



MEMO

TO: Monroe Planning Commission Members
FROM: Mr. Hunt Neely, Chairman
DATE: October 29, 2022

The Regular Meeting of the Monroe Planning Commission will be held on **Monday, November 7, 2022, 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 September 12, 2022, minutes
Approval of May 4, 2022, minutes
Approval of July 6, 2020, minutes

PLANNING

XX Oliver Road – Resubdivision of a 1.64-acre tract of land, Lots 1, 2, 23, 24 & 25 of Square 1, Oak Park Addition to become Lots A & B of Alexander’s Resubdivision, located north of Redwood Drive, south of Forsythe Avenue, east of Oak Park Drive and west of Oliver Road. (S. E. Huey Co./Edgar Daniels)

PUBLIC HEARING

None

ZONING

None

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.: XX OLIVER ROAD (Alexander's Resubdivision)
NAME OF APPLICANT: Edgar Daniel/S. E. Huey Company
COUNCIL DISTRICT: 2

REQUEST: This is a request for a final subdivision plat review of the proposed resubdivision of Lots 1, 2, 23, 24, & 25 of Square 1 Oak Park, to become Lots 1 & 2 of Alexander's Resubdivision.

PURPOSE OF THE REQUEST: The applicant wishes to subdivide the property from five (5) to two (2) lots to separate the properties for business purposes.

SIZE OF PROPERTY: 1.64-acres

PRESENT ZONING: B-2 (Neighborhood Business) District

MOST NEARLY BOUNDED BY (STREETS): The property is located north of Redwood Drive, south of Forsythe Avenue, east of Oak Park Drive and west of Oliver Road.

SURROUNDING LAND USES: The surrounding land use consists of businesses to the north, east and west; single-family residences are located to the south.

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

POSITIVE INFLUENCES: The development will continue to operate as a commercial establishment and provide property taxes for the City of Monroe.

COMMENTS/ RECOMMENDATIONS: This is a resubdivision of Square 1 of Oak Park Addition, which consists of lots 1, 2, 23, 24 & 25 being 1.64 acres, will be described as Lots 1 & 2 of Alexander's Resubdivision.

Lot 1 will remain as a commercial establishment (Dream Car Wash). Lot 2 will remain vacant. This request will also clean up the interior lot lines within the properties.

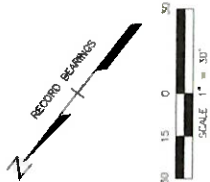
OPTIONS:

Approve the applicant's request as presented

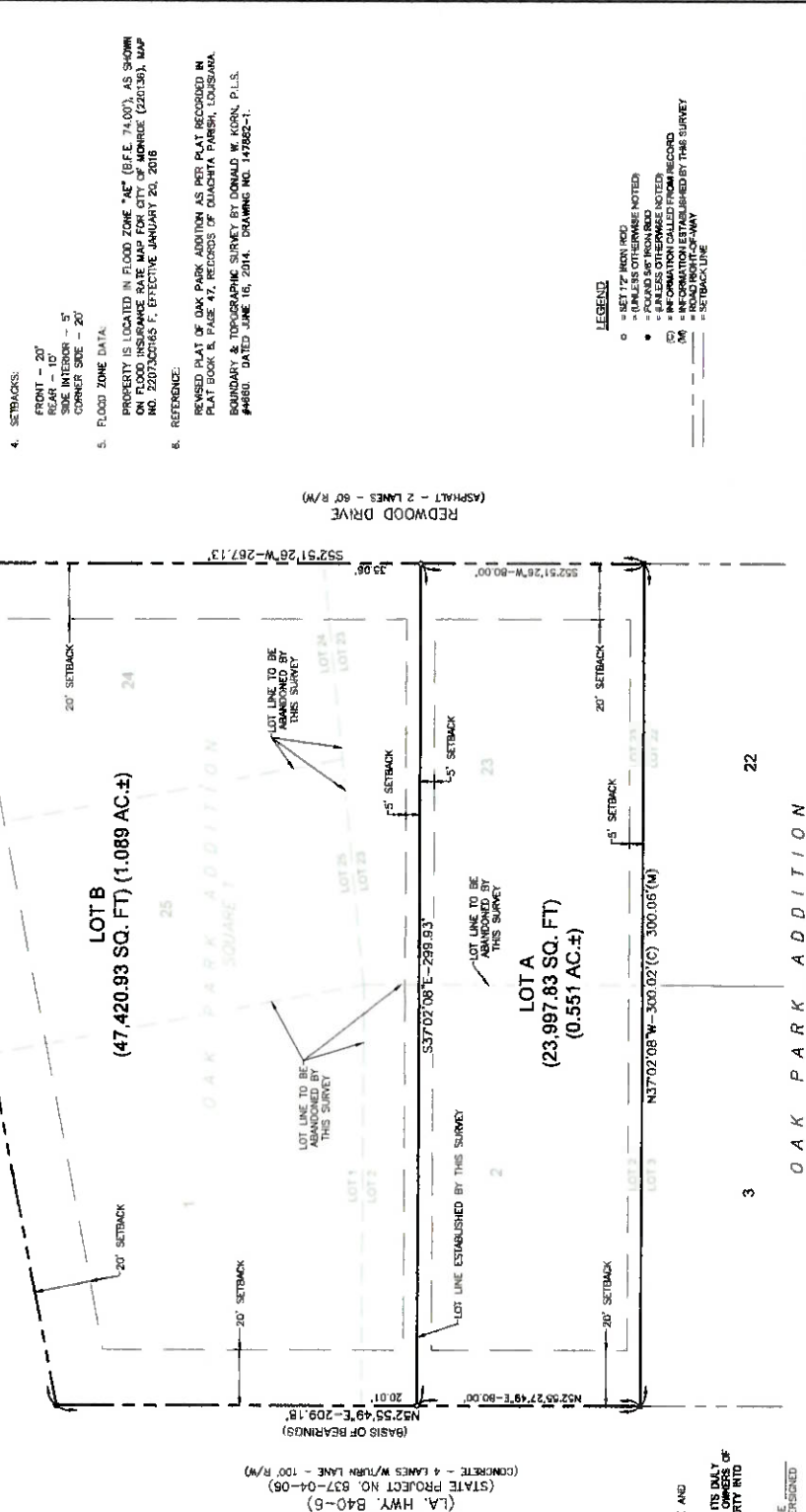
Approve the applicant's request with conditions.

Deny the applicant's request as presented.

**LAND DISTRICT NORTH OF RED RIVER
SECTION 67, T18N-R3E OF THE LOUISIANA MERIDIAN
OUACHITA PARISH, LOUISIANA**



- NOTES:**
1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE OPINION.
 2. SITE IS ZONED B-2 NEIGHBORHOOD BUSINESS DISTRICT
 3. REQUIREMENTS:
 - LANDSCAPING - REQUIRED
 - SETBACK RESTRICTIONS - 35'
 - PARKING RESTRICTIONS - 1 HANDICAP PER 200 REGULAR
 4. SETBACKS:
 - FRONT - 20'
 - REAR - 10'
 - SIDE INTERIOR - 5'
 - CORNER SIDE - 20'
 5. FLOOD ZONE DATA:
 - PROPERTY IS LOCATED IN FLOOD ZONE "AE" (B.F.E. 74.00'), AS SHOWN ON FLOOD INSURANCE RATE MAP FOR CITY OF MONROE (220136), MAP NO. 220730065 F, EFFECTIVE JANUARY 20, 2018
 6. REFERENCE:
 - REVISED PLAT OF OAK PARK ADDITION AS PER PLAT RECORDED IN PLAT BOOK 8, PAGE 47, RECORDS OF OUACHITA PARISH, LOUISIANA.
 - BOUNDARY & TOPOGRAPHIC SURVEY BY DONALD W. KORN, P.L.S. #4680, DATED JUNE 16, 2014, DRAWING NO. 141862-1.



BRENT ALEXANDER
ALEXANDER'S RESUBDIVISION
OF LOTS 1, 2, 23, 24 & 25 OF
SQUARE 1
REVISED PLAT OF
OAK PARK ADDITION
SITUATED IN
SECTION 67, T18N-R3E
OUACHITA PARISH, LOUISIANA

S. E. Huey Co.
Engineering - Architecture - Surveying
1111 S. 9th St. • MONROE, LA 70001 • PH: 337-335-7174

DATE: 07-27-22
DRAWN BY: JLF
CHECKED BY: JLF
PLANNING NO. 22047-1

SUBJECT'S CERTIFICATE

I, CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME AND CONFORMS TO THE REQUIREMENTS FOR THE STANDARDS OF PRACTICE FOR SURVEYING AS SET FORTH IN THE RELEVANT ADMINISTRATIVE CODE TITLE 46 C.L.S. CHAPTER 29 FOR A CLASS B SURVEY.

Daniel L. Edgler
DANIEL L. EDGLER
Registered Louisiana Professional
Land Surveyor No. 5150

FORSYTHE AVENUE
(LA. HWY. 840-6)
(STATE PROJECT NO. 837-04-06)
(CONCRETE - 4 LANES W/TURN LANE - 100' R/W)

(BASIS OF BEARINGS)
N22°55'49\"/>

APPROVED:

ENGINEER
CITY OF MONROE, LOUISIANA

PLANNING COMMISSION CHAIRMAN
CITY OF MONROE, LOUISIANA

DEDICATION

STATE OF LOUISIANA
PARISH OF OUACHITA

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

DREAMWASH, LLC HEREBY REPRESENTED BY BRENT C. ALEXANDER, ITS DAILY AUTHORIZED REPRESENTATIVE, WHO DECLARED THAT THEY ARE THE OWNERS OF THE PROPERTY DESCRIBED IN THE ABOVE PLAT AND HAVE SUBMITTED THE PROPERTY INTO THE LOTS AS SHOWN HEREON.

THIS WAS DONE AND SIGNED AT MONROE, LOUISIANA, ON THIS THE _____ DAY OF _____ 2022, IN THE PRESENCE OF THE UNDERSIGNED COMPETENT WITNESSES AND ME, SAID NOTARY PUBLIC.

WITNESSES:
DREAMWASH, LLC

BY: BRENT C. ALEXANDER
CERTIFYING OFFICIAL

PRINT NAME _____
PRINT NAME _____
PRINT NAME _____

NOTARY PUBLIC _____

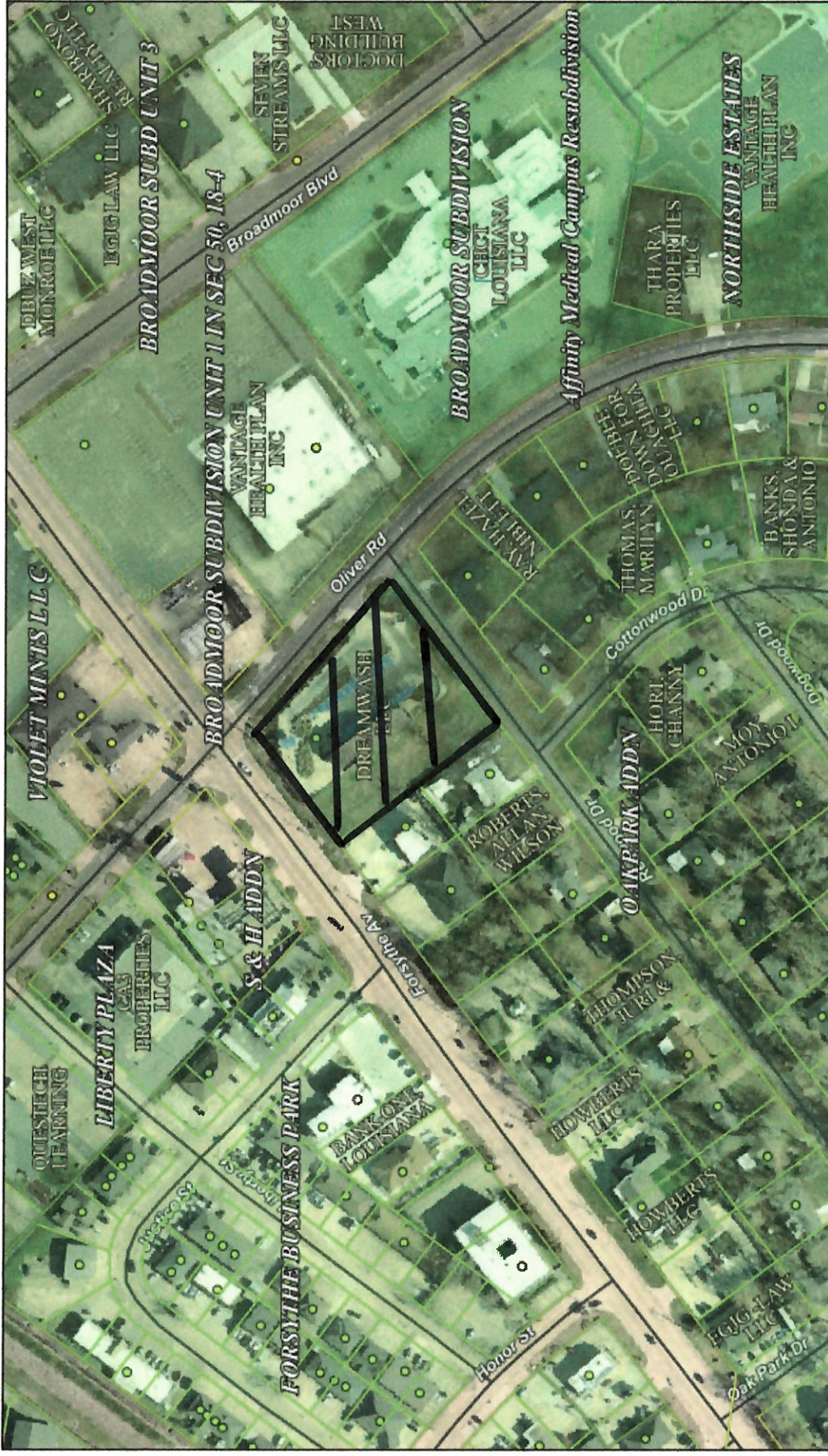
LEGEND

- = SET 12\"/>

Ouachita Parish

Assessor's Office

Stephanie Smith, Assessor



Date Created: 11/1/2022

Created By: actDataScout

1 inch = 207 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.

Powered By
actDataScout

www.actDataScout.com

via DataScout OneMap