



**MEMO**

**TO:** Monroe Planning Commission Members  
**FROM:** Mr. Hunt Neely, Chairman  
**DATE:** May 24, 2024

The regular meeting of the Monroe Planning Commission will be held on **Monday, June 3, 2024, 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 May 20, 2024 Planning Minutes

**PLANNING**

**XXVIII University Place/Sherrouse** – Final subdivision plat of a 3.680-acre tract of land, from 1 to 3 lots – Acadia Land Surveying

**PUBLIC HEARING**

None

**ZONING**

None

**PUBLIC HEARING**

None

**OTHER BUSINESS**

None

**CITIZEN PARTICIPATION**

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

**City of Monroe  
Planning Commission**

**CASE NO.:** XXVIII University Place/Sherrouse  
**ADDRESS:** 4440 DeSiard Street (Polestar-DeSiard Resubdivision)  
**NAME OF APPLICANT:** Acadia Land Surveying  
**COUNCIL DISTRICT:** 3

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**REQUEST:** This is a request for a FINAL resubdivision plat review for a resubdivision of Lot 3 of the proposed Polestar-DeSiard Subdivision, within the B-3 (General Business/Commercial) District.

**PURPOSE OF THE REQUEST:** The applicant wishes to resubdivide Lot 3 of Polestar-DeSiard Subdivision into Lots 3-A, Lot 3-B & Lot 3-C of Polestar-DeSiard Subdivision. The proposed lots will run east/west along DeSiard Street, with a rear lot created.

**SIZE OF PROPERTY:** 3.680-acres, more or less.

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

**MOST NEARLY BOUNDED BY (STREETS):** The property is located south of DeSiard Street, east of Lowery Street and west of Gilbert Street.

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

**ADVERSE INFLUENCES:** The Louisiana Department of Transportation and Development will review any assess allowances for new driveways that can be permitted for this new development(s). (US Highway 80).

**POSITIVE INFLUENCES:** Creation of new lots for development

**COMPREHENSIVE PLAN:** The Future Land Use map shows this area as *Education/Medical Campus* – The future land use provides a strategy which indicates the advantages and disadvantages in the existing land uses in zoning. However, this identification allows the City to proactively address the future organization of land uses to enhance the quality of life for residents and protect the character of the community.

**COMMENTS/  
RECOMMENDATIONS:**

The applicant is requesting to resubdivide Lot 3 of Polestar-DeSiard Subdivision, into Lots 3-A, 3-B and 3-C of the Polestar-DeSiard Subdivision. The lot is currently vacant. A proposed urgent care center is proposed for Lot 3-A.

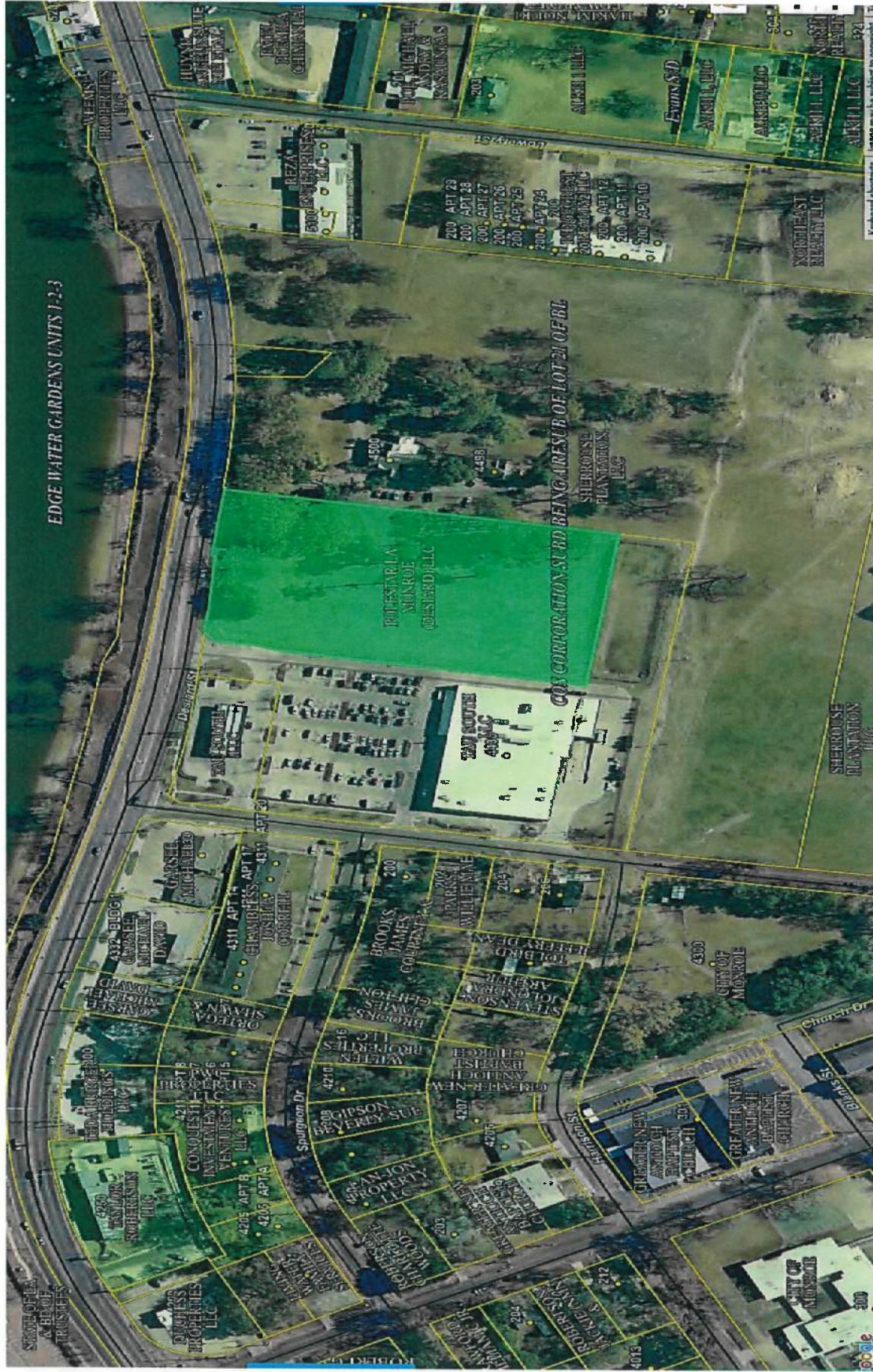
Proposed Lot 3-A is 0.586 acres, Lot 3-B is 0.751 acres and Lot 3-C is 2.343 acres. There are no proposed streets proposed for the site. Water and sewer are currently available for the site.

**OPTIONS:**

Approve the applicant's request for the 3 lot resubdivision as presented, or

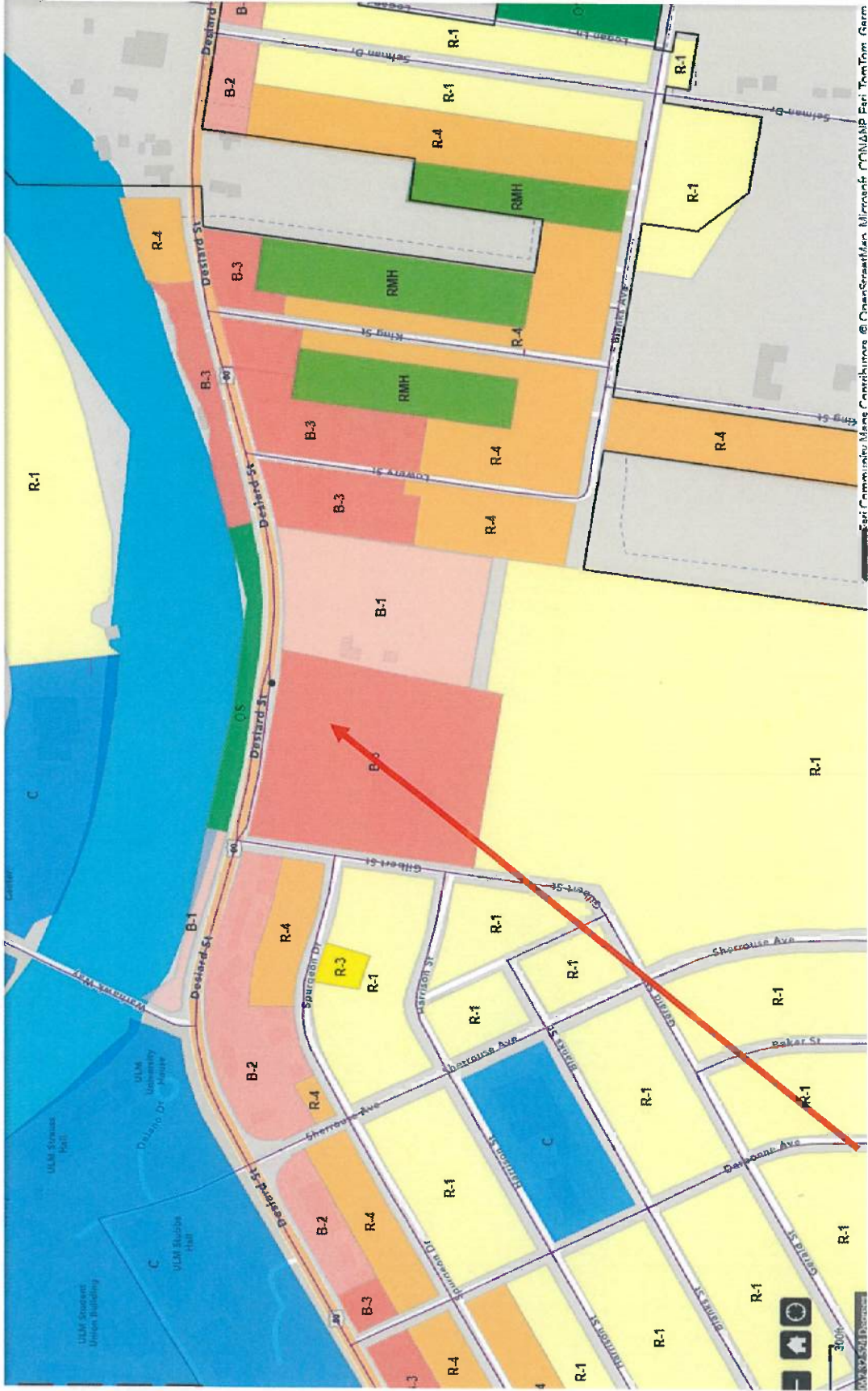
Deny the applicant's request for the 3 lot resubdivision as presented.





4440 DeSiard Street

Resubdivision of Lot 3 Polestar-DeSiard Subd. into Lot 3A, 3B & 3C



4440 DeSiard Street

B-3 (General Business/Commercial) District

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