



**MEMO**

**TO:** Monroe Planning Commission Members  
**FROM:** Mr. Hunt Neely, Chairman  
**DATE:** July 28, 2023

The *Regular Meeting* of the Monroe Planning Commission will be held on **Monday, August 7, 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**

N/A

**PLANNING**

N/A

**PUBLIC HEARING**

**ANX 101-23:** Annexation of a 4-acre tract of land, located at 5800 Frontage Road – **Oaks Church/Steve Hall**

**ZONING**

**CUP 110-23:** (Major Conditional Use) **Joey Mafhahi** – Off-Premises Alcohol Beverage Sales – 2404 Old Sterlington Road

**CUP 111-23:** (Major Conditional Use) **Pelican Roofing of Ouachita LLC** – On-Premises Alcohol Beverage Sales – 605 North 2<sup>nd</sup> Street

**PUBLIC HEARING**

**MA 105-23:** Zoning Map Amendment request to zone a 4-acre tract of land from being in Ouachita Parish to the B-3 (General Business/Commercial) District - **Oaks Church/Steve Hall**

**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.:** ANX 101-23  
**NAME OF APPLICANT:** Oaks Church/Steve Hall  
**SITE ADDRESS:** 5800 Frontage Road  
**COUNCIL DISTRICT:** 3 (once annexed)

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**REQUEST:** The applicant wishes to annex an approximately ±4-acre tract of land into the City Limits of Monroe, located at 5800 Frontage Road.

**SIZE OF PROPERTY:** ±4-acre, more or less

**PRESENT ZONING:** Presently the property is located within the Parish and does not have a designated zoning classification. The applicant has a separate application to rezone the property to B-3 (General Business/Commercial) District.

**PRESENT USE:** Existing vacant church building

**MOST NEARLY BOUNDED BY (STREETS):** North of Parker Road, south of Frontage Road, east of Garrett Road and east of Woolsey Road

**SURROUNDING LAND USES:** The surrounding land use consists of multi-family residential and houses of worship to the west, with various commercial properties to the north, south and west directions in all directions.

**ADVERSE INFLUENCES:** The business will increase in traffic in the area on specific days.

**POSITIVE INFLUENCES:**

**COMPREHENSIVE PLAN:** Yes

**COMMENTS/  
RECOMMENDATIONS:**

Oaks Church currently owns the property in question and wishes to annex a 4-acre tract of land, in order to tie into the City of Monroe's sewer and water services, for fire protection. This request will allow the applicant to renovate and upgrade the fire sprinkler that will be added to the existing building. This property abuts the Monroe City Limit line to the east and west sides. There is a separate application on the agenda to zone the property, as it is in the parish and does not currently have a zoning designation. The property is requested to be zoned to the B-3

(General Business/Commercial) District, which allows for a house of worship, (small) use, by a Conditional Use (Major) request, which will be submitted for Planning Commission review on August 28, 2023.

A letter has been sent to the Ouachita Parish Police Jury notifying them of this annexation petition. A letter has also been sent to the DOTD for that portion of the right-of-way being annexed along with this tract of land.

**OPTIONS:**

Approve the applicant's request to annex a ±4-acre tract of land into the City, as presented.

Deny the applicant's request to annex ±4-acre tract of land into the City, as presented.

# Google Maps 5928 Frontage Rd

Monroe, Louisiana

Google Street View

Jun 2022

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**Lyndham Monroe**

**Club**

**Banner Ford of Mi**

**City of Monroe  
Planning Commission**

**CASE NO.:** CUP 110-23  
**NAME OF APPLICANT:** **Cloud Busters Vape LLC/Joey Mafhahi**  
**ADDRESS OF PROPERTY:** 2404 Old Sterlington Road  
**COUNCIL DISTRICT:** 2

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**REQUEST:** A **Major** Conditional Use Permit (CUP) to allow the applicant to operate off-premises alcohol beverage sales, in the B-3 (General Business/Commercial) District. The property is located at 2404 Old Sterlington Road.

**PURPOSE OF REQUEST:** The purpose of the request is to allow the applicant to sell *daiquiris to-go* for an existing neighborhood retail business (Joey's Stop and Go).

**SIZE OF PROPERTY:** 2.70-acres (more or less)

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

**PRESENT USE:** Existing convenience store within a strip center

**MOST NEARLY BOUNDED BY (STREETS):** North of Warhawk Way, south of Old Sterlington Road and east of Bon Aire Drive

**SURROUNDING LAND USES:** The surrounding land use consists of several multi-family residential properties and mini-warehouse units to the south and the Poly Processing industrial facility to the northwest.

**ADVERSE INFLUENCES:** Increase in traffic for the area.

**POSITIVE INFLUENCES:** Retail sales will generate taxes for the city.

**COMMENTS/  
RECOMMENDATIONS:** The applicant is requesting to sell *daiquiris to-go* for an alcohol beverage sale, off-premises for an existing convenience store. Approximately fifteen (15) parking spaces provided on-site for the business. This store does not have gas sales or a drive-thru for this location.

The applicant has obtained a certificate of occupancy for a vape shop and has an occupational license and tobacco license for this location.

There are no churches, schools, playgrounds, or library within a 300' radius of this property.

As per the Comprehensive Zoning Ordinance, this request does not follow the guidelines for said request. The future land use for this area is geared towards education/medical campus interests.

**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.

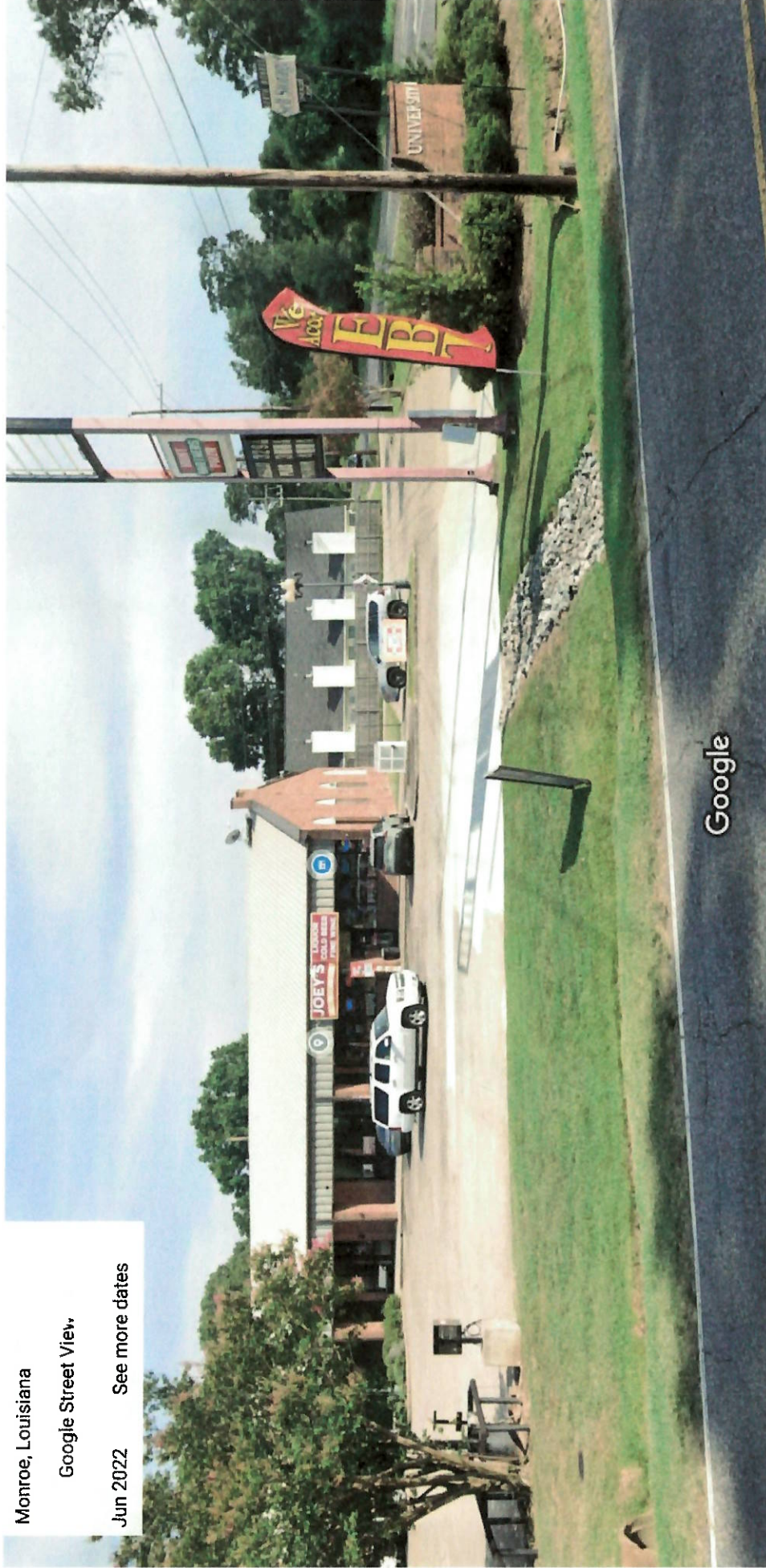
# Google Maps 2400 Old Sterling Rd

Monroe, Louisiana

Google Street View

Jun 2022

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Beverage Poly Processing  
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**City of Monroe  
Planning Commission**

**CASE NO.:** CUP 111-23  
**NAME OF APPLICANT:** Pelican Roofing of Ouachita/Matt Roberts  
**ADDRESS OF PROPERTY:** 605 North 2<sup>nd</sup> Street  
**COUNCIL DISTRICT:** 4

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**REQUEST:** A Major Conditional Use Permit (CUP) to allow the applicant to have on-premises alcohol beverage sales in the B-2 (Neighborhood Business) District. The property is located at 605 North 2<sup>nd</sup> Street.

**PURPOSE OF REQUEST:** The purpose of the request is to allow the applicant to sell alcoholic beverages for a new lounge (El Camino Lounge).

**SIZE OF PROPERTY:** 0.339-acres (more or less)

**PRESENT ZONING:** B-2 (Neighborhood Business) District

**PRESENT USE:** Vacant building

**MOST NEARLY BOUNDED BY (STREETS):** North of Pine Street, south of Arkansas, east of Walnut Street and west of North 2<sup>nd</sup> Street

**SURROUNDING LAND USES:** The surrounding land use consists of commercial office spaces in all directions. The Flying Tiger Brewery and Tipitina's are located southeast of the location in question.

**ADVERSE INFLUENCES:** Increase in traffic for the area.

**POSITIVE INFLUENCES:** Retail sales will generate taxes for the city.

**COMMENTS/  
RECOMMENDATIONS:** The applicant is requesting to sell alcoholic beverages for a new lounge. Approximately fourteen (14) parking spaces are required and provided on-site for the business. This lounge will utilize shared parking with an existing storage facility at 601 North 2<sup>nd</sup> Street. The applicant owns both structures and will not require a shared parking agreement for this request.

There are no churches, schools, playgrounds, or library within a 300' radius of this property.



**Pelican Roofing of Ouachita LLC/Matt Roberts**

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 urban mixed-use interests.

**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.

# Google Maps 605 N 2nd St

Monroe, Louisiana

Google Street View

Apr 2019 See more dates



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**City of Monroe  
Planning Commission**

<b>Case No.:</b>	MA 105-23
<b>Name of Applicant:</b>	<b>Oaks Church/Steve Hall</b>
<b>Address of Property:</b>	<b>5800 Frontage Road</b>
<b>Size of Property:</b>	±4-acres
<b>Present Zoning:</b>	Ouachita Parish
<b>Proposed Zoning:</b>	B-3 (General Business/Commercial) District
<b>Council District:</b>	3
<b>Future Land Use:</b>	Highway Commercial Mixed-Use
<b>Consistent to the Comprehensive Plan:</b>	Yes

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**REQUEST:** This is a request to zone 5800 Millhaven Road from the being in Ouachita Parish to the B-3 (General Business/Commercial) District.

**PRESENT USE:** Existing vacant church building

**MOST NEARLY BOUNDED  
BY (STREETS):** The property is located north of Parker Road, south of Frontage Road and east of Woolsey Road

**SURROUNDING LAND USES:** The surrounding land use consists of commercial businesses, including Sam's Wholesale to the west, Harley Davidson Motorcycles, Hope's Camper Corner and Banner Ford to the east.

**ADVERSE INFLUENCES:** This business can increase traffic in the area on specific days.

**POSITIVE INFLUENCES:**

**COMMENTS/  
RECOMMENDATIONS:**

The City of Monroe would like to zone a 4-acre tract of land from the being in Ouachita Parish to the B-3 (General Business/Commercial) District. The purpose of the request will allow the applicant to operate a house of worship (small) for religious purposes. The property at 5800 Frontage Road is currently a vacant church building. The B-3 (General Business/Commercial) District will be the most appropriate zoning classification for the proposed commercial use.

The Oaks Church wishes to gain access to tie into the City of Monroe's utilities for water and sewer services. The church would like to renovate to install a fire sprinkler system into the existing building on-site.

The applicant has also submitted a request for annexation of an approximately 4-acre tract of land into the city limits of Monroe. The application will be reviewed on August 7, 2023. The decision will be based upon the acceptance or denial of this zoning request.

The **Future Land Use Classification** for this area is **Highway Commercial Urban Mixed-Use**. This area will typically be planned to accommodate more intensive uses near the highway with office/commercial and retail uses along the I-20 spine along the edge of the City of Monroe. 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.

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