



**PLANNING & URBAN DEVELOPMENT**  
**Planning & Zoning**

3901 Jackson Street  
Monroe, LA 71202  
off: :318-329-2430  
fax: 318-329-2485

**MEMO**

**TO:** Monroe Planning Commission Members  
**FROM:** Mr. Hunt Neely, Chairman  
**DATE:** September 22, 2023

The regular meeting of the Monroe Planning Commission will be held on **Monday, October 2, 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**

XVIII Old North Monroe – Stubbs Place Addition – Request for a final resubdivision plat of a Lot in Block 16, Samp Place Subdivision (**Sampo Contracting and Inspections**)

**PLANNING**

None

**PUBLIC HEARING**

None

**ZONING**

None

**PUBLIC HEARING**

**MA 108-23:** Zoning Map Amendment to rezone a 2.64-acre tract of land from the B-3 (General Business/Commercial) District and CBD (Central Business) District to the B-2 (Neighborhood Business) District. (**Car Town of Monroe**)

**MA 109-23:** Zoning Map Amendment to rezone a 59.44-acre tract of land from the OS (Open Space) District to the R-1 (Single Family Residence) District. (**Jeb Andrews**)

**OTHER BUSINESS**

N/A

**CITIZEN PARTICIPATION**

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

**City of Monroe  
Planning Commission**

**CASE NO.:** XVIII OLD NORTH MONROE (Samp Place Subdivision)  
**NAME OF APPLICANT:** Sampo Contracting & Inspections  
**COUNCIL DISTRICT:** 3

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**REQUEST:** This is a request for a final resubdivision plat of a Lot in Block 16, Stubbs Place Addition.

**PURPOSE OF THE REQUEST:** The applicant wishes to subdivide the property from one (1) to two (2) lots to separate the properties to construct duplexes.

**SIZE OF PROPERTY:** 0.41-acres, more or less

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

**MOST NEARLY BOUNDED BY (STREETS):** The property is located north of Stubbs Avenue, south of Roselawn Avenue, east of North 7<sup>th</sup> Street and west of North 8<sup>th</sup> Street.

**SURROUNDING LAND USES:** The surrounding land use consists of single-family and multi-family residential properties with commercial offices to the east.

**ADVERSE INFLUENCES:** Residential development will increase traffic into the area.

**POSITIVE INFLUENCES:** Future development will increase property taxes for the City of Monroe.

**COMMENTS/ RECOMMENDATIONS:** This is a final subdivision plat of a Lot in Block 16, Stubbs Place Addition. The resubdivision of the lots will be subdivided into (2) 60' x 150' lots. Lot 1 will be (9,004 sq. ft.) and Lot 2 will be (9,000 sq. ft.). The address of the lots will be 707 Stubbs Avenue (Lot 1) and 709 Stubbs Avenue (Lot 2).

In order for the applicant to construct a duplex on Lot 2, a side corner lot variance will be needed. The request has been submitted and will be heard on the Board of Adjustments October 9<sup>th</sup> agenda.

**SAMP PLACE SUBDIVISION**  
**SECTION 48, TOWNSHIP 18 NORTH, RANGE 3 EAST**  
**LAND DISTRICT NORTH OF RED RIVER**  
**LOUISIANA MERIDIAN**  
**OUACHITA PARISH, LOUISIANA**

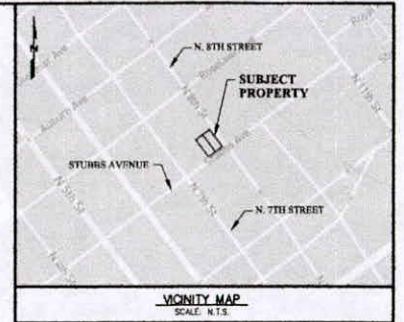
**PLAT APPROVAL**

DATED: \_\_\_\_\_

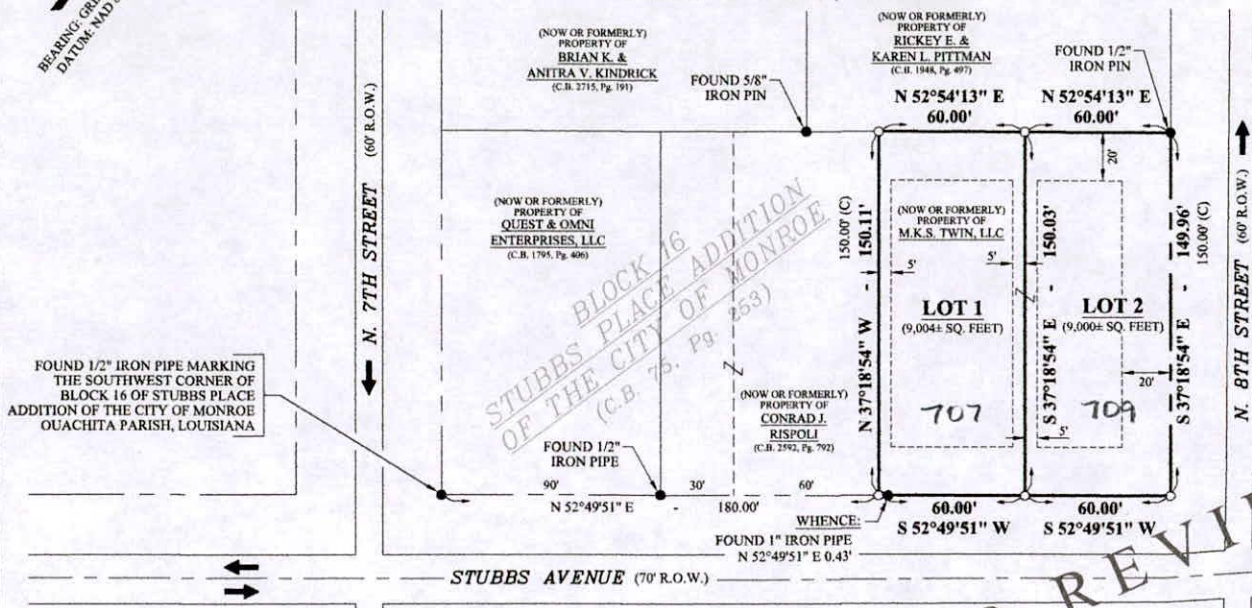
CITY ENGINEER  
CITY OF MONROE, LOUISIANA

DATED: \_\_\_\_\_

PLANNING COMMISSION  
CITY OF MONROE, LOUISIANA



BEARING: CRIP- LA N ZONE (1701)  
 DATUM: NAD 83 (2011)



**DEDICATION**

STATE OF LOUISIANA  
PARISH OF OUACHITA

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC,  
PERSONALLY CAME AND APPEARED:

M.K.S. TWINS, LLC, WHO DECLARED AND ACKNOWLEDGED THAT  
THEY ARE THE OWNER OF THE PROPERTY HEREON SHOWN AND THAT  
THEY HAVE RE-SUBDIVIDED THE PROPERTY INTO LOTS AS SHOWN.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

WITNESS \_\_\_\_\_

MICHAEL SAMPOGNARO - OWNER  
M.K.S. TWINS, LLC

WITNESS \_\_\_\_\_

NOTARY PUBLIC

**NOTES**

1. SURVEY IS BASED ON PLAT OF SURVEY FOR STUBBS PLACE ADDITION, BLOCK 16, SITUATED IN SECTION 48, T18N, R3E, OUACHITA PARISH, LOUISIANA RECORDED IN CONVEYANCE BOOK 75, PAGE 253 OF THE OFFICIAL RECORDS OF OUACHITA PARISH, LOUISIANA.
2. THIS SURVEY MAY NOT INCLUDE ALL RIGHTS-OF-WAY, EASEMENTS, SERVITUDES AND RESTRICTIONS OF RECORD OR USAGE THAT MAY ENCUMBER THIS SITE AND NO LIABILITY SHALL BE PLACED UPON THE SURVEYOR FOR SUCH EXCLUSIONS OR OMISSIONS.

**LEGEND**

- INDICATES SURVEYED BOUNDARY
- - - INDICATES RIGHT-OF-WAY LINE
- INDICATES MONUMENTATION FOUND
- INDICATES 5/8" IRON PIN SET

**ZONING**  
B-1 - BUSINESS

**SETBACK REQUIREMENTS:**  
FRONT: 20 FT  
REAR: 20 FT  
INTERIOR SIDE: 5 FT  
SIDE CORNER: 20 FT

**PRELIMINARY - FOR REVIEW ONLY**

**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.

**PRELIMINARY**

JON W. BRASWELL, PLS No. 4858



**WAYNE ACREE P.L.S., INC.**  
 A Professional Surveying Corporation  
 P.O. BOX 96, WEST MONROE, LA. (318) 396-1724

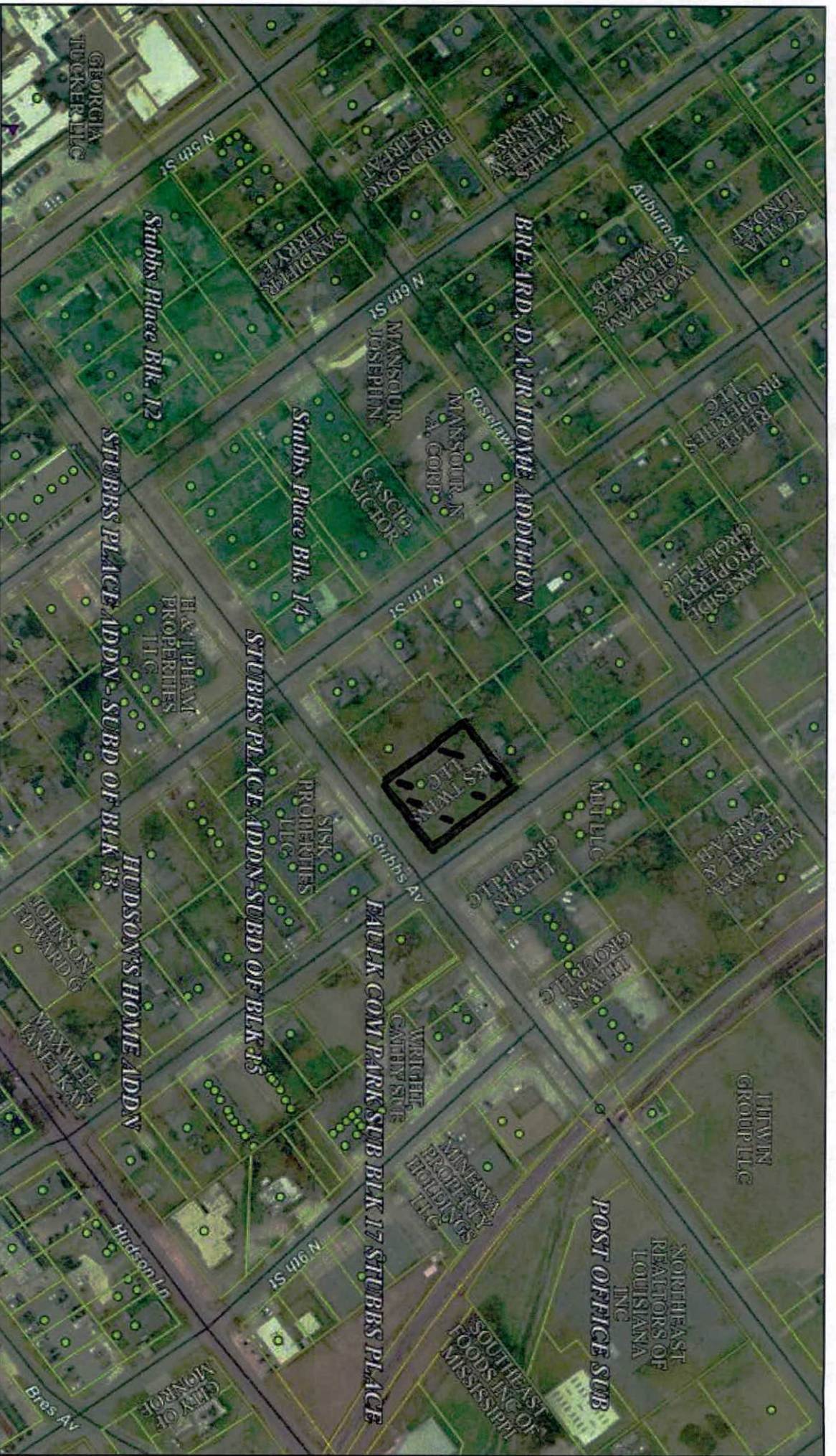
**SAMP PLACE SUBDIVISION**  
 BEING A RESUBDIVISION OF A LOT IN  
 BLOCK 16, STUBBS PLACE ADDITION  
 OF CITY OF MONROE  
 SITUATED IN  
 SECTION 48, TOWNSHIP 18 NORTH, RANGE 3 EAST  
 LAND DISTRICT NORTH OF RED RIVER  
 LOUISIANA MERIDIAN  
 OUACHITA PARISH, LOUISIANA

DATE: 09/19/2023	DWG. BY: JBO
SCALE: 1"=50'	CKD. BY: JWB
PROJECT NO.: 07562	DWG NO.: 7562PS01

# Ouachita Parish

Assessor's Office

Stephanie Smith, Assessor



1 inch = 203 feet

Date Created: 9/26/2023  
Created By: actDataScout

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**City of Monroe  
Planning Commission**

<b>Case No.:</b>	MA 108-23
<b>Name of Applicant:</b>	<b>Car Town of Monroe</b>
<b>Address of Property:</b>	<b>501 Breard Street</b>
<b>Size of Property:</b>	±2.64-acres
<b>Present Zoning:</b>	B-3 (General Business/Commercial) District & CBD (Central Business) District
<b>Proposed Zoning:</b>	B-2 (Neighborhood Business) District
<b>Council District:</b>	2
<b>Future Land Use:</b>	Urban Mixed-Use
<b>Consistent to the Comprehensive Plan:</b>	Yes

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**REQUEST:** This is a request to rezone 501 Breard Street, 416 North 5<sup>th</sup> Street and 508 North 6<sup>th</sup> Street from the B-3 (General Business/Commercial) District and CBD (Central Business) District to the B-2 (Neighborhood Business) District.

**PRESENT USE:** Uses consists of a proposed climate-controlled warehouse, City of Monroe fire station, Emmanuel Baptist Church and an automotive repair shop.

**MOST NEARLY BOUNDED BY (STREETS):** The property is located north of Breard Street, south of Olive Street, east of North 4<sup>th</sup> Street and west of North 6<sup>th</sup> Street.

**SURROUNDING LAND USES:** The surrounding land use consists of businesses and church property to the north and west.

**ADVERSE INFLUENCES:** This business request may increase traffic in the area.

**POSITIVE INFLUENCES:** This business will increase tax revenue for the City of Monroe.

**COMMENTS/  
RECOMMENDATIONS:**

Car Town of Monroe would like to rezone a 2.64-acre tract of land from the B-3 (General Business/Commercial) District and CBD (Central Business) District to the B-2 (Neighborhood Business) District. The purpose of the request will allow the applicant to convert and utilize a vacant church activity center to a large area storage facility. The applicant proposes to install approximately 8 storage units in the existing building. The property is currently vacant. The B-2 (Neighborhood Business) will be the most appropriate zoning classification for the proposed climate controlled mini-warehouse development.

The **Future Land Use Classification** for this area is **Highway Commercial Urban Mixed-Use**. This area is typically planned to be commercial and residential, lending to vibrant urban street life and vitality. This request 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:**

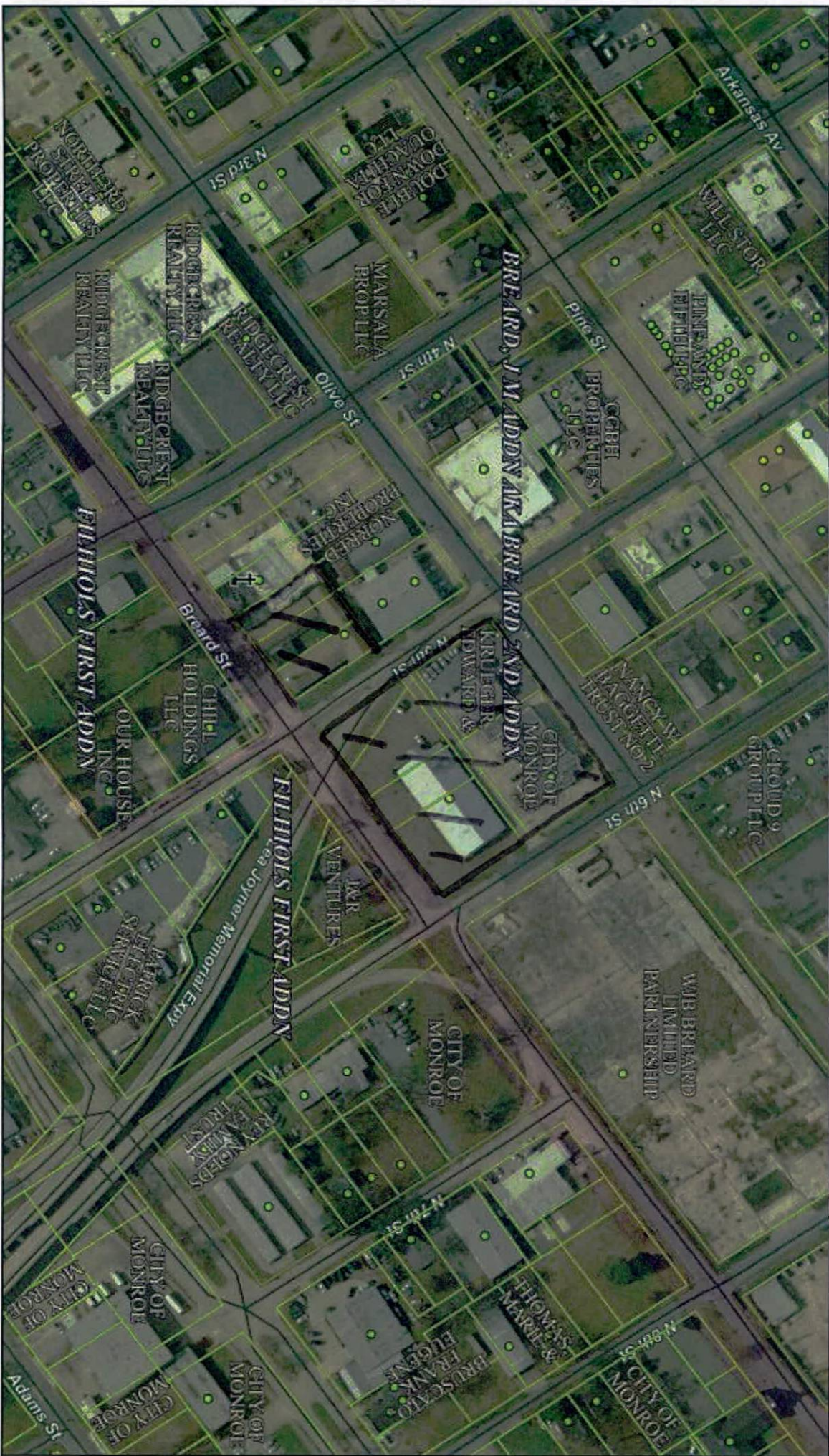
Approve the applicant's request as presented.

Deny the applicant's request as presented.

# Ouachita Parish

Assessor's Office

Stephanie Smith, Assessor



1 inch = 203 feet

Date Created: 9/26/2023  
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**City of Monroe  
Planning Commission**

<b>Case No.:</b>	MA 109-23
<b>Name of Applicant:</b>	<b>Jed Andrews</b>
<b>Address of Property:</b>	<b>Diamond Head Drive</b>
<b>Size of Property:</b>	±59.44-acres
<b>Present Zoning:</b>	OS (Open Space) District
<b>Proposed Zoning:</b>	R-1 (Single Family Residential) District
<b>Council District:</b>	2
<b>Future Land Use:</b>	Low Density Residential Use
<b>Consistent to the Comprehensive Plan:</b>	Yes

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**REQUEST:** This is a request to rezone a 59.44-acre tract of land from the OS (Open Space) District to the R-1 (Single Family Residential) District.

**PRESENT USE:** Vacant land

**MOST NEARLY BOUNDED  
BY (STREETS):** The property is located north and west of Bayou DeSiard, south of Cypress Point Drive and east of Bon Aire Drive.

**SURROUNDING LAND USES:** The surrounding land use consists of single-family residences in all directions.

**ADVERSE INFLUENCES:** This development will increase traffic in the area.

**POSITIVE INFLUENCES:** This development will add to the housing stock and property taxes for the City of Monroe.

**COMMENTS/  
RECOMMENDATIONS:**

The applicant would like to rezone a 59.44-acre tract of land from the OS (Open Space) District to the R-1 (Single Family Residence) District. The purpose of the request is to allow the applicant to construct approximately 245 detached residential structures, proposed for student housing. This development will include a centralized student center for meetings, study areas, etc. Each structure will have its own designated parking, with rear alley access. Sidewalks will be constructed throughout, as well as a buffer strip along Bayou DeSiard. The property is currently undeveloped. The R-1 (Single Family Residence) District will be the most appropriate zoning classification for the proposed housing development.

The City of Monroe will be able to provide water and sewer services for this proposed development.

The **Future Land Use Classification** for this area is **Low Density Residential Use**. This area is typically the base of the city, offering residences in densities of between seven units per acre. These areas include the currently developed city. This request 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:**

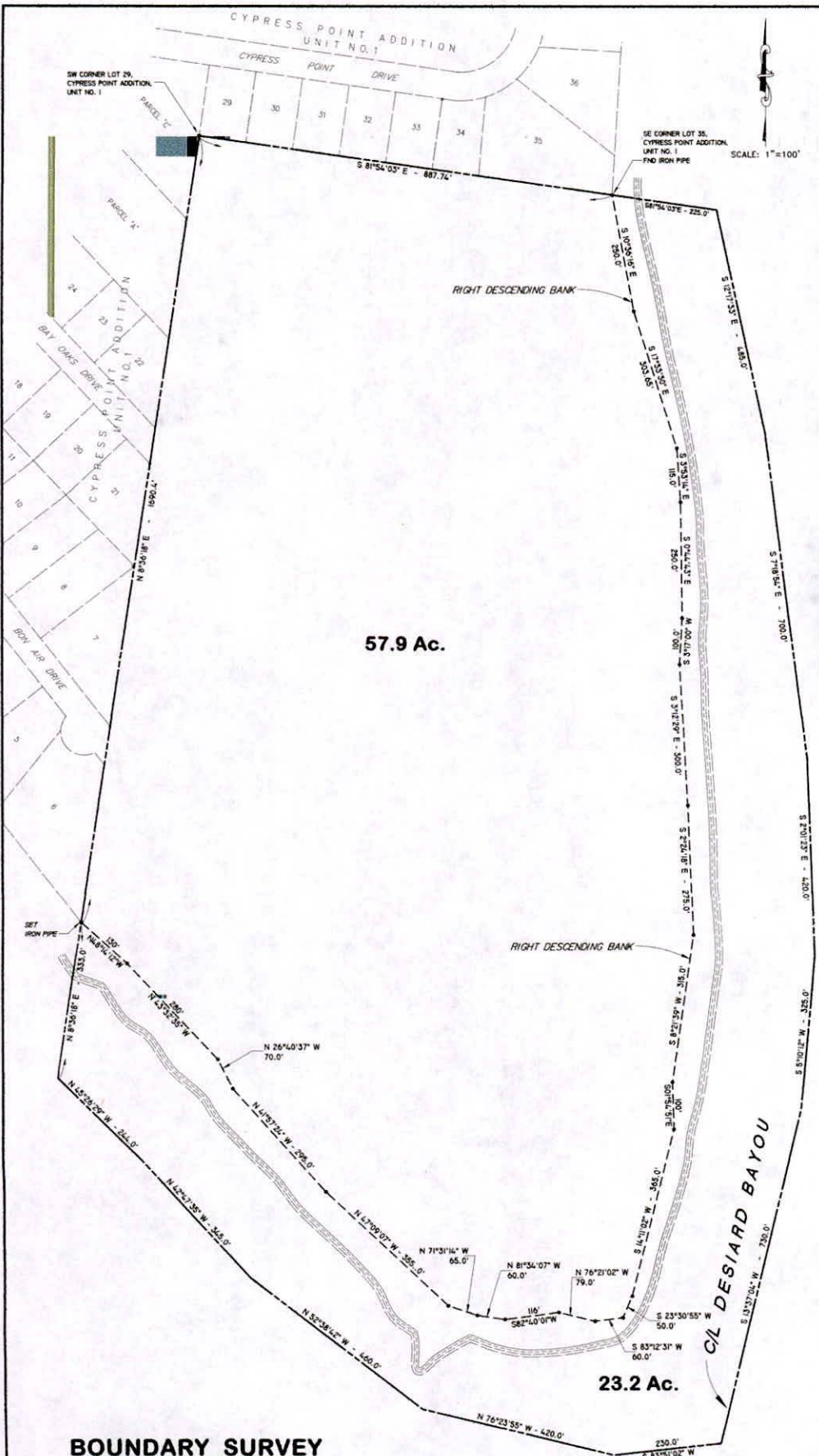
Approve the applicant's request as presented.

Deny the applicant's request as presented.



Cypress Bluff Drive

Diamond Head Drive  
Bay Oaks Drive



**PROPERTY DESCRIPTION**

A tract of land containing 57.9 acres, more or less, being a portion of Fractional Sections 22, 67, and 68, Township 18 North, Range 4 East, Ouachita Parish, Louisiana, being more particularly described as follows:

Beginning at the Southwest Corner of Lot 29, Cypress Point Addition, Unit No. 1; run South 81°54'03" East along the rear line of Lots 29 through 35, said Unit No. 1, a distance of 887.74 feet to a found iron pipe marking the Southeast Corner of Lot 35 and located on the right descending bank of the Bayou Desiard; thence along said right bank the following 21 courses and distances: South 10°56'18" East, a distance of 250.0 feet; thence South 17°33'30" East, a distance of 303.85 feet; thence South 3°53'14" East, a distance of 115.0 feet; thence South 0°44'43" East, a distance of 250.0 feet; thence South 3°17'00" West, a distance of 100.0 feet; thence South 2°12'29" East, a distance of 300.0 feet; thence South 2°24'18" East, a distance of 275.0 feet; thence South 8°21'39" West, a distance of 315.0 feet; thence South 1°54'51" East, a distance of 100.0 feet; thence South 14°11'02" West, a distance of 365.0 feet; thence South 23°09'55" West, a distance of 50.0 feet; thence South 83°12'31" West, a distance of 60.0 feet; thence North 76°21'02" West, a distance of 79.0 feet; thence South 82°40'01" West, a distance of 116.0 feet; thence North 81°54'07" West, a distance of 60.0 feet; thence North 71°31'14" West, a distance of 65.0 feet; thence North 47°09'07" West, a distance of 355.0 feet; thence North 41°57'24" West, a distance of 295.0 feet; thence North 26°40'37" West, a distance of 70.0 feet; thence North 43°23'30" West, a distance of 280.0 feet; thence North 48°14'12" West, a distance of 130.0 feet to the point of intersection with the Eastern property line of Cypress Point Addition, Unit No. 1, leaving said right descending bank; run North 8°36'18" East along said East property line, a distance of 1,690.4 feet to the point of beginning; said tract containing 57.9 acres, more or less.

Together with a 23.2 acre tract located between the right descending bank of the Bayou Desiard and the centerline of said Bayou as described herein below:

Beginning at the Southeast corner of Lot 35, Cypress Point Addition, Unit No. 1; run South 81°54'03" East, a distance of 225.0 feet to the center of Bayou Desiard; thence traversing said centerline the following 10 courses and distances: South 12°17'33" East, a distance of 483.0 feet; thence South 3°18'54" East, a distance of 700.0 feet; thence South 2°01'23" East, a distance of 420.0 feet; thence South 5°10'23" West, a distance of 325.0 feet; thence South 13°37'04" West, a distance of 730.0 feet; thence South 83°12'31" West, a distance of 290.0 feet; thence North 76°21'02" West, a distance of 420.0 feet; thence North 52°38'42" West, a distance of 460.0 feet; thence North 42°47'35" West, a distance of 345.0 feet; thence North 45°28'29" West, a distance of 244.0 feet; thence leaving said centerline run North 8°36'18" East, a distance of 133.0 feet along the projected East property line of said Cypress Point Addition to an iron pipe set at the intersection of said East property line and the right descending bank of Bayou Desiard; thence along said bank the following 21 courses and distances: South 48°14'12" East, a distance of 130.0 feet; thence South 43°32'35" East, 280.0 feet; thence South 28°40'37" East, a distance of 70.0 feet; thence South 41°57'24" East, a distance of 295.0 feet; thence South 47°09'07" East, a distance of 355.0 feet; thence South 11°31'14" East, a distance of 65.0 feet; thence South 81°54'07" East, a distance of 60.0 feet; thence North 82°40'01" East, a distance of 116.0 feet; thence North 76°21'02" East, a distance of 79.0 feet; thence North 83°12'31" East, a distance of 60.0 feet; thence North 82°40'01" East, a distance of 116.0 feet; thence North 76°21'02" East, a distance of 79.0 feet; thence North 81°54'07" East, a distance of 60.0 feet; thence North 71°31'14" West, a distance of 65.0 feet; thence North 47°09'07" West, a distance of 355.0 feet; thence North 41°57'24" West, a distance of 295.0 feet; thence North 26°40'37" West, a distance of 70.0 feet; thence North 43°23'30" West, a distance of 280.0 feet; thence North 48°14'12" West, a distance of 130.0 feet to the point of intersection with the Eastern property line of Cypress Point Addition, Unit No. 1, leaving said right descending bank; run North 8°36'18" East along said East property line, a distance of 1,690.4 feet to the point of beginning; said tract containing 23.2 acres, more or less.

57.9 Ac.

23.2 Ac.

**BOUNDARY SURVEY**

FOR  
**TOTAL PROPERTIES, INC.**

A tract of land containing 57.9 acres, more or less, being a portion of Fractional Sections 22, 67, and 68, Township 18 North, Range 4 East, Ouachita Parish, Louisiana.

April 19, 2018

Scale: 1" = 100'

NOTE:  
BEARINGS SHOWN BASED UPON  
RECORD BEARING FOR EAST  
PROPERTY LINE OF CYPRESS  
POINT ADDITION, UNIT NO. 1.

THIS SURVEY WAS MADE IN ACCORDANCE  
WITH LOUISIANA TRIMMER STANDARDS  
FOR PROPERTY BOUNDARY SURVEYS  
FOR A CLASS "C" SURVEY, AND THE  
APPLICABLE PROVISIONS OF LOUISIANA  
REVISED STATUTES 93:3306A.

**Preliminary**  
THIS DOCUMENT IS NOT TO BE  
USED FOR CONSTRUCTION,  
BIDDING, RECORDATION,  
CONVEYANCE, SALES OR AS  
THE BASIS FOR ISSUANCE OF  
A PERMIT.

F. KENNETH SMITH  
REGISTERED PROFESSIONAL LAND SURVEYOR, No. 4756

**Smith Engineering Co., Inc.**  
CONSULTING ENGINEERS  
519 BARRISDALE BOULEVARD  
BOSSIER CITY, LOUISIANA 71111  
518.761.1088

59.44

# Ouachita Parish

Assessor's Office

Stephanie Smith, Assessor



Date Created: 9/26/2023  
Created By: actDataScout

1 inch = 812 feet

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