



MEMO

TO: Monroe Planning Commission Members
FROM: Mr. Hunt Neely, Chairman
DATE: July 1, 2023

The *Regular Meeting* of the Monroe Planning Commission will be held on **Monday, July 10, 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

Review and Approval of the June 5, 2023 minutes

PLANNING

XIII Lamyville – Final resubdivision of a 7.41-acre tract of land, more or less, from 3 to 2 lots (Lot 1 & Lot 2) – 1205 DeSiard Street – Resub of Lots 1, 2 & the west portion of lot 7 of the Subd of Tract 3 of Conner Realty Corp. Property – **City of Monroe (Transit Terminal)**

PUBLIC HEARING

CUP 109-23: (Major Conditional Use) **Grotto Food Group** – Off-Premises Alcohol Beverage Sales
1030 North 6th Street

ZONING

None

PUBLIC HEARING

MA 103-23: **Chambless Enterprises** - Zoning Map Amendment request to rezone a 10.02-acre tract of land from the B-3 (General Business/Commercial) District to the R-4 (High Density Multi-Family Residential) District

MA 104-23: **City of Monroe** - Zoning Map Amendment request to rezone a 2.871-acre tract of land from the C (Campus) District to the B-3 (General Business/Commercial) District –

TAM 101-23: **City of Monroe/Tower Self Storage**
Text Amendment to Chapter 37, Zoning, Article III. Use Districts, Section 37-37
Commercial Districts Permitted and Non-Conforming Uses – Mini-warehouses as a conditional use (minor) in the B-3 zone

OTHER BUSINESS

None

CITIZEN PARTICIPATION

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

**City of Monroe
Planning Commission**

CASE NO.: XIII LAMYVILLE (Conner Realty Corp Subdivision)
NAME OF APPLICANT: City of Monroe
COUNCIL DISTRICT: 3

REQUEST: This is a request for a final subdivision plat of Lots 1, 2 & west portion of lot 7 of the subdivision of Tract 3 of Conner Realty Corp. Property.

PURPOSE OF THE REQUEST: The applicant wishes to subdivide the property from three (3) to two (2) lots to separate the properties for business and storage purposes.

SIZE OF PROPERTY: 7.41-acres, more or less

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

MOST NEARLY BOUNDED BY (STREETS): The property is located north of Grammont Street, south of DeSiard Street, east of the Union Pacific Railroad tracks and west of the North 18th Street Overpass.

SURROUNDING LAND USES: The surrounding land use consists of single family residential to the west; the Ouachita Parish Health Unit to the south and James Machine Works to the north.

ADVERSE INFLUENCES: There are no adverse influences with this request.

POSITIVE INFLUENCES: The proposed use of the site will establish patron ridership and provide revenue for the City of Monroe.

COMMENTS/ RECOMMENDATIONS: This is a final subdivision plat of Lots 1, 2 & 7 of the subdivision of Tract 3 of Conner Realty Corp. Property. Lots 1, 2 and west portion of lot 7 will be combined into Lot 1 (2.871 acres) while the east portion of Lot 7 will become Lot 2 (4.539 acres).

The lots in question are proposed to house a new the transit passenger terminal for the City of Monroe. The remainder of Lot 7 will be modified on the plat into the new Lot 2.

XIII Lamyville/City of Monroe
Conner Realty Corp Subdivision

By preparing the resubdivision plat, all of the conflicting building setbacks for the interior lots will be removed to provide a clean lot.

A subdivision plat is available for your viewing pleasure.

OPTIONS:

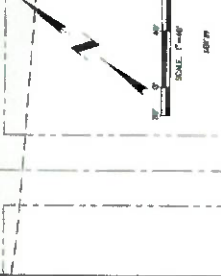
Approve the applicant's request as presented

Approve the applicant's request with conditions.

Deny the applicant's request as presented.

SURVEYOR'S NOTES:

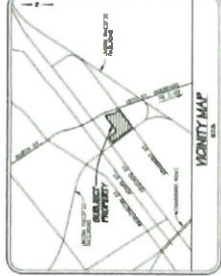
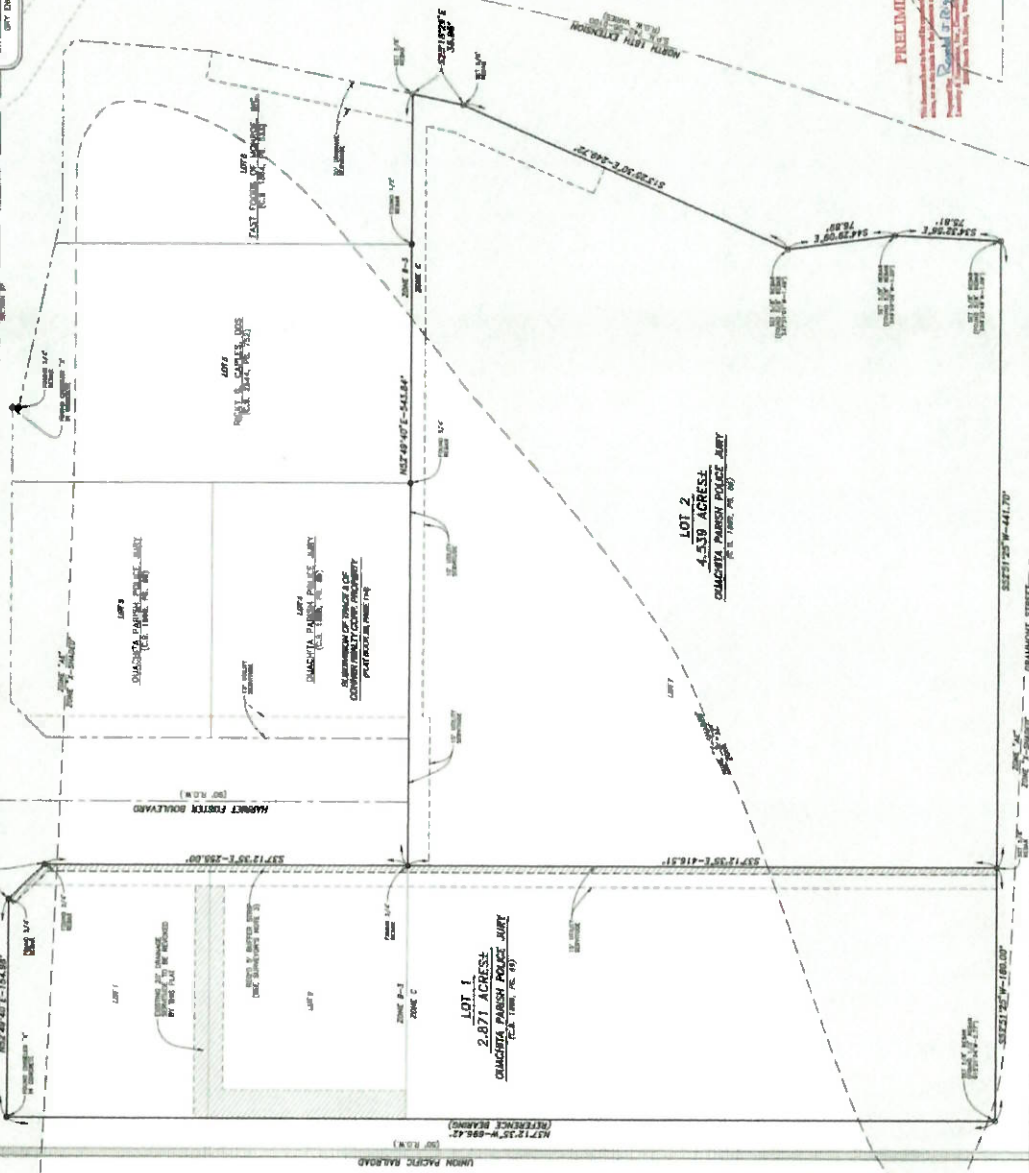
1. THE BOUNDARY DATA FOR THIS SURVEY WAS OBTAINED BY THE STATE OF LOUISIANA...
2. THE BOUNDARY DATA FOR THIS SURVEY WAS OBTAINED BY THE STATE OF LOUISIANA...
3. THE BOUNDARY DATA FOR THIS SURVEY WAS OBTAINED BY THE STATE OF LOUISIANA...



LOT 10
 LOT 9
 LOT 8
 LOT 7
 LOT 6

**LAND CONTRACT NORTH OF RED FORK
 SECTION 30, TOWNSHIP 16 N, RANGE 16 E, PARISH 04
 QUACHITA PARISH, LOUISIANA**

PLAT APPROVAL:
 CITY OF MONROE
 CITY PLANNING COMMISSION
 CITY ENGINEER



LEGEND:

- ROAD RIGHT-OF-WAY
- ROAD CENTER LINE
- PROPERTY LINE
- ADJACENT TO HIGHWAY
- ADJACENT TO RAILROAD
- ADJACENT TO AIRPORT
- ADJACENT TO WATERWAY
- ADJACENT TO STATE HIGHWAY
- ADJACENT TO STATE AIRPORT
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- ADJACENT TO STATE AIRPORT WATERWAY HIGHWAY
- ADJACENT TO STATE HIGHWAY WATERWAY AIRPORT

DEDICATION:

I, DONOR, DO HEREBY DEDICATE TO THE QUACHITA PARISH POLICE JURY, A POLITICAL SUBDIVISION OF THE STATE OF LOUISIANA, REPRESENTED BY THE QUACHITA PARISH POLICE JURY, THE ENTIRE INTEREST AND ADJACENCY THAT I, THE DONOR, DO HEREBY DEDICATE TO THE QUACHITA PARISH POLICE JURY, A POLITICAL SUBDIVISION OF THE STATE OF LOUISIANA, REPRESENTED BY THE QUACHITA PARISH POLICE JURY, IN AND TO THE SURFACE OF THE UNDEVELOPED LANDS HEREIN SHOWN AND TO BE USED AS A POLICE JURY PROPERTY. THIS DEDICATION IS MADE AS A CONDITION OF THE UNDEVELOPED LANDS HEREIN SHOWN AND TO BE USED AS A POLICE JURY PROPERTY.

QUACHITA PARISH POLICE JURY
 DONOR NAME: _____ BY: _____
 DONOR ADDRESS: _____ STATE: _____
 CITY: _____ ZIP: _____

ZONING NOTES:
 1) ZONING DISTRICT: P-1 (GENERAL BUSINESS/COMMERCIAL DISTRICT)
 2) PERMITTED BUILDINGS SHALL BE LOCATED ON ANY LOT NUMBER THAT BE:
 FRONT LOT LINE
 REAR LOT LINE
 SIDE LOT LINE
 3) ZONING DISTRICT: C (COMMERCIAL DISTRICT)
 4) PERMITTED BUILDINGS SHALL BE LOCATED ON ANY LOT NUMBER THAT BE:
 FRONT LOT LINE
 REAR LOT LINE
 SIDE LOT LINE
 5) PERMITTED BUILDINGS SHALL BE LOCATED ON ANY LOT NUMBER THAT BE:
 FRONT LOT LINE
 REAR LOT LINE
 SIDE LOT LINE

FLOOD ZONE DATA:

THE FLOOD ZONE DATA FOR THIS SURVEY WAS OBTAINED FROM THE MISSISSIPPI RIVER AND GULF COAST DISTRICT OF THE ARMY OF ENGINEERS. THE FLOOD ZONE DATA IS BASED ON THE FLOOD ZONE DATA FOR THE YEAR 2000. THE FLOOD ZONE DATA IS BASED ON THE FLOOD ZONE DATA FOR THE YEAR 2000.

**RESUBDIVISION OF LOTS 1, 2 & 7
 OF THE SUBDIVISION OF TRACT 3 OF
 CONNER REALTY CORP., PROPERTY**

PREPARED BY:
 QUACHITA PARISH, LOUISIANA
 SEPTEMBER, 2022

CERTIFICATION:

I, DONOR, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS PLAT IS TRUE AND CORRECT AND THAT I HAVE NOT BEEN ADVISED BY ANY OTHER PERSON THAT THE INFORMATION CONTAINED IN THIS PLAT IS FALSE OR MISLEADING. I HAVE REVIEWED THIS PLAT AND I HAVE FOUND IT TO BE TRUE AND CORRECT AND THAT I HAVE NOT BEEN ADVISED BY ANY OTHER PERSON THAT THE INFORMATION CONTAINED IN THIS PLAT IS FALSE OR MISLEADING.

PREPARED BY:
 QUACHITA PARISH, LOUISIANA
 SEPTEMBER, 2022

LAZENBY & ASSOCIATES, INC.
 CONSULTING ENGINEERS AND SURVEYORS
 1111 W. MONROE STREET, SUITE 200
 MONROE, LOUISIANA 70130
 (504) 233-1111

Ouachita Parish

Assessor's Office

Stephanie Smith, Assessor



Date Created: 7/6/2023

Created By: actDataScout

1 inch = 205 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 109-23
NAME OF APPLICANT: Grotto Food Group
ADDRESS OF PROPERTY: 1030 North 6th Street
COUNCIL DISTRICT: 3

REQUEST: A **Major** Conditional Use Permit (CUP) to allow the applicant to operate off-premises alcohol beverage sales, in the B-2 (Neighborhood Business) District. The property is located at 1030 North 6th Street.

PURPOSE OF REQUEST: The purpose of the request is to allow the applicant to sell high-end packaged liquor for a new neighborhood retail business.

SIZE OF PROPERTY: 0.202-acres (more or less)

PRESENT ZONING: B-2 (Neighborhood Business) District

PRESENT USE: Vacant building

MOST NEARLY BOUNDED BY (STREETS): North of Hudson Lane, south of Stubbs Avenue, east of North 6th Street and west of North 7th Street

SURROUNDING LAND USES: The surrounding land use consists of single and multi-family residential properties, with a law office and commercial strip center to the west.

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 high-end packaged liquor for alcohol beverage sales, off-premises for a new business. Approximately fourteen (14) parking spaces can be provided on-site for the proposed business.

The previous uses of the location have been a lounge, private club, and office space.

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

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.

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.

BEEF & BARREL

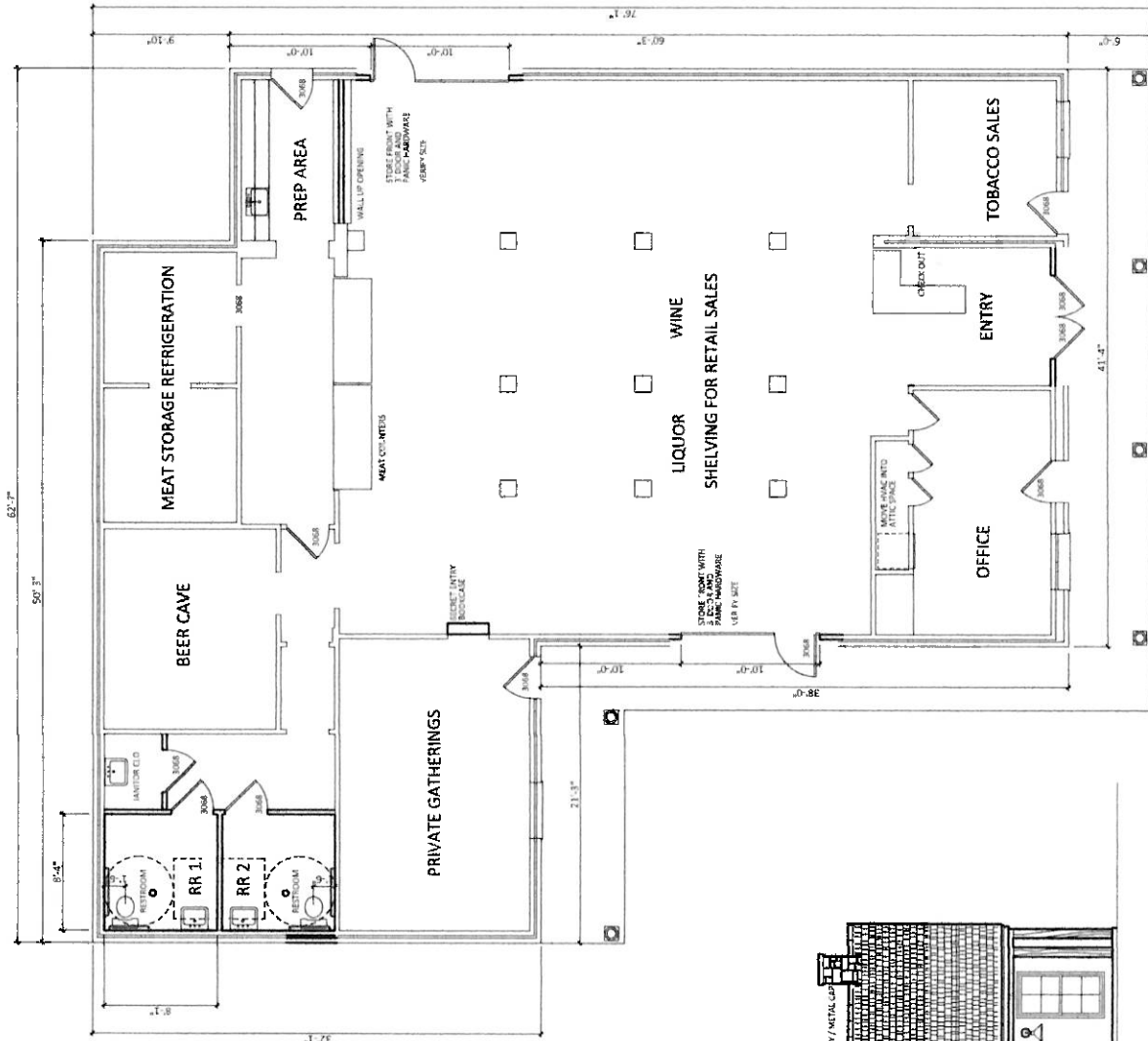
1030 N 6TH STREET, MONROE, LA 71201

Revisions	
1	11/20/2021
2	
3	
4	

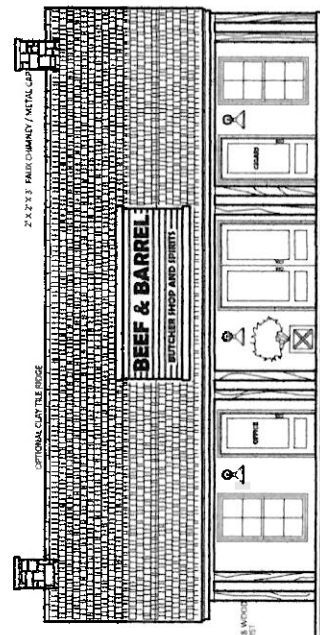
21 079

FLOOR PLAN
FRONT ELEVATION

Sheet **3**



FLOOR PLAN Heated Area=3,457 ft²
1/4"=1'-0"

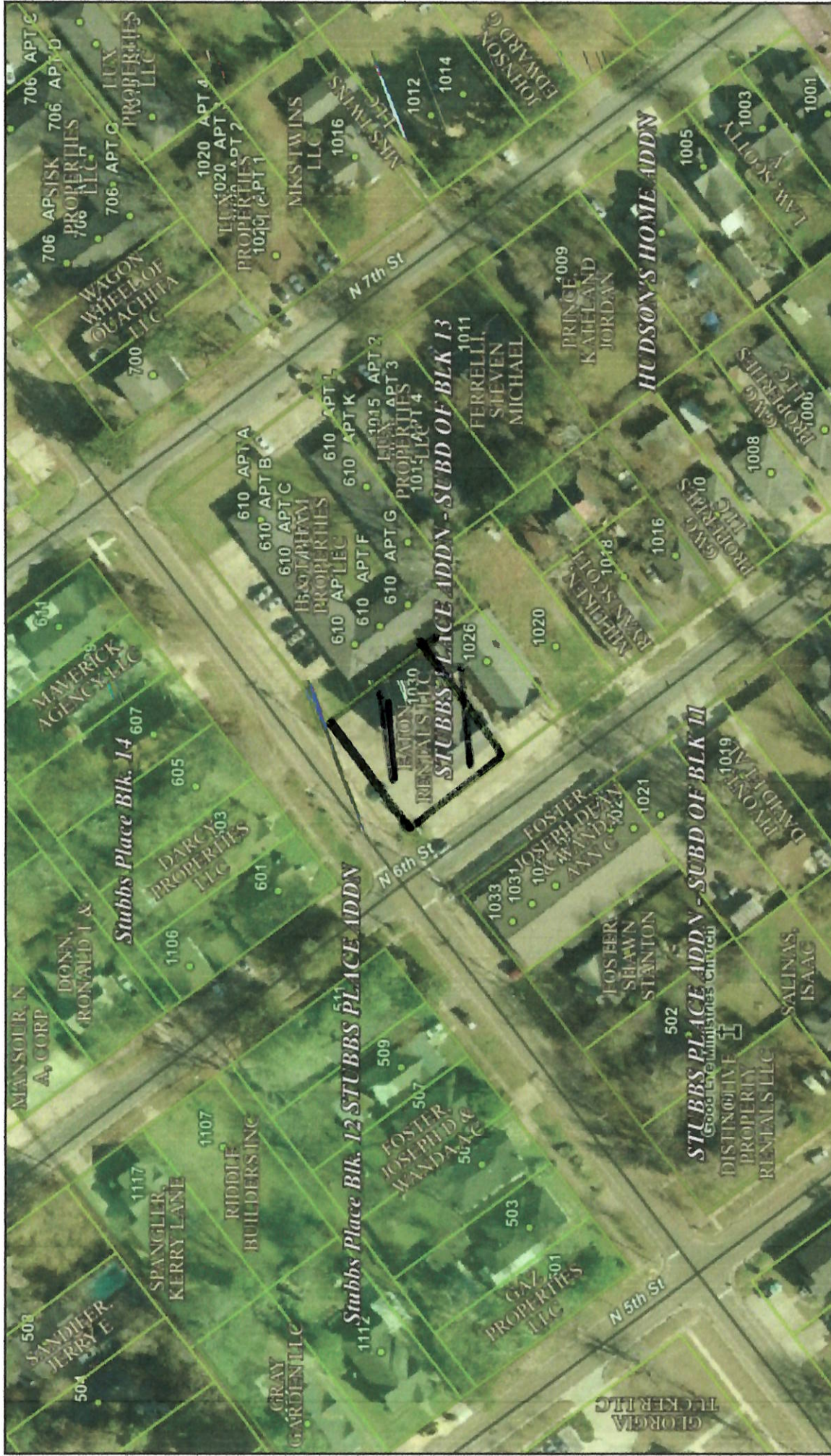


1030 N 6TH STREET MONROE LA 71201

Ouachita Parish

Assessor's Office

Stephanie Smith, Assessor



Date Created: 7/16/2023

Created By: actDataScout

1 inch = 102 feet

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www.actDataScout.com



**City of Monroe
Planning Commission**

Case No.:	MA 109-23
Name of Applicant:	City of Monroe
Address of Property:	1502 DeSiard Street
Size of Property:	±1.70-acres
Present Zoning:	C (Campus) District
Proposed Zoning:	B-3 (General Business/Commercial) District
Council District:	3
Future Land Use:	Urban Mixed-Use
Consistent to the Comprehensive Plan:	No

REQUEST: This is a request to rezone 1502 DeSiard Street from the C (Campus) District to the B-3 (General Business/Commercial) District.

PRESENT USE: Vacant land

MOST NEARLY BOUNDED BY (STREETS): The property is located north of Grammont Street, south of DeSiard Street, east of the Union Pacific Railroad tracks and west of the North 18th Street Overpass

SURROUNDING LAND USES: The surrounding land use consists of single family residential to the west; the Ouachita Parish Health Unit to the south and James Machine Works to the north.

ADVERSE INFLUENCES: Commercial development can increase traffic in the area.

POSITIVE INFLUENCES: The change in zoning will spur commercial development that will help increase tax revenue.

**COMMENTS/
RECOMMENDATIONS:**

The City of Monroe would like to rezone one (1) property from the C (Campus) District to the B-3 (General Business/Commercial) District. The purpose of the request will allow the applicant to be develop and utilize the properties for commercial purposes. The present C (Campus) District does not allow for transit passenger terminals to operate within the district.

The property included in this request are as follows: 1502 DeSiard Street, that is currently vacant. The B-3 (General Business/Commercial) District will be the most appropriate zoning classification for the proposed commercial use.

The **Future Land Use Classification** for this area is ~~Urban Mixed-Use~~. These areas are typically accommodate residential uses and commercial uses and would include residential densities at 20 unit per acre. This land can lend its capabilities for development within the 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.

Ouachita Parish

Assessor's Office

Stephanie Smith, Assessor



Date Created: 7/6/2023

Created By: actDataScout

1 inch = 205 feet

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via DataScout OneMap

**City of Monroe
Planning Commission**

Case No.:	MA 103-23
Name of Applicant:	Chambless Enterprises
Address of Property:	2104 Louisville Avenue or 2401 Washington Street
Size of Property:	±10.02-acres
Present Zoning:	B-3 (General Business/Commercial) District
Proposed Zoning:	R-4 (High Density Multi-Family Residential) District
Council District:	2
Future Land Use:	Urban Mixed Use
Consistent to the Comprehensive Plan:	Yes

REQUEST: This is a request to rezone 2104 Louisville Avenue & 2401 Washington Street from the B-3 (General Business/Commercial) District to the R-4 (High Density Multi-Family Residential) District.

PRESENT USE: Vacant land & existing single story apartment buildings

**MOST NEARLY BOUNDED
BY (STREETS):** North of Washington Street, south of Louisville Avenue, east of North 21st Street and west of Newcombe Street

SURROUNDING LAND USES: The surrounding land use consists of commercial and retail properties in all directions, with car dealerships to the north and east.

ADVERSE INFLUENCES: Multi-residential development can increase traffic in the area.

POSITIVE INFLUENCES: The change in zoning will increase the housing stock and commercial development will help increase tax revenue.

**COMMENTS/
RECOMMENDATIONS:**

Chambless Enterprises would like to rezone two (2) properties from the B-3 (General Business/Commercial) District to the R-4 (High Density Multi-Family Residential) District. The purpose of the request will allow the applicant to develop and rent approximately forty (40) apartments. This will be a single-story building. The present B-3 (General Business/Commercial) District does not allow for multi-family dwelling units to operate within the district.

The properties included in this request are as follows: 2401 Washington Street and 2106 Louisville Avenue. These lots collectively secure approximately 10.02 acres, several buildings already occupy this lots. The proposed 40-unit building will be placed on the site, with adequate parking per unit. The R-4 (High Density Multi-Family Residence) District will be the most appropriate zoning classification for proposed housing development.

The **Future Land Use Classification** for this area is **Urban Mixed Use**. These areas are typically accommodate residential uses and commercial uses and would include residential densities at 20 unit per acre. This land can lend its capabilities for development within the 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

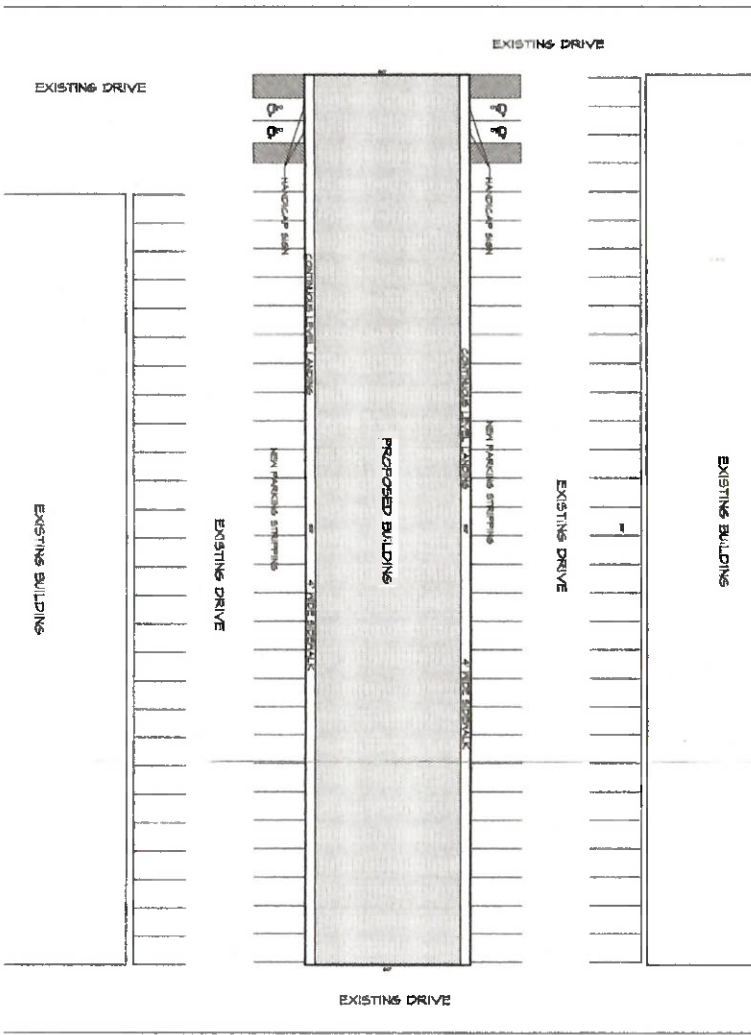
The denial of a map amendment application shall ban the subsequent application for the same or similar use at the same location for a period of twelve (12) months.

OPTIONS:

Approve the applicant's request as presented.

Deny the applicant's request as presented.

Washington Street



SITE PLAN

Louisville Avenue

06/09/2023



REVIEWED FOR
STATE FIRE MARSHAL
AS PER REVIEW LETTER
BY: GHASSAN HADDAD

SITE PLAN & ELEVATIONS

DATE	1/17/2023
NO.	1

2401 WASHINGTON STREET


MONROE, LA.

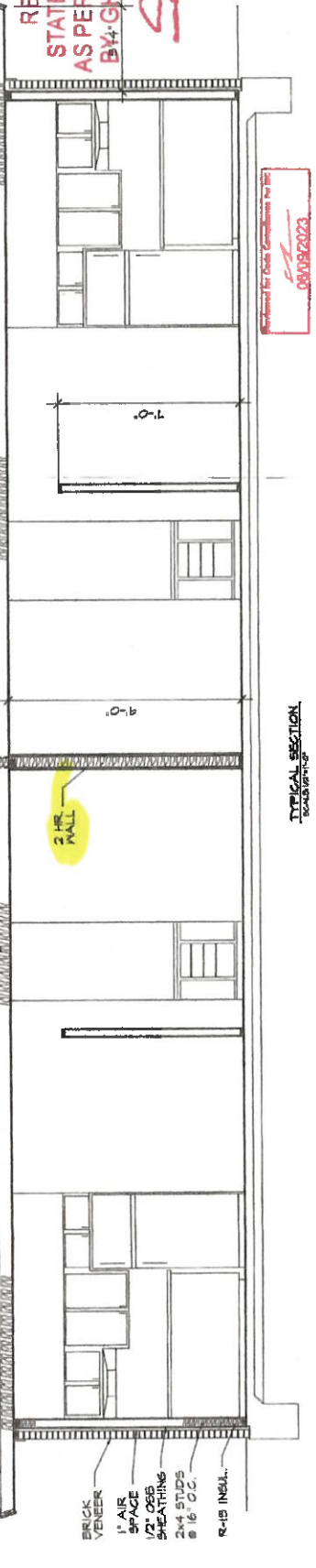
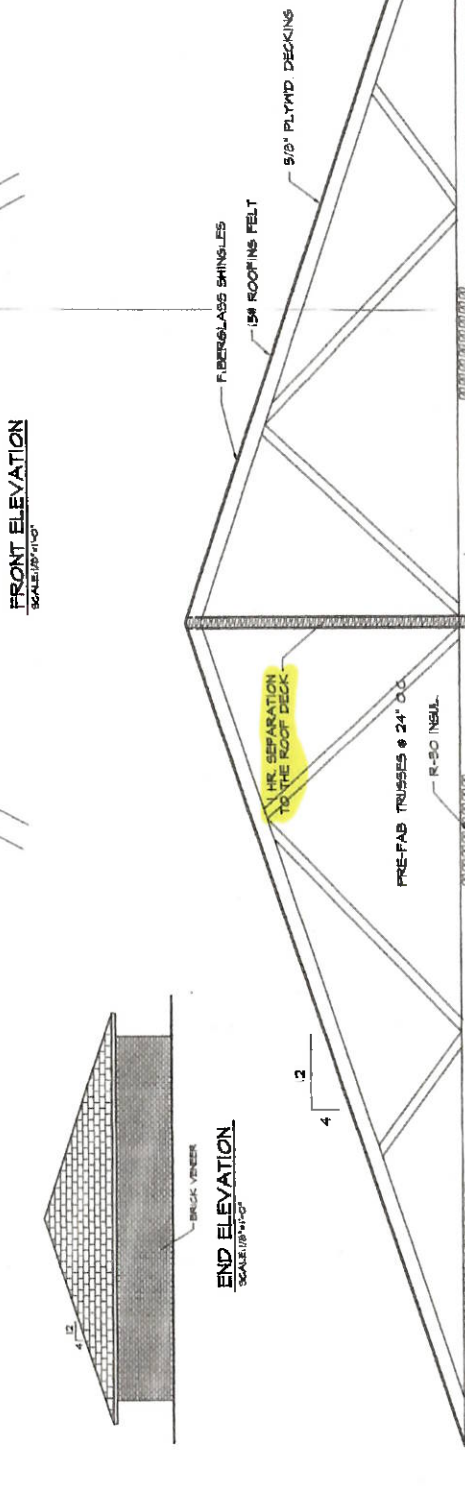
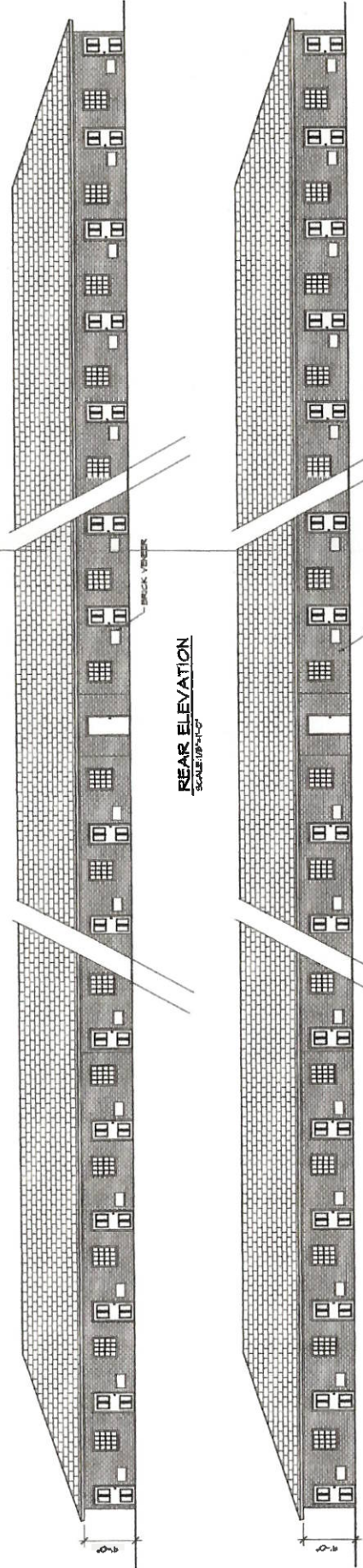
WASHINGTON ST. APTS.

DAVID LANE BEARD
ASSOCIATES, INC.

ONE A BRUNNEN DRIVE SUITE 100 MONROE, LOUISIANA 70131 (504) 388-1827
www.davidlanebeard.com

REVIEWED FOR
 STATE FIRE MARSHAL
 AS PER REVIEW LETTER
 BY: GHASSAN HADDAD

TYPICAL SECTION
 OF ELEVATIONS
 5
 4/1/2023

 Ghassan Haddad
 08/09/2023



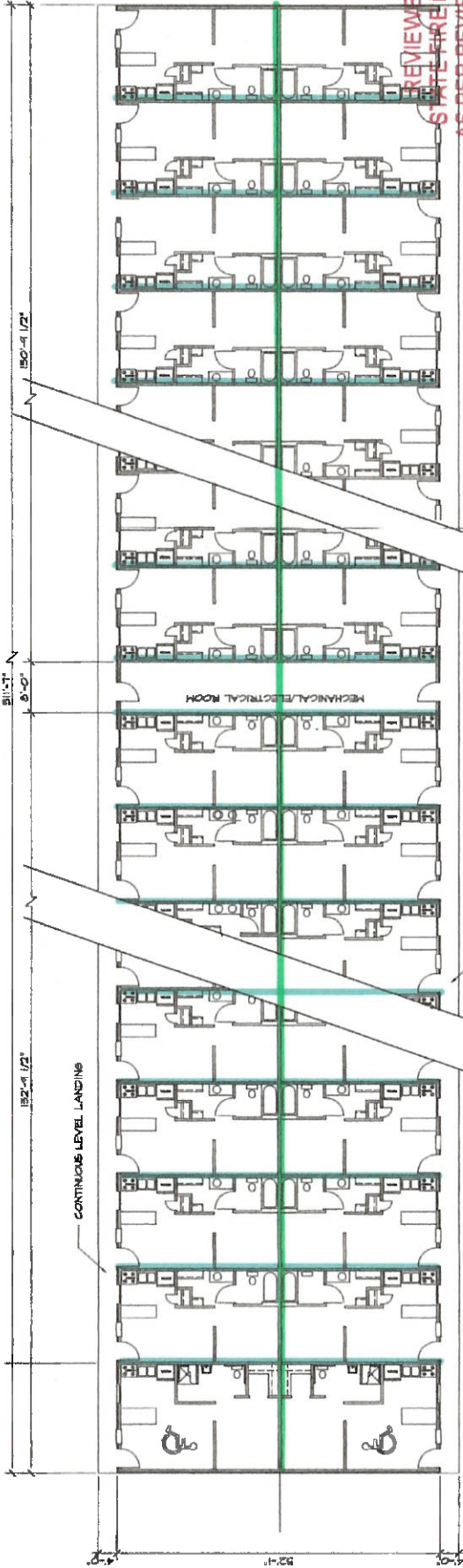
Approved for Other Construction Permits
 08/09/2023

TYPICAL SECTION
 SCALE: 1/8\"/>

DESIGN LOAD CRITERIA	
BUILDING CODE	2021 IBC
ROOF LIVE LOAD	20 PSF UNIFORM + 5 PSF POINT
FLOOR LIVE LOAD	40 PSF UNIFORM + 5 PSF POINT
WIND SPEED	150 MPH
SEISMIC DESIGN CATEGORY	II
SEISMIC DESIGN SPECTRA	AS PER IBC
WIND PRESSURE COEFFICIENT	AS PER IBC
WIND EXPOSURE	AS PER IBC
WIND HEIGHT	AS PER IBC
WIND DIRECTION	AS PER IBC
WIND CORNER	AS PER IBC
WIND REVISION	AS PER IBC

LIFE SAFETY CODE ANALYSIS	
BUILDING CRITERIA	NFA 501, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

IBC CODE ANALYSIS	
BUILDING CRITERIA	RESIDENTIAL BLDG HIGHER THAN 4 STORIES WITH EXISTING OCCUPANCY
BUILDING TYPE	RESIDENTIAL
MFR. ALPHABETIC AREA	AREA BY ROOM
MEANS OF EGRESS	AS PER IBC
MEANS OF EGRESS	AS PER IBC
MEANS OF EGRESS	AS PER IBC
MEANS OF EGRESS	AS PER IBC



REVIEWED FOR STATE FIRE MARSHAL AS PER REVIEW LETTER BY: GHASSAN HADDAD

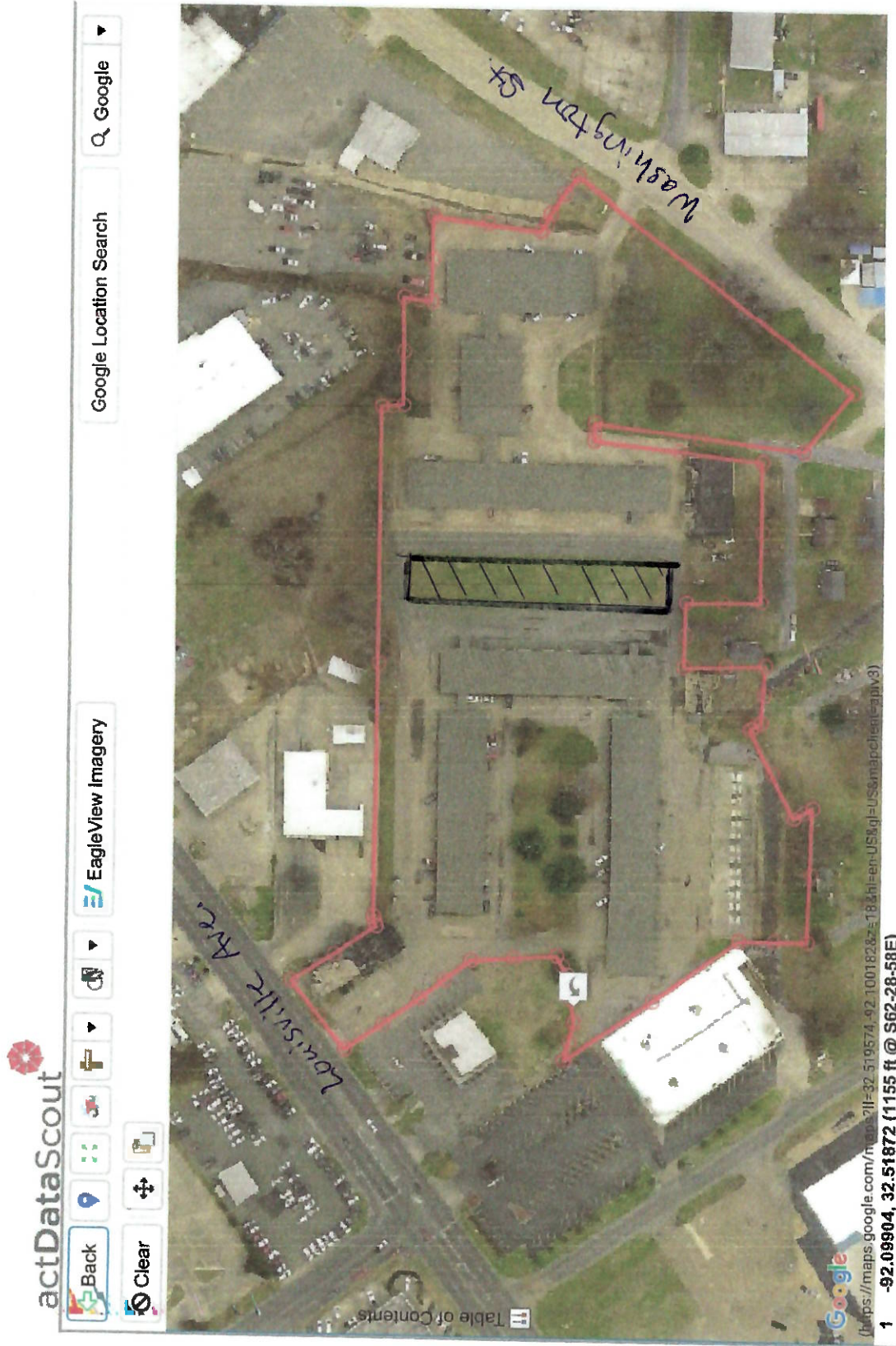
OVERALL PLAN

SCALE: AS SHOWN

DATE: 03/09/2023

PROJECT: WASHINGTON ST. APTS.

MONROE, LA.



**City of Monroe
Planning Commission**

CASE NO.: TAM 101-23
NAME OF APPLICANT: CITY OF MONROE/TOWER SELF STORAGE
ADDRESS OF PROPERTY: N/A
COUNCIL DISTRICT: 2

Request: A request to amend Chapter 37, Zoning, a Request to **amend** Chapter 37, Zoning, Article III, Use Districts, Section 37-37. Commercial Use Districts. Table 3.3 Commercial Districts Permitted and Conditional Uses, to add mini-warehouses, as a Conditional Use in the B-3 (General Business/Commercial) District.

Positive Influences: This will provide additional climate-controlled storage for area.

Adverse Influences:

Comments/

Recommendations: This is a request to amend Chapter 37, Zoning, Article III, Use Districts, Section 37-37 Commercial Use District, Table 3.3 Commercial Districts Permitted and Conditional Uses, to add mini-warehouse as a minor Conditional Use in the B-3 (General Business/Commercial) District.

Tower Self Storage has requested a text amendment to add mini-warehouses to the B-3 (General Business/Commercial) District. The owner is proposing to construct new climate-controlled buildings at 605 & 609 North 31st Street. These units will be located within the vicinity of approximately five (5) existing mini-warehouse businesses.

If this use is added to this district, staff recommends that it is added as a minor Conditional Use, as this use may not be appropriate in all B-3 (General Business/Commercial) District areas. The owner is unable to rezone the property to the property due to acreage restrictions.

Mini-warehouses have not been allowed in the B-3 (General Business/Commercial) District, since the 2013 Comprehensive Zoning Ordinance update. However, mini-warehouses are typically found and located in the general business/commercial areas such as the B-3 district.

AMEND:

Chapter 37 Zoning
Article III. Use Districts
Section 37-37

Mini warehouse: A structure that rents individual compartments for the purpose of storing personal property. Individual compartments shall not exceed three hundred fifty (350) square feet.

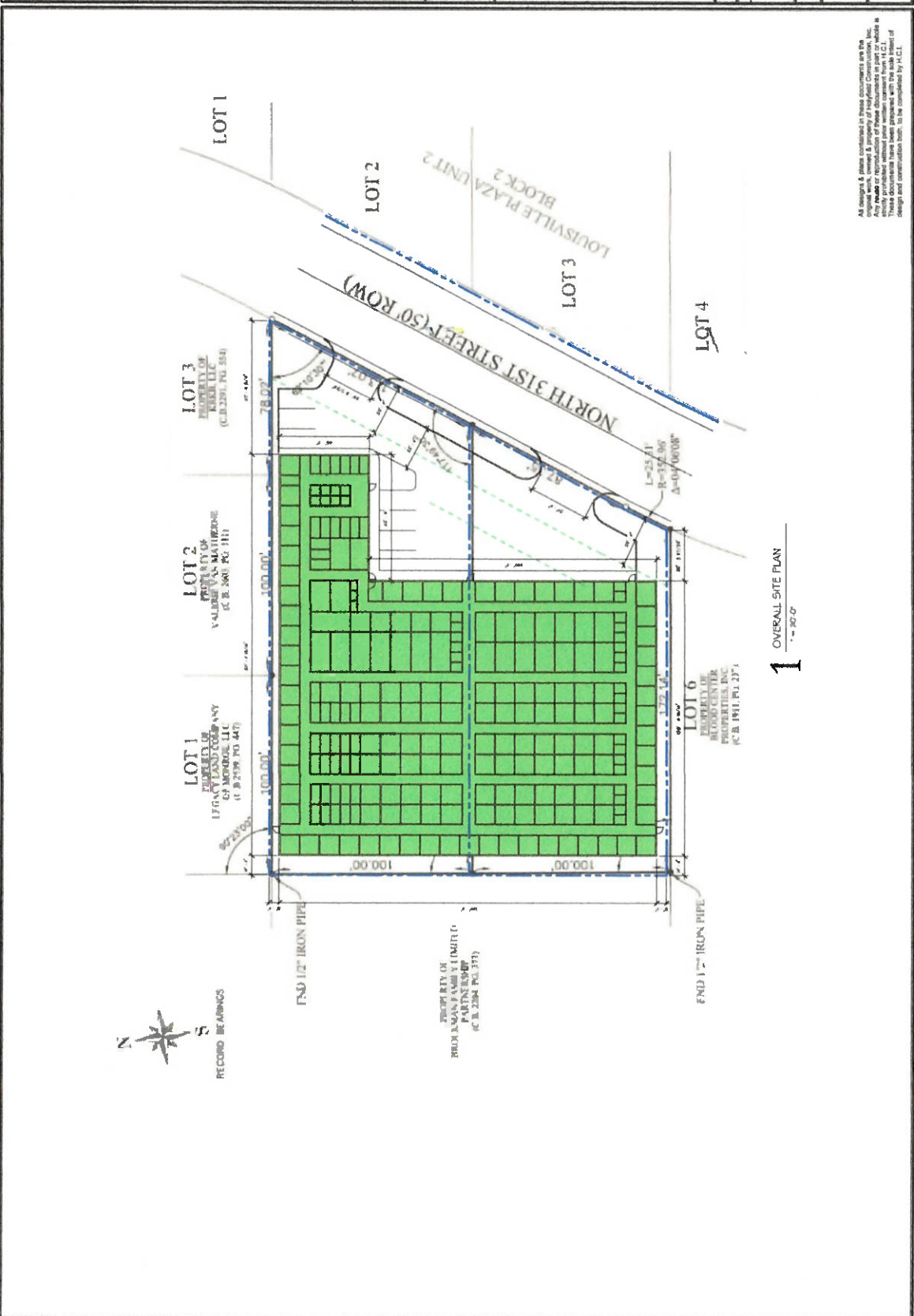
ADD:

ARTICLE III. USE DISTRICTS
SECTION 37-37 COMMERCIAL USE DISTRICTS

TABLE 3.3: COMMERCIAL DISTRICTS PERMITTED AND CONDITIONAL USES						
USES	DISTRICTS					USE STANDARDS
	B-1	B-2	B-3	CBD	B-4	
KENNEL		P	P		P	
LABORATORY			P	P	P	
LIBRARY	P	P	P	P	P	
MAINTENANCE/REPAIR SERVICES		P	P	P	P	
MANUFACTURED HOUSING SALES LOT					P	
MANUFACTURING, LIGHT						
MEDICAL/DENTAL CLINIC	P	P	P	P	P	
MICROBREWERY					C	
MINI-WAREHOUSE		C	Cm	Cm	P	
MUSEUM	P	P	P	P	P	
OFFICE	P	P	P	P	P	
OFF-PREMISE ADVERTISING SIGN		Cm	Cm	Cm	Cm	
PARK or PLAYGROUND	P	P	P	P	P	

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

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



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1 OVERALL SITE PLAN
1" = 30'-0"



RECORD BEARINGS

PROPERTY OF
BLOCK CENTER PROPERTIES, INC.
(C.B. 23284, P.L. 577)

END 12" IRON PIPE

END 12" IRON PIPE

LOT 1
PROPERTY OF
137 FACILITY LAND COMPANY
OF MONROE, LLC
(C.B. 23279, P.L. 447)

LOT 2
PROPERTY OF
VALERIE VAN MATTHEWSE
(C.B. 380, P.L. 111)

LOT 3
PROPERTY OF
HOUGHTON
(C.B. 23280, P.L. 584)

LOT 6
BLOCK CENTER
PROPERTIES, INC.
(C.B. 191, P.L. 277)

NORTH 31ST STREET (50' ROW)

LOUISVILLE PLAZA UNIT 2

LOT 1

LOT 2

LOT 3

LOT 4

Ouachita Parish

Assessor's Office

Stephanie Smith, Assessor



Date Created: 7/16/2023

Created By: actDataScout

1 inch = 204 feet

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