



**MEMO**

**TO:** Monroe Planning Commission Members  
**FROM:** Mr. Hunt Neely, Chairman  
**DATE:** March 24, 2023

The *Regular Meeting* of the Monroe Planning Commission will be held on **Monday, April 3, 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 August 3, 2020 minutes (revised)  
Approval of August 31, 2020 minutes (revised)  
Approval of March 1, 2021 minutes (revised)  
Approval of February 20, 2023 minutes  
Approval of March 13, 2023 minutes  
Approval of March 20, 2023 minutes

**PLANNING**

None

**PUBLIC HEARING**

None

**ZONING**

CUP 103-23: **(Major Conditional Use)** Genesis Church of LA – House of Worship (Church) –  
1363 Louisville Avenue

**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.:** CUP 103-23  
**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:**

**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: Church

Address: 1363 Louisville Ave, Monroe LA

This waiver and non-opposition is given this 22 day of March, 2023 and shall be immediately effective.

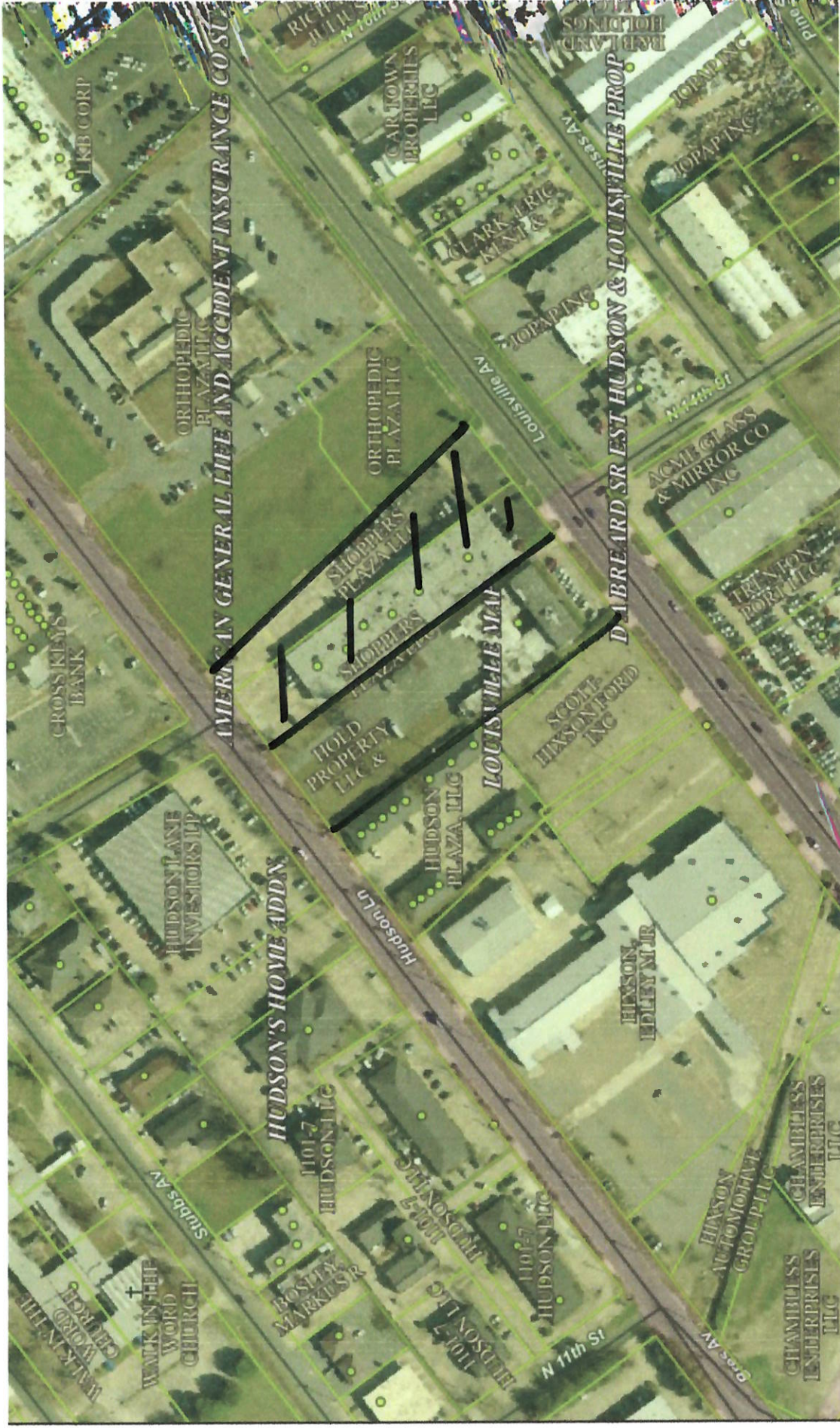
Genesis Church LA  
Name of Entity

  
Signature of Authorized Representative

PASTOR  
Title / Position

Rory Chance  
Printed Name

Ouachita Parish  
Assessor's Office  
Stephanie Smith, Assessor



1 inch = 204

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