



MEMO

TO: Monroe Planning Commission Members
FROM: Mr. Hunt Neely, Chairman
DATE: February 23, 2024

The regular meeting of the Monroe Planning Commission will be held on Monday, March 4, 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 the Planning Commission January 8, 2024 minutes

PLANNING

REV 100-24: S. E. Huey/Choice Brands Distribution Center – Revocation of a portion of Grammont Street, located southwest of South Stanley Avenue to its’ dead end at the drainage canal.

PUBLIC HEARING

None

ZONING

CUP 100-24 (Major): Family Dollar/Decisions Consulting – Off-Premises Alcohol Sales – 3038 DeSiard Street

CUP 101-24 (Major): Family Dollar/Decisions Consulting – Off-Premises Alcohol Sales – 7916 DeSiard Street

CUP 102-24 (Major): Genesis Church of LA – Church – 1162 Oliver Road, Ste. 9

CUP 103-24 (Minor): Ivan Thomas – Small Self Storage – 3418 Renwick Street

PUBLIC HEARING

None

OTHER BUSINESS

2024 Officers

Current Officers: Hunt Neely – Chairman
Ernest Muhammad – Vice-Chairman
Tegitra K. Thomas – 2nd Vice-Chairman

CITIZEN PARTICIPATION

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

**City of Monroe
Planning Commission**

CASE NO: REV 100-24
NAME OF APPLICANT: **S.E. Huey Company/Choice Brands Distribution Center**
ADDRESS OF PROPERTY: Revocation of a portion of Grammont Street (located southwest of S. Stanley Avenue to its' dead end at the drainage canal)
COUNCIL DISTRICT: 3

REQUEST: This is a request to revoke a portion of Grammont Street, located southwest of South Stanley Avenue to its' dead end at the drainage canal.

PURPOSE OF REQUEST: To revoke a portion of Grammont Street

SIZE OF PROPERTY: 60' x 201.11' to 244.89' long street (right-of-way) (0.307 acres to be revoked)

PRESENT ZONING: B-3 (General Business/Commercial) 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 Choice Brands Distribution Center, the Warhawks Water Tower along with a couple of vacant warehouse buildings.

ADVERSE INFLUENCES:

POSITIVE INFLUENCES:

**COMMENTS/
RECOMMENDATIONS:** The applicant is requesting to revoke a portion of Grammont Street, located between north of White Street, south of South Stanley Avenue and east of Powell Avenue. Choice Brands is embarking on a multi-million-dollar headquarters expansion. This project will expand their warehouse space and exterior hardstand significantly. The revocation of the westernmost portion of Grammont Street and

subsequent purchase of the city's half of the right-of-way would all for additional truck maneuverability on their property.

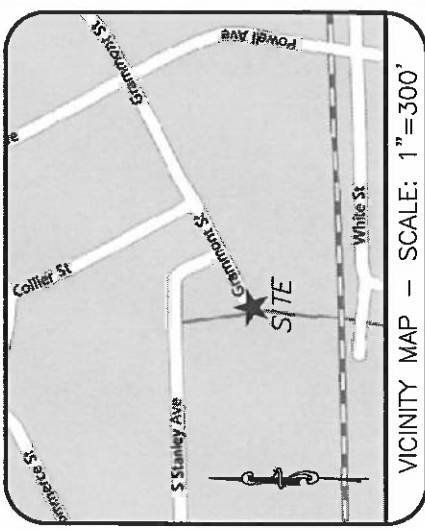
Traffic in this area is minimal, since Grammont Street is a dead-end street, and a portion of South Stanley Avenue (around the Warhawk Water Tower) is blocked off. The closure was due to previous vehicular impacts to the water tower.

Utility reviews have been sent to corresponding agencies, should easements need to be retained within this right-of-way.

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.

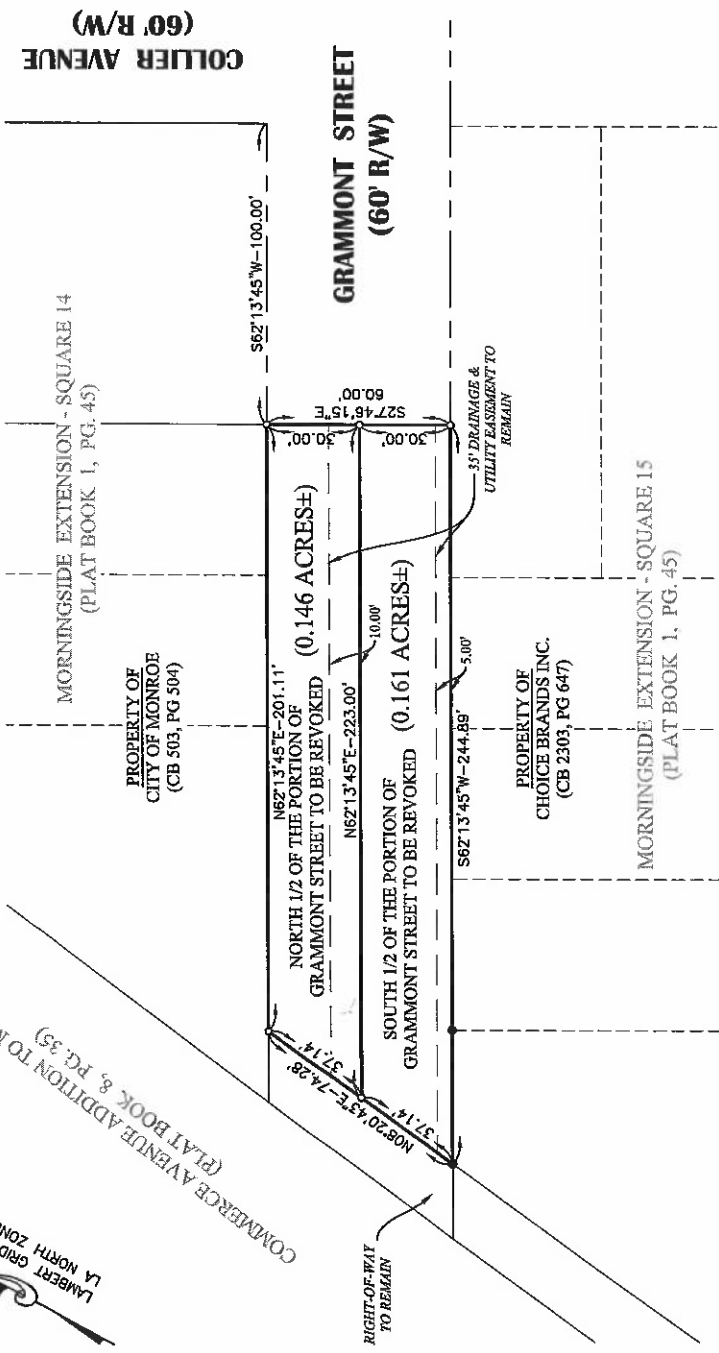
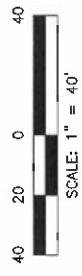
LAND DISTRICT NORTH OF RED RIVER
SECTION 42, T18N-R4E OF THE LOUISIANA PRINCIPAL MERIDIAN
OUACHITA PARISH, LOUISIANA



VICINITY MAP - SCALE: 1" = 300'

SURVEY NOTES

- 1) LEGEND:
- - FOUND IRON ROD (UNLESS NOTED OTHERWISE)
 - - SET 1/2" IRON ROD
 - - INTERIOR LOT LINES
 - - - - ROAD RIGHT-OF-WAY
- 2) REFERENCED PLAT OF RECORD:
- A) Morningside Extension, being an extension to Morningside Addition Subdivision, Recorded in Plat Book 1, Page 45 of the Records of Ouachita Parish, Louisiana.
 - B) Commerce Avenue Addition to Monroe, LA, in Sections 43 & 44, T18N-R4E, Ouachita Parish, Louisiana, Recorded in Plat Book 8, Page 35 of the Records of Ouachita Parish, Louisiana



CERTIFICATION

This is to certify that the survey depicted hereon is in accordance with the applicable standards of practice as stipulated in Chapter 29 of Title 46, State of Louisiana Professional & Occupational Standards, Part LXI, Professional Engineers and Surveyors, Subpart 1, based on a current CLASS "B" survey classification.

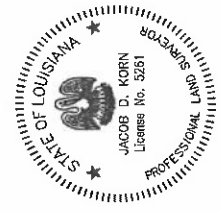
CITY OF MONROE
PLAT OF SURVEY
PORTION OF GRAMMONT STREET
TO BE REVOKED

SECTION 42, T18N-R4E, OUACHITA PARISH, LA
S. E. Huey Co.
Engineering - Surveying
1111 N. 9th St. MONROE, LA 71201 PH. 214-326-1700



SCALE: 1" = 40'
DATE: 02/06/24
DRAWN BY: JDK
CHECKED BY: DLE
APPROVED BY:
DRAWING NO. 235532-2

PRELIMINARY
JACOB D. KORN, PLS No. 5261



COMMERCE AVENUE ADDITION TO MONROE (PLAT BOOK 8, PG. 35)
LA NORTH ZONE/MO83
LAMBERT GRID BEARINGS

APPROVED & ACCEPTED
MONROE, LOUISIANA
BY:

CITY ENGINEER
CITY OF MONROE

DATE

MONROE PLANNING
COMMISSION CHAIRMAN

DATE

Google Maps 3011 Grammont St

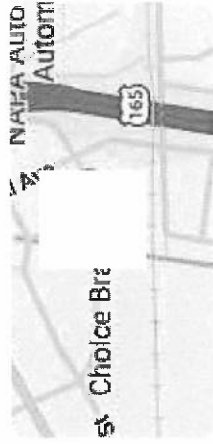


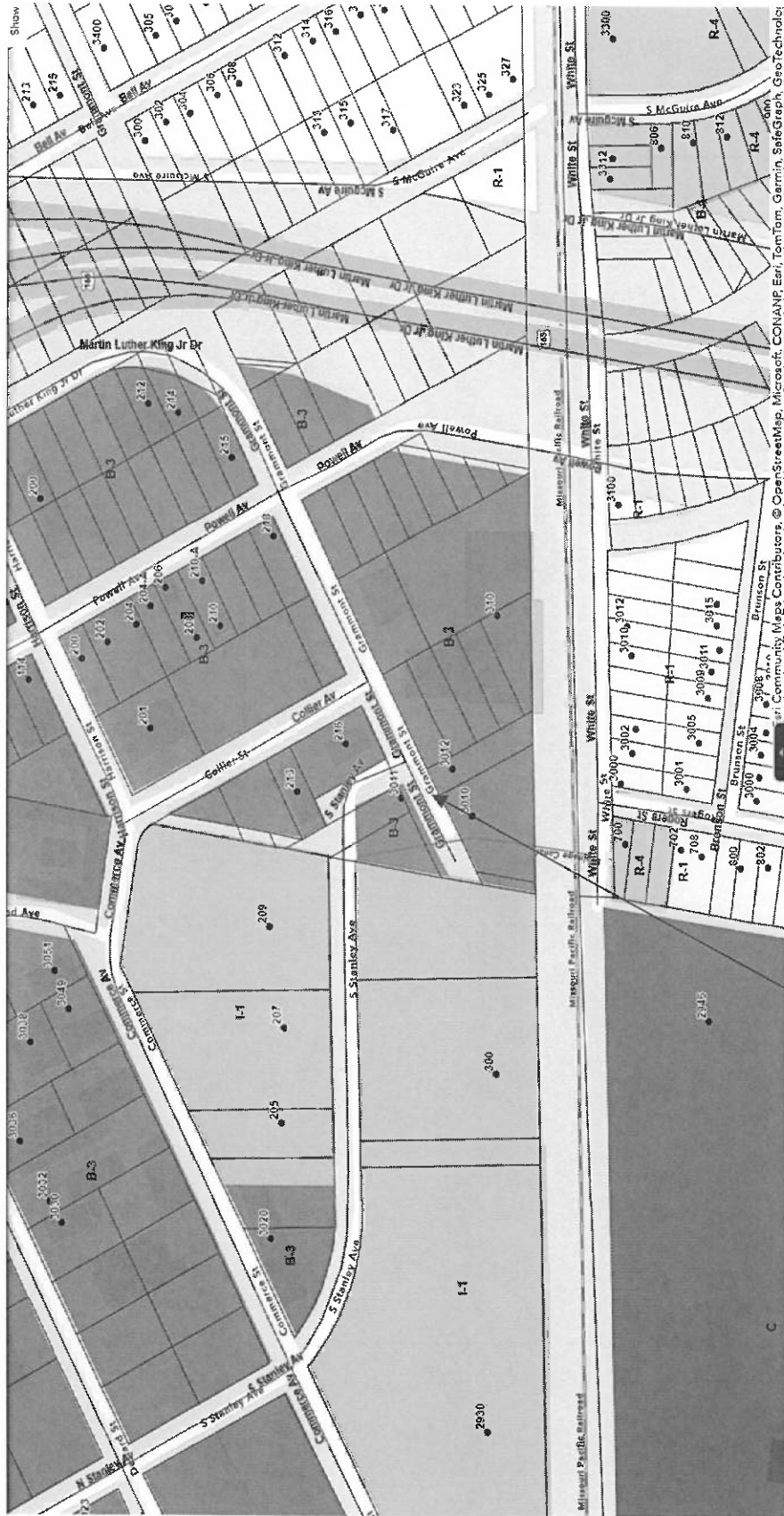
Monroe, Louisiana

Google Street View

Nov 2023 See more dates

Image capture: Nov 2023 © 2024 Google





Revocation of a portion of Grammont Street

**City of Monroe
Planning Commission**

CASE NO.: CUP 100-24
NAME OF APPLICANT: Family Dollar/Decisions Consulting
ADDRESS OF PROPERTY: 3038 DeSiard Street
COUNCIL DISTRICT: 2

REQUEST: A **MAJOR** Conditional Use approval to allow the applicant to sell alcohol for off-premises consumption at the above-mentioned location.

SIZE OF PROPERTY: 0.583 acres (more or less)

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

PRESENT USE: Existing retail goods establishment

MOST NEARLY BOUNDED BY (STREETS): North of Commerce Avenue, south of DeSiard Street, east of South Stanley Avenue and the revoked Edgewood Street.

SURROUNDING LAND USES: The surrounding land use consists of the Eastgate Shopping Center to the north, Russell Moore Lumber to the east and various commercial properties to the west and south.

ADVERSE INFLUENCES: Increase in traffic.

POSITIVE INFLUENCES: Additional sales tax for the City of Monroe.

**COMMENTS/
RECOMMENDATIONS:** The applicant would like to sell alcohol for off-premises consumption in addition to retail goods items.

Alcohol sales is an accessory use to the retail goods establishment and require a major Conditional Use Permit in addition to a liquor license. A major conditional use is reviewed by both the Planning Commission and the City Council.

A Conditional Use for alcohol sales does not take the place of a liquor license. This is an approval of the USE of this location for alcohol sales. The applicant still needs to apply to the City Council for a liquor license.

This store is not close to any churches, schools, libraries or playgrounds. Planning and Zoning has received verification from the Engineering Department of the distance from the store to the church.

This approval will expire six (6) months from the date of approval if a Certificate of Occupancy and all required permits are not applied for and work has begun.

OPTIONS:

Approve the applicants' request as presented.

Approve the applicants' request with conditions.

Deny the applicant's request as presented.

REVIEW CRITERIA:

The Planning Commission and the City Council shall consider the following criteria in approving or denying a major or minor conditional use permit:

- a. The proposed major or minor conditional use permit is consistent with the pertinent elements of the City of Monroe Comprehensive Plan and any other adopted plans.
 - *General Business/Commercial*

This is a predominately commercial area that serves nearby residential and mixed-use areas.

This category is intended to provide sufficient space in appropriate locations for a wide variety of commercial and miscellaneous services activities, generally serving a wide area and located along any major arterials. Commercial uses should be compatible with medium to large-scale, auto or pedestrian-oriented commercial uses and strip commercial developments. Institutional uses that are compatible and complimentary to the surrounding neighborhood may be considered, such as churches, schools, libraries, and daycare facilities. Additionally, infill development for commercial use should be encouraged.

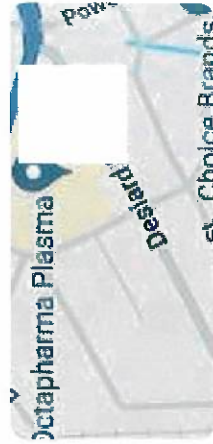
- a. The proposed development meets the requirements of this Ordinance.
- b. The proposed development will reinforce the existing or planned character of the neighborhood and the City.
- c. The major or minor conditional use permit complies with any specific use standards or limitations in Section VI (Supplementary Use Standards) of this Ordinance.
- d. Any adverse impacts on adjacent properties attributable to the major or minor conditional use have been minimized or mitigated.

Google Maps 3038 Desiard St

Monroe, Louisiana
 Google Street View
 Nov 2023 See more dates



Image capture: Nov 2023 © 2023 Google



Ouachita Parish

Assessor's Office

Stephanie Smith, Assessor



Date Created: 12/18/2023

Created By: actDataScout

1 inch = 101 feet

This map should be used for reference purposes only and should not be considered a legal document. While every effort has been made to ensure the accuracy of this product, the publisher accepts no responsibility for any errors or omissions nor for any loss or damage alleged to be suffered by anyone as a result of the publication of this map and the notations on it, or as a result of the use or misuse of the information provided herein.

**City of Monroe
Planning Commission**

CASE NO.: CUP 101-24
NAME OF APPLICANT: Family Dollar/Decisions Consulting
ADDRESS OF PROPERTY: 7916 DeSiard Street
COUNCIL DISTRICT: 3

REQUEST: A **MAJOR** Conditional Use approval to allow the applicant to sell alcohol for off-premises consumption at the above-mentioned location.

SIZE OF PROPERTY: 0.20 acres (more or less)

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

PRESENT USE: Existing retail goods establishment

MOST NEARLY BOUNDED BY (STREETS): North of Airport Avenue, south of DeSiard Street, east of DeSiard Plaza Drive and HWY 80 East.

SURROUNDING LAND USES: The surrounding land use consists of the DeSiard Plaza Shopping Center, Walgreens to the north, Anytime Fitness to the west with various commercial properties in all directions.

ADVERSE INFLUENCES: Increase in traffic.

POSITIVE INFLUENCES: Additional sales tax for the City of Monroe.

**COMMENTS/
RECOMMENDATIONS:** The applicant would like to sell alcohol for off-premises consumption in addition to retail goods items.

Alcohol sales is an accessory use to the retail goods establishment and require a major Conditional Use Permit in addition to a liquor license. A major conditional use is reviewed by both the Planning Commission and the City Council.

A Conditional Use for alcohol sales does not take the place of a liquor license. This is an approval of the USE of this location for alcohol sales. The applicant still needs to apply to the City Council for a liquor license.

This store is not close to any churches, schools, libraries or playgrounds. Planning and Zoning has received verification from the Engineering Department of the distance from the store to the church.

This approval will expire six (6) months from the date of approval if a Certificate of Occupancy and all required permits are not applied for and work has begun.

OPTIONS:

Approve the applicants' request as presented.

Approve the applicants' request with conditions.

Deny the applicant's request as presented.

REVIEW CRITERIA:

The Planning Commission and the City Council shall consider the following criteria in approving or denying a major or minor conditional use permit:

- a. The proposed major or minor conditional use permit is consistent with the pertinent elements of the City of Monroe Comprehensive Plan and any other adopted plans.
 - *General Business/Commercial*

This is a predominately commercial area that serves nearby residential and mixed-use areas.

This category is intended to provide sufficient space in appropriate locations for a wide variety of commercial and miscellaneous services activities, generally serving a wide area and located along any major arterials. Commercial uses should be compatible with medium to large-scale, auto or pedestrian-oriented commercial uses and strip commercial developments. Institutional uses that are compatible and complimentary to the surrounding neighborhood may be considered, such as churches, schools, libraries, and daycare facilities. Additionally, infill development for commercial use should be encouraged.

- a. The proposed development meets the requirements of this Ordinance.
- b. The proposed development will reinforce the existing or planned character of the neighborhood and the City.
- c. The major or minor conditional use permit complies with any specific use standards or limitations in Section VI (Supplementary Use Standards) of this Ordinance.
- d. Any adverse impacts on adjacent properties attributable to the major or minor conditional use have been minimized or mitigated.



7909 Desiard Street
7916 DeSiard Street

Monroe, Louisiana

Google Street View

Nov 2023

See more dates

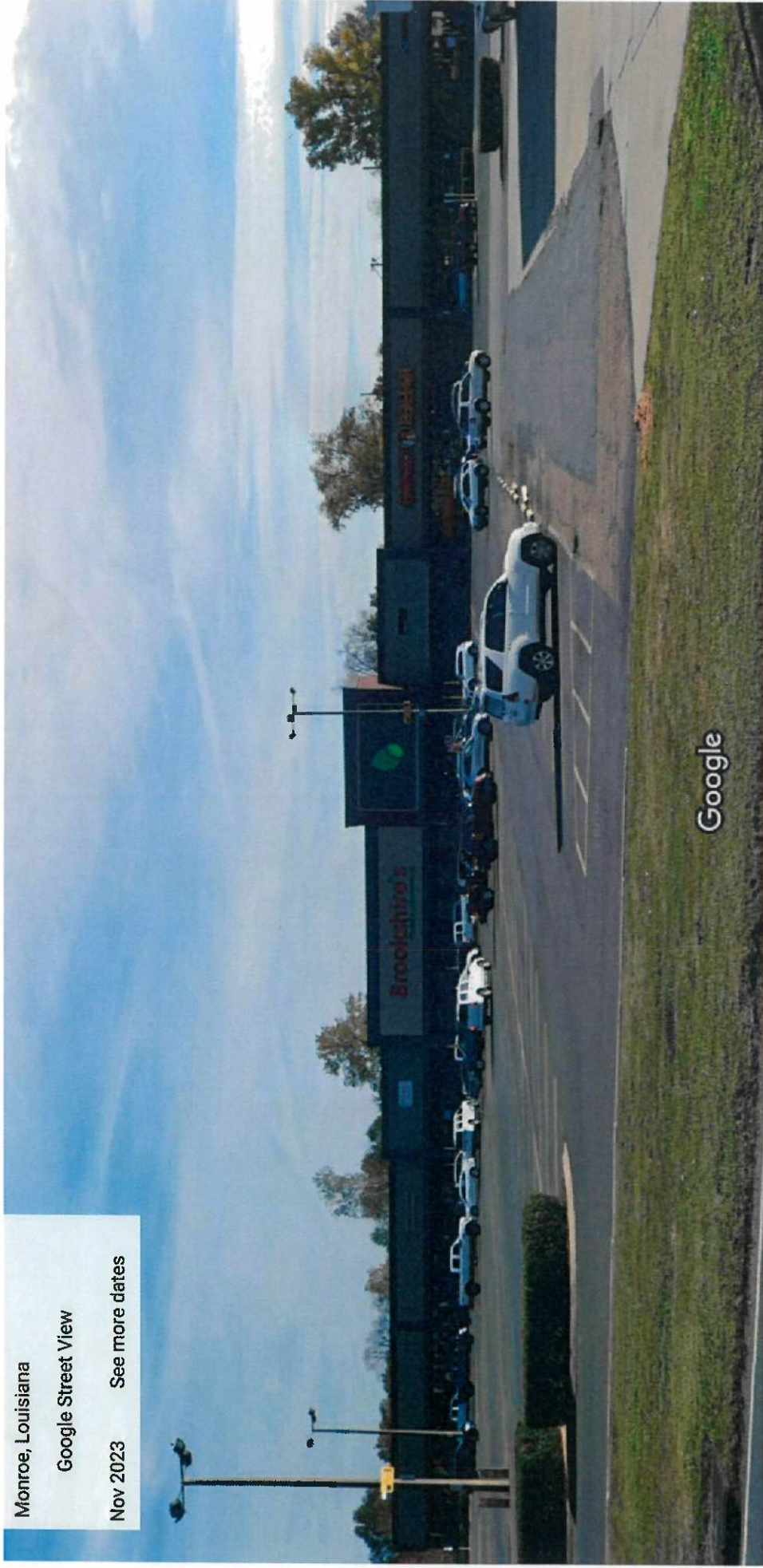
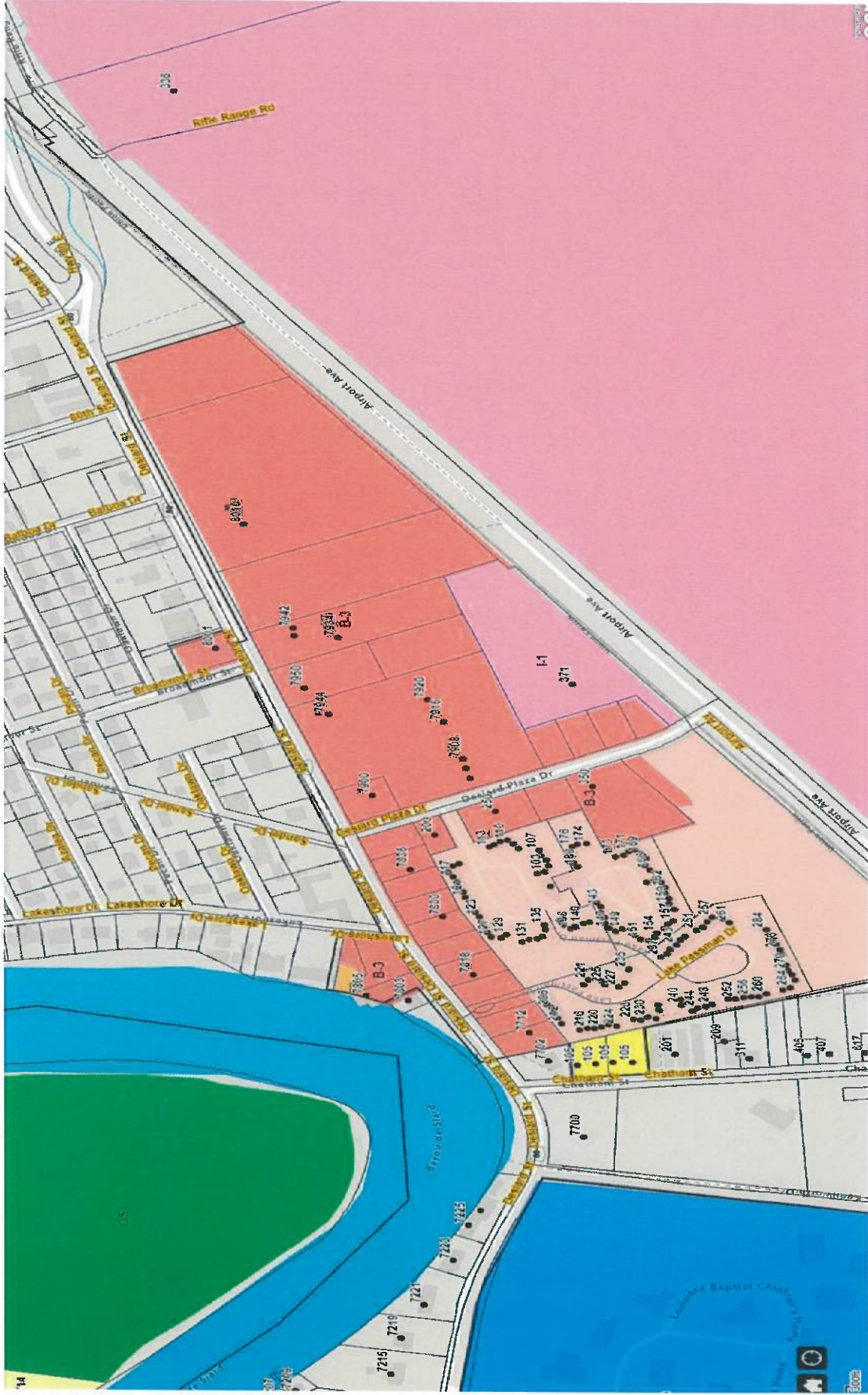


Image capture: Nov 2023 © 2023 Google



Decision Consultings/Family Dollar

7916 DeSiard Street



**City of Monroe
Planning Commission**

CASE NO.: CUP 102-24
NAME OF APPLICANT: **Genesis Church**
ADDRESS OF PROPERTY: 1162 Oliver Road, Ste. 9
COUNCIL DISTRICT: 2

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 1162 Oliver Road, Ste. 9.

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

SIZE OF PROPERTY: 14.442-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 Tower Drive and east of Oliver Road

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

ADVERSE INFLUENCES:

POSITIVE INFLUENCES:

**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. There are approximately 50 members. Church services will occur 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.

The applicant has signed and submitted a general waiver of distance requirement for alcohol permits. The church is

irrevocably waiving the distance requirements for any existing or future permit applications.

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.

WAIVER OF DISTANCE REQUIREMENT FOR ALCOHOL PERMIT

Pursuant to La. R.S. 26:81(C)(1) and 26:281(C)(1), an alcohol permit shall not be granted for any premises situated within three hundred feet or less, as fixed by the ordinance, of a public playground, or a building used exclusively as a church or synagogue, public library, school, or full-time day care center, or correctional facility housing inmates, including but not limited to a halfway house. City of Monroe Code Section 4-24(a) also states that no alcohol permit shall be granted to and no alcoholic beverage business shall be conducted on any premises within three hundred (300) feet or less of a public playground or of a building used exclusively as a church or synagogue, public library, or school, as measured by ordinance.

Both state and local law permit an affected location to waive the distance requirements. Under La. R.S. 26:281(C)(2), a permit shall not be denied if the affected location waives opposition to the applicant's permit. Similarly, Monroe City Code Section 4-24(f) states that a "church, synagogue, or other place of worship may waive the distance requirement," and that such "waiver shall be irrevocable as long as the premises is used as a church, synagogue or other place of worship."

Pursuant to state and local law, the following entity and/or organization hereby irrevocably waives the distance requirements set forth in La. R.S. 26:281(C) and Monroe City Code Section 4-24(a):

Name of Organization/Entity: Genesis Church LA

Type of Organization/Entity: Religious

Church Address: 464 E Frenchman's Bend Monroe LA 71203
LOCATION: 1162 Oliver Rd MONROE LA 71201

This waiver is in favor of the following applicant for an alcohol permit, including its successors and assigns, and indicates that the above-named entity does not oppose the application or future applications:

Name of Organization/Entity: _____

Type of Organization/Entity: _____

Address: _____

This waiver and non-opposition is given this 12 day of February, ~~2023~~ ²⁰²⁴ and shall be immediately effective.

Genesis Church LA Rory Chance
Name of Entity Signature of Authorized Representative

Pastor Rory Chance
Title / Position Printed Name

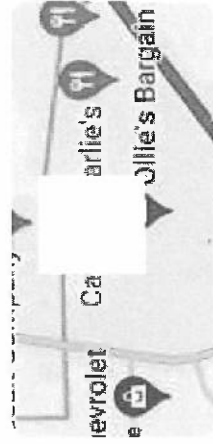
Google Maps Monroe, Louisiana



Google Street View

Nov 2023 See more dates

Image capture: Nov 2023 © 2024 Google





Request for a new church.

**City of Monroe
Planning Commission**

CASE NO.: CUP 103-24
NAME OF APPLICANT: Ivan Thomas
ADDRESS OF PROPERTY: 3418 Renwick Street
COUNCIL DISTRICT: 3

REQUEST: A Minor Conditional Use Permit (CUP) to allow the applicant to construct a 2,400 square foot small self-storage building in the B-2 (Neighborhood Business) District. The property is located at 3418 Renwick Street.

PURPOSE OF REQUEST: The purpose of the request is to allow the applicant to construct a self-storage building.

SIZE OF PROPERTY: 0.312-acres (more or less)

PRESENT ZONING: B-2 (Neighborhood Business) District

PRESENT USE: Vacant land

MOST NEARLY BOUNDED BY (STREETS): North of Owl Street, south of Renwick Street, east of State Street and west of Griffin Street.

SURROUNDING LAND USES: The surrounding land use consists of a barber shop, vacant garage building and residential in all directions.

ADVERSE INFLUENCES: Increase in traffic for the area.

POSITIVE INFLUENCES: Development will generate taxes for the city.

**COMMENTS/
RECOMMENDATIONS:** The applicant is requesting to construct a 2,400 square foot metal building. The building will be made of brick and metal materials. The building will have an open space for the applicant to store his personal heating, electrical and air products, with two (2) small office spaces.

Three (3) parking spaces are required on-site for the development.

There are no small self-storage warehouses within a one (1) mile radius.

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 highway commercial mixed-use interests, for highway and office/commercial and retail sale uses.

Renderings have been included for your review.

OPTIONS:

Approve the applicant's request as presented.

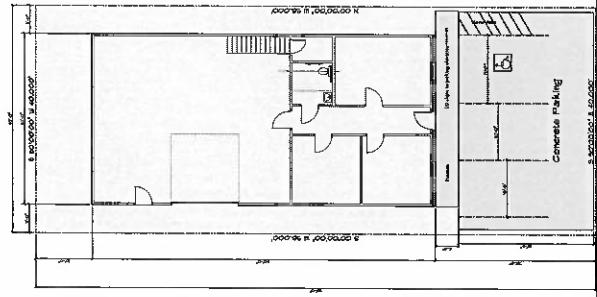
Approve the applicant's request with conditions.

Deny the applicant's request as presented.

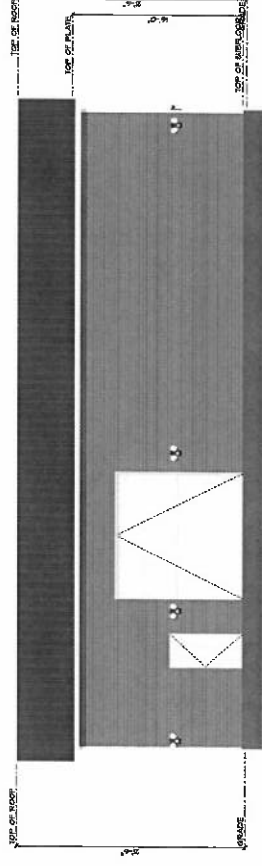
Major and Minor Conditional Use Criteria

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

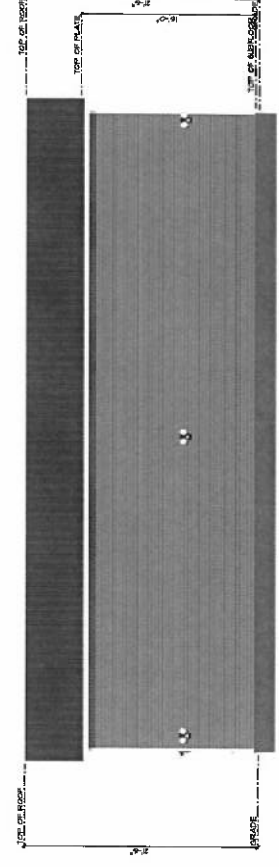
- 1) Stipulate the exact location as a means of minimizing hazards to life, limb, property damage, erosion or traffic.
- 2) Increase the required lot size or yard dimension.
- 3) Limit the height, size or location of buildings, structures and facilities.
- 4) Control the location and number of vehicle 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.



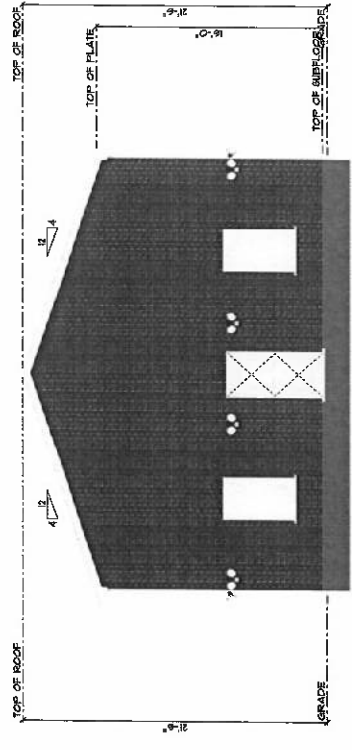
SITE PLAN
SCALE: 1" = 10'-0"



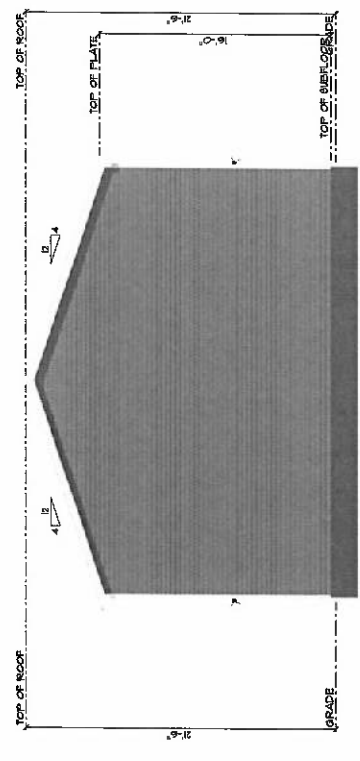
WEST ELEVATION
 SCALE: 3/16" = 1'-0"



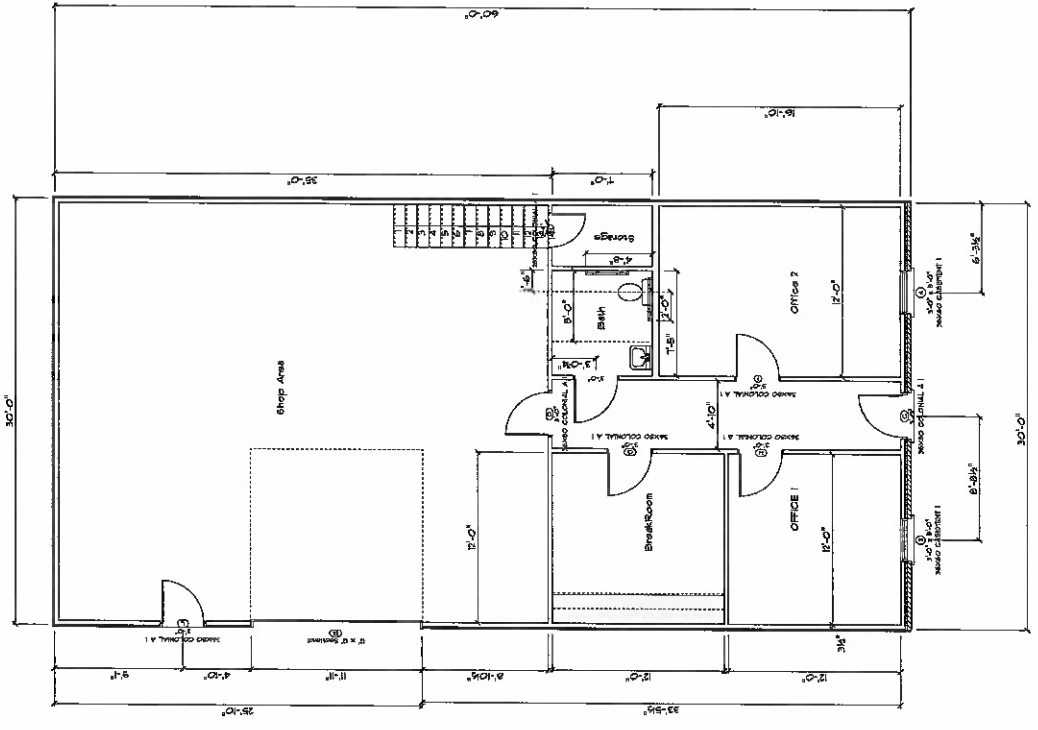
EAST ELEVATION
 SCALE: 3/16" = 1'-0"



SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



MAIN FLOOR
 SCALE: 1/4" = 1'-0"

Google Maps 3418 Renwick St



Monroe, Louisiana

Google Street View

Nov 2023 See more dates

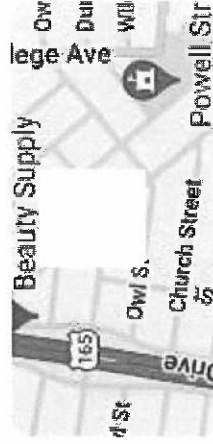


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Request for a small storage building.



Show search results for 3904 H...

STIA

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772 3433 0000

Ouachita Parish
 Assessor's Office
 Stephanie Smith, Assessor



1 inch = 101 feet

Date Created: 2/23/2024
 Created By: actDataScout

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