



**MEMO**

**TO:** Monroe Planning Commission Members  
**FROM:** Mr. Hunt Neely, Chairman  
**DATE:** March 8, 2023

The *Special Meeting* of the Monroe Planning Commission will be held on **Monday, March 13, 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  
Approval of February 20, 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:** (Major Use) Genesis Church – House of Worship (small) – 1363 Louisville Avenue

**PUBLIC HEARING**

**TAM 100-23:** Text Amendment request to amend Chapter 37, Zoning, Article III, Use Districts, Section 37-36 Residential Use Districts, Table 3.1 Residential District Permitted and Conditional Uses, to add Retail Goods Establishment as a permitted use in the R-1 (Single Family Resident), R-2 (Single Family Attached Residential), R-3 (Medium Density Multi-Family Residential), R-4 (High Density Multi-Family Residence) and RMH (Manufactured Home) District. **Applicant: P&Z/PUD Department**

**OTHER BUSINESS**

2023 Planning Commission Officers: Hunt Neely - Chairman  
Jott DelCambre - Vice-Chairman  
Ernest Muhammad - 2<sup>nd</sup> 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

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**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.

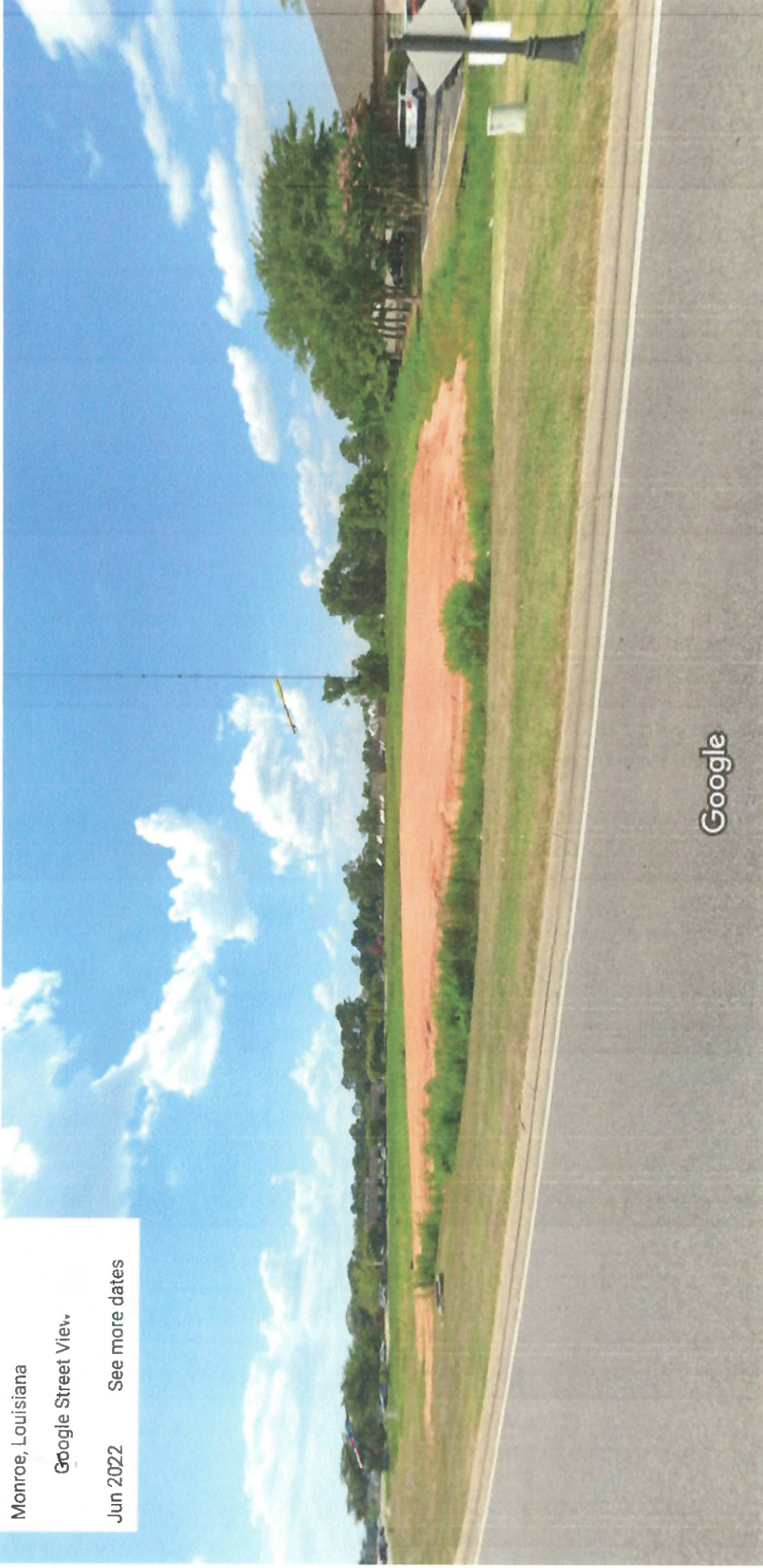
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Ouachita Parish  
Assessor's Office  
Stephanie Smith, Assessor



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### XX Oliver Road - DBUZ SUBD

1 inch = 204 feet

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**City of Monroe  
Planning Commission**

**CASE NO.:** CUP 102-23  
**NAME OF APPLICANT:** **Genesis Church**  
**ADDRESS OF PROPERTY:** 1363 Louisville Avenue  
**COUNCIL DISTRICT:** 3

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**REQUEST:** A **Major** Conditional Use Permit (CUP) to allow a house of worship (church) in the B-3 (General Business/Commercial) District. The property is located at 1363 Louisville Avenue.

**PURPOSE OF REQUEST:** The purpose of the request is to allow the applicant to operate a church for worship services.

**SIZE OF PROPERTY:** 1.191-acres (more or less)

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

**PRESENT USE:** Vacant space

**MOST NEARLY BOUNDED BY (STREETS):** North of Louisville Avenue, south of Hudson Lane, east of Dakota Southern Railway Company and west of North 18<sup>th</sup> Street

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

**ADVERSE INFLUENCES:** N/A

**POSITIVE INFLUENCES:** N/A

**COMMENTS/  
RECOMMENDATIONS:** The applicant is requesting to use the building for a small start-up church congregation, to provide a new space for religious worship services. This operation will conduct church services after business hours, on Sunday's and Wednesday's. Adequate parking spaces can be provided on-site.

As per the Comprehensive Zoning Ordinance, this request does follow the guidelines for said request.

**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.





**City of Monroe  
Planning Commission**

**CASE NO.:** TAM 100-23  
**NAME OF APPLICANT:** CITY OF MONROE  
**ADDRESS OF PROPERTY:** N/A  
**COUNCIL DISTRICT:** N/A

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**Request:** A request to **amend** Chapter 37, Zoning, Article III, Use Districts, Section 37-36 Residential Use Districts, Table 3.1 Residential District Permitted and Conditional Uses, to add Retail Goods Establishment as a permitted use in the R-1 (Single Family Residence), R-2 (Single Family Attached Residential), R-3 Medium Density Multi-Family Residential), R-4 (High Density Multi-Family Residence) and the RMH (Manufactured Home) Districts.

**Adverse Influences:**

**Positive Influences:** Retail Goods Establishment uses should be compatible to the existing permitted use table within these districts.

**Comments/**

**Recommendations:** This is a request to **amend** Chapter 37, Zoning, Article III, Use Districts, Section 37-36 Residential Use Districts, Table 3.1 Residential District Permitted and Conditional Uses, to add retail goods establishment as a Permitted Use in the R-1 (Single Family Residence), R-2 (Single Family Attached Residential), R-3 Medium Density Multi-Family Residential), R-4 (High Density Multi-Family Residence) and the RMH (Manufactured Home) Districts.

The Planning & Zoning/PUD Department is requested a text amendment to add the use of retail goods establishment to the R-1 (Single Family Residence), R-2 (Single Family Attached Residential), R-3 Medium Density Multi-Family Residential), R-4 (High Density Multi-Family Residence) and the RMH (Manufactured Home) Districts. Staff feels that by adding this use, it will allow the surrounding residents to secure more options to make smaller purchases, nearer to their homes. Neighboring residents will be provided places to shop and do business that provide frequent or recurrent services of minimal business operations. This request will allow smaller stores, pharmacies, offices etc.

PUD/P&Z/Retail Goods Establishments in R-1, R-2, R-3, R-4 & RMH Districts

Retail goods establishments are defined as a commercial enterprise that provides physical goods, products or merchandise directly to the consumer, where such goods are typically available for immediate purchase and removal from the premises by the purchaser. Retail goods establishments shall not include alcohol unless alcohol beverage sales for off-premises consumption is allowed within the district and a separate approval is obtained for such use.

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

**AMEND:**

USES	TABLE 3.1: RESIDENTIAL DISTRICT PERMITTED AND CONDITIONAL USES					
	DISTRICTS					USE STANDARDS
	R-1	R-2	R-3	R-4	RMH	
Dwelling Multi-Family				P		
Educational Facility	Cm	Cm	P	P	P	
Elderly Housing, Assisted Living			C	P		
Elderly Housing, Continuing Care			C	P		
Elderly Housing, Nursing Home			C	P		
Elderly Housing, Retirement Housing			C	P		
Emergency Services	P	P	P	P	P	
Fraternity/Sorority House	C		C	Cm		Subsection 37-92 (e)
Golf Course	Cm	Cm	Cm	Cm	Cm	
Group/Community Home, Small			P	P		Subsection 37-92 (f)
Group/Community Home, Large			P	P		Subsection 37-92 (f)
House of Worship, Large	C	C	Cm	P	Cm	
House of Worship, Small	P	P	P	P	P	
Library	Cm	Cm	Cm	Cm	Cm	
Manufactured Home Community (Planned)					P	Section 37-63



TAM 100-23

PUD/P&Z/Retail Goods Establishments in R-1, R-2, R-3, R-4 & RMH Districts

Mobile Home					P	
Modular Housing	P	P	P	P	P	
Manufactured Housing, Class A	P	P	P	P	P	Subsection 37-92(i)
Manufactured Housing, Class B			C	P	P	Subsection 37-92(i)
Museum	C	C	Cm	Cm		
Park or Playground	P	P	P	P	P	
Retail Goods Establishment	P	P	P	P	P	
Transitional Housing						

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