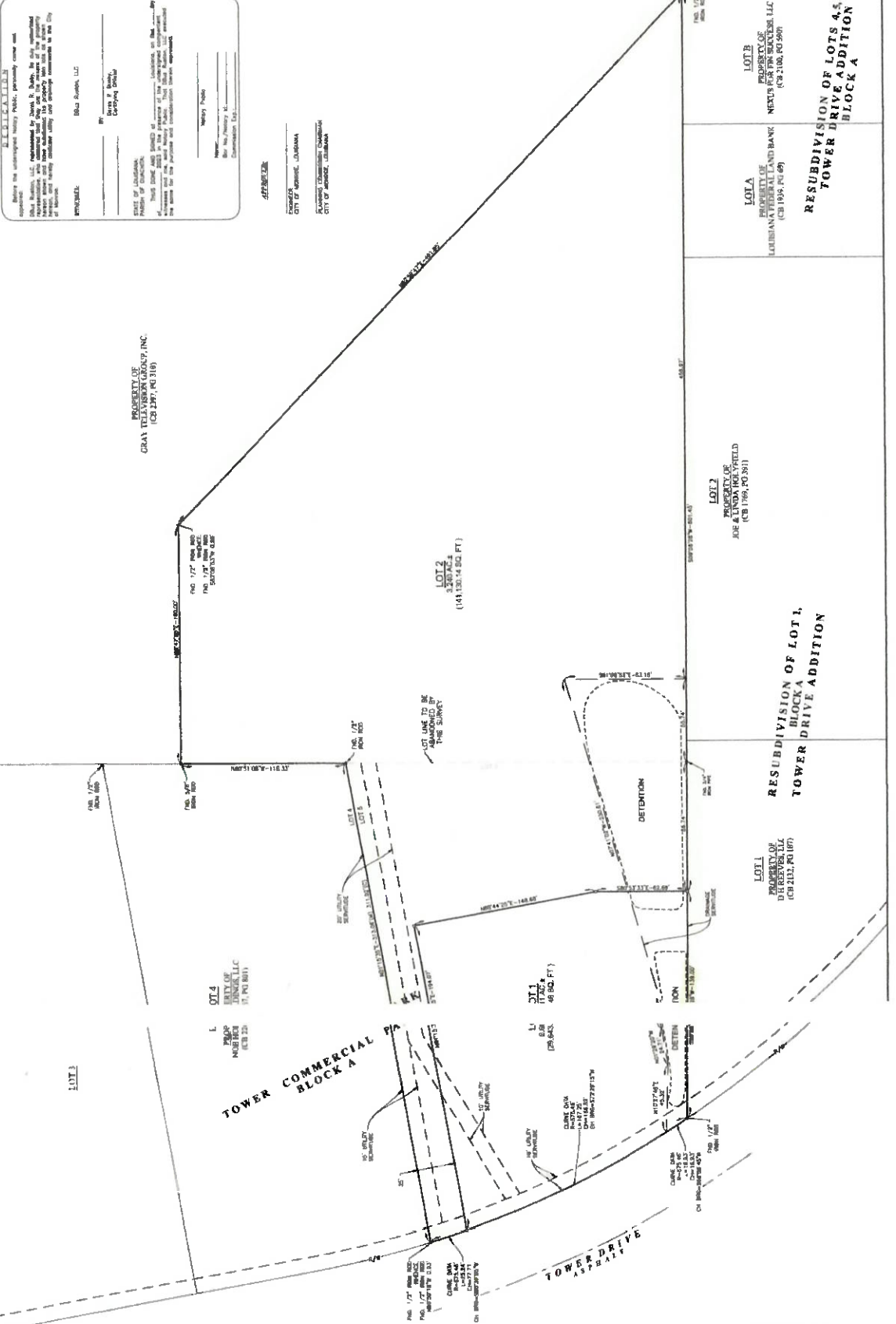
STATE OF LOUISIANA
 Parish of _____

Notary Public in and for the State of Louisiana,
 My Commission Expires _____

CERTIFICATE

Recorded in the Office of the Registrar of the State of Louisiana, this _____ day of _____, 20____.

Notary Public in and for the State of Louisiana,
 My Commission Expires _____



SURVEY NOTES

- LEGEND**
 - 1. 1/4" = 100' SCALE
 - 2. 1/4" = 100' SCALE
 - 3. 1/4" = 100' SCALE
 - 4. 1/4" = 100' SCALE
 - 5. 1/4" = 100' SCALE
 - 6. 1/4" = 100' SCALE
 - 7. 1/4" = 100' SCALE
 - 8. 1/4" = 100' SCALE
 - 9. 1/4" = 100' SCALE
 - 10. 1/4" = 100' SCALE
 - 11. 1/4" = 100' SCALE
 - 12. 1/4" = 100' SCALE
 - 13. 1/4" = 100' SCALE
 - 14. 1/4" = 100' SCALE
 - 15. 1/4" = 100' SCALE
 - 16. 1/4" = 100' SCALE
 - 17. 1/4" = 100' SCALE
 - 18. 1/4" = 100' SCALE
 - 19. 1/4" = 100' SCALE
 - 20. 1/4" = 100' SCALE
- The survey was performed without the benefit of a Title Opinion.
- REFERENCE:**
 1. Survey of Tower Commercial Park, Block "A", recorded in Plat Book 21, Page 15, of the records of Ouachita Parish, Louisiana.
 2. Plan of Survey of the Resubdivision of Lot 1, Block "A", Tower Drive Addition recorded in Plat Book 20, Page 146, of the records of Ouachita Parish, Louisiana.
 3. Plan of Survey of the Resubdivision of Lots 4, 5 & 6, Block "A", recorded in Plat Book 21, Page 11, of the records of Ouachita Parish, Louisiana.



SURVEYOR'S CERTIFICATE

I, S. E. Huey, Jr., certify that the above plat represents an accurate and correct copy of the original as on file in the Office of the Registrar of the State of Louisiana, and that the same is a true and correct copy of the original as on file in the Office of the Registrar of the State of Louisiana, and that the same is a true and correct copy of the original as on file in the Office of the Registrar of the State of Louisiana.

S. E. Huey, Jr.
 Professional Engineer
 No. 12694

DRUZ RUSTON, LLC

DRUZ RUSTON, LLC IS A MEMBER OF
 TOWER COMMERCIAL PARK
 AND THAT CERTAIN
 2.839 AC. TRACT OF LAND
 SECTION 19, T17N-R4E
 OUACHITA PARISH, LOUISIANA

S. E. Huey Co.
 Professional Engineer

DATE: _____
 TIME: _____
 DRAWING NO. 23545-1

**City of Monroe
Planning Commission**

CASE NO.: CUP 102-23
NAME OF APPLICANT: Lamar Advertising
ADDRESS OF PROPERTY: 603 Jackson Street
COUNCIL DISTRICT: 4

REQUEST: A minor Conditional Use Permit (CUP) to allow an off-premises sign face conversion, in the B-1 (Neighborhood Mixed-Use) District.

PURPOSE OF REQUEST: The purpose of the request is to allow the applicant to change the type of sign face on an existing legal, non-conforming off-premises sign. The existing sign will have a flip sign on one side and a static sign on the other. The applicant wishes to place a digital sign on one (1) sign face. The west facing sign.

SIZE OF PROPERTY: 0.057 acres (more or less)

PRESENT ZONING: B-1 (Neighborhood Mixed-Use) District

PRESENT USE: Vacant land with an existing off-premises sign.

MOST NEARLY BOUNDED BY (STREETS): North of Stone Avenue, south of Layton Avenue, east of Jackson Street and west of South 2nd Street.

SURROUNDING LAND USES: The surrounding land use consists of commercial to the north, east and south; Interstate 20 to the north and the Ouachita River to the west.

ADVERSE INFLUENCES: Digital signs may distract motorists along I-20 and other city streets.

POSITIVE INFLUENCES: Digital signs allow for additional advertising space.

**COMMENTS/
RECOMMENDATIONS:** The applicant is requesting to convert one (1) existing static sign face of an existing off-premises sign to digital sign face. (This is a V-shape sign).

The sign has been located at this site for several years. The area was rezoned from B-3, in February 2014. The B-1 district does not allow for off-premises signs. However,

this sign was erected in the B-3 zone, it is now considered to be a non-conforming use structure. Any changes to an off-premises sign, which legally exists prior to the effective date of this ordinance and not complying with the provisions of this article, shall require approval and attainment of a permit. Conversion of a non-conforming sign to digital or electrical sign may be permitted with planning commission approval.

Digital signage allows for a new “sign face” every eight (8’) seconds which provides more advertising opportunities. However, digital displays may be distracting to passing motorists. Studies have shown this type of signage may be inconclusive when determining if digital displays distract motorists. They have determined that anything that causes a driver to look elsewhere is potentially hazardous.

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

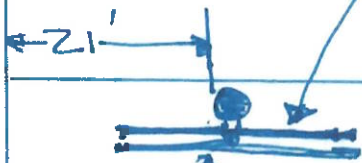
These conditions may include, but are not limited to the following:

- 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.

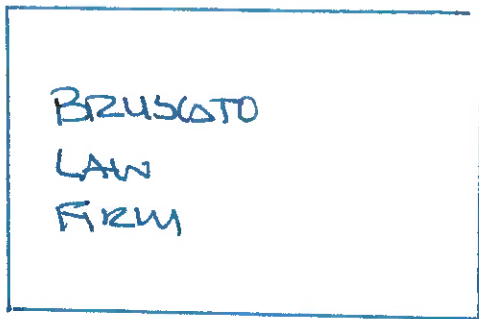
- 8) Designate sites for open space.
- 9) Provide ease of access to major roadways; or
- 10) Assure that the degree of compatibility to the surrounding land use shall be maintained with respect to the particular use on the site and in consideration of other existing and potential uses within the general area in which the use is proposed to be located.

LAWYER ADVERTISING

DIGITAL FACE (CONVERSION)
10'6" x 36' (378 SQ FT)



EXISTING
STATIC FACE



I-20 - EAST BOUND

LAYTON AVE

JACKSON ST.







Ouachita Parish

Assessor's Office

Stephanie Smith, Assessor



Date Created: 2/2/2023
Created By: actDataScout

Lamar Advertising

1 inch = 72 feet

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**City of Monroe
Planning Commission**

Case No.:	MA 100-23
Name of Applicant:	Carday Marshall
Address of Property:	1814 Jackson Street
Size of Property:	±0.72 acres
Present Zoning:	B-3 (General Business/Commercial) District
Proposed Zoning:	R-4 (High Density Multi-Family Residence) District
Council District:	4
Future Land Use:	Neighborhood Mixed-Use Commercial
Consistent to the Comprehensive Plan:	Yes

REQUEST: A request to rezone 1814 Jackson Street from B-3 (General Business/Commercial) District to the R-4 (High Density Multi-Family Residence) District.

PRESENT USE: Single Family Residence

**MOST NEARLY BOUNDED
BY (STREETS):** North of Pear Street, south of Peach Street; east of South Grand Street and west of Jackson Street.

SURROUNDING LAND USES: The surrounding land use consists of commercial and residential structures.

ADVERSE INFLUENCES:

POSITIVE INFLUENCES: The change in zoning will allow for residential use.

**COMMENTS/
RECOMMENDATIONS:**

The applicant and the City of Monroe would like to rezone this property from B-3 (General Business/Commercial) to R-4 (High Density Multi-Family Residence) District. This request is to allow the applicant to use the existing structure as a residence. The B-3 (General Business/Commercial) District does not allow for single family dwellings to occupy this district. This structure was previously used as a halfway house. This area has several vacant buildings that may be developed for residential or commercial uses. The R-4 (High Density Multi-Family Residence) District is the more appropriate zoning classification for this use.

The **Future Land Use Classification** for this area is **Neighborhood Commercial Mixed-Use**. These are areas planned to be commercial and residential, lending to a vibrant urban street life and vitality. This development 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

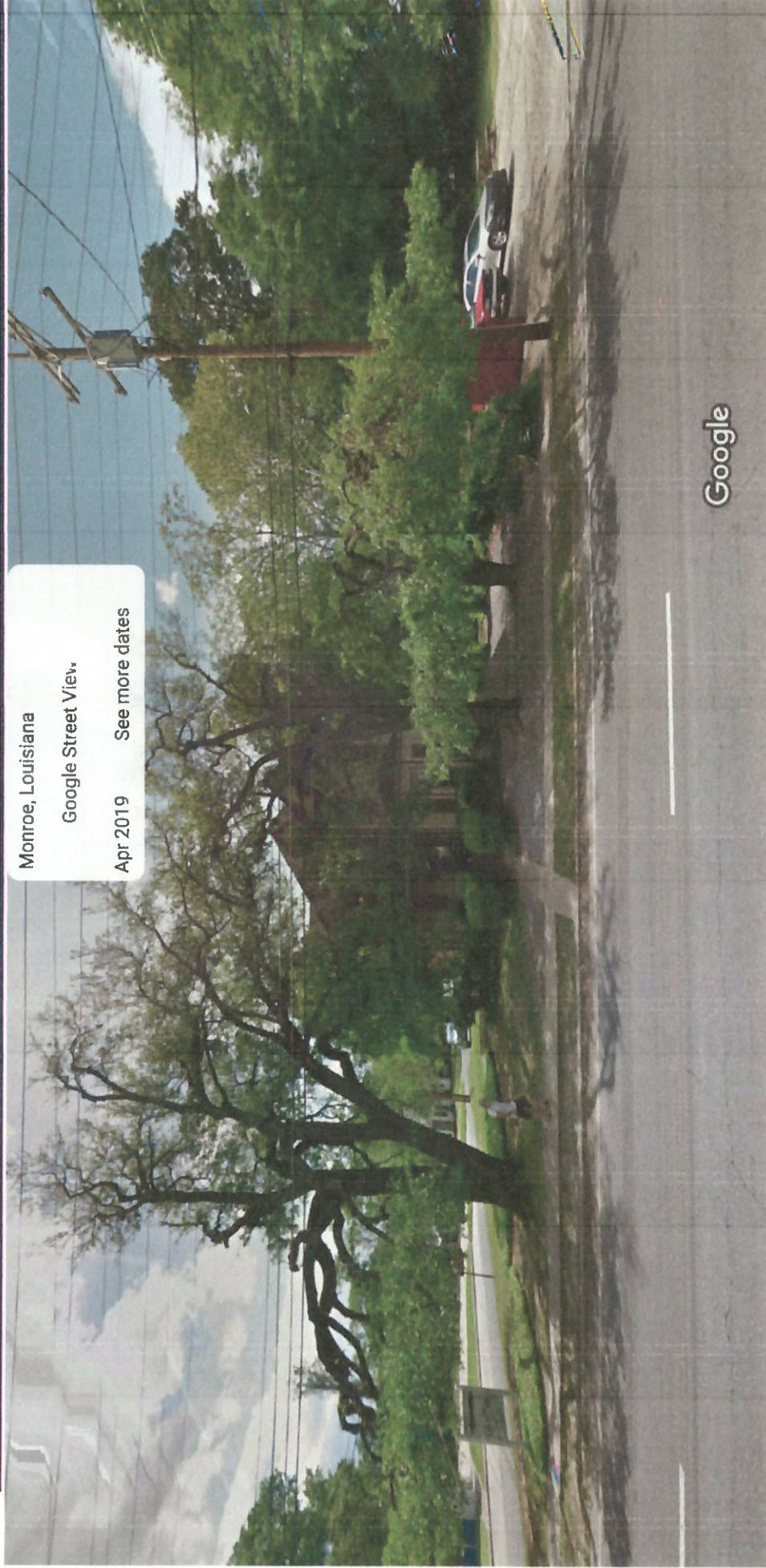
The denial of a map amendment application shall ban the subsequent application for the same or similar use at the same location for a period of twelve (12) months.

OPTIONS:

Approve the applicant's request as presented.

Deny the applicant's request as presented.

Google Maps 1814 Jackson St



Monroe, Louisiana
 Google Street View
 Apr 2019 See more dates

Image capture: Apr 2019 © 2023 Google

← 1814 Jackson St

All Street View & 360°

Ouachita Parish

Assessor's Office

Stephanie Smith, Assessor



Date Created: 2/14/2023
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MA 100-23 CARDAY MARSHALL

1 inch = 205 feet

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