



MEMO

TO: Monroe Planning Commission Members
FROM: Mr. Hunt Neely, Chairman
DATE: September 2, 2022

The *Special Meeting* of the Monroe Planning Commission will be held on **Monday, September 12, 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

None

PLANNING

XI Grayling Bend – Resubdivision of a 16.595-acre tract of land, Lot 1 & 2 Broyles Warehouse, LLC, located at 2019 Jackson Street. Property is located north of Hippolyte Avenue, south of Plum Street, east of Jackson Street and west of the Union Pacific Railroad (Bole’s Shafto, LLC)

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.: XI GRAYLING BEND (BROYLE'S WAREHOUSE
DIVISION) FINAL PLAT REVIEW
NAME OF APPLICANT: BOLE'S SHAFTO, LLC
ADDRESS: 2019 JACKSON STREET
COUNCIL DISTRICT: 4

REQUEST: This is a request for a FINAL plat resubdivision of a lot in Ouachita Cotton Mills 1st Addition, acreage being 16.595 acres to be resubdivided into Lot 1 (9.203 acres) and Lot 2 (7.391 acres) of the Broyle's Warehouse, LLC.

SIZE OF PROPERTY: 16.595 acres (more or less)

PRESENT ZONING: I-2 (Heavy Industrial) District

MOST NEARLY BOUNDED BY (STREETS): North of the Hippolyte Avenue, south of Plum Street, east of Jackson Street and west of the Union Pacific Railroad

SURROUNDING LAND USES: Surrounding land use consists of commercial to the north, residential to the south, Monroe Fire Dept. and Barkdull Faulk Elementary to the west.

ADVERSE INFLUENCES: N/A

POSITIVE INFLUENCES: Increase in property taxes

COMMENTS/ RECOMMENDATIONS: The applicant is requesting the resubdivision of one (1) lot into two (2) parcels. The adjacent property owner will be acquiring the northern parcel and existing owner will retain the southern parcel. This partition into two (2) parcels will not result in any new construction, streets, or dedication of rights-of-way.

The overall tract contains a metal building on a concrete slab that has been used as a warehouse. There is concrete parking along the west of the building with driveways that access the truck docs along the front of the overall

XI Grayling Bend
Broyle's Warehouse, LLC Resubdivision

railroad spur that comes off of the Union Pacific Railroad and access the rear of the overall warehouse building.

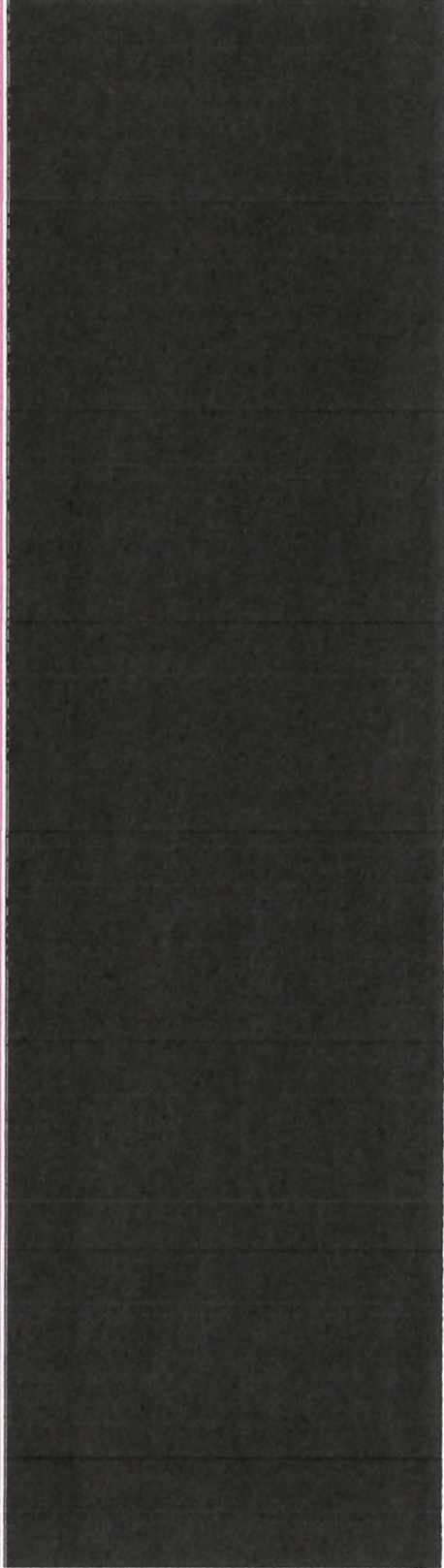
OPTIONS:

Approve the applicant's request for the FINAL plat resubdivision for the proposed Broyle's Warehouse, LLC Resubdivision as presented.

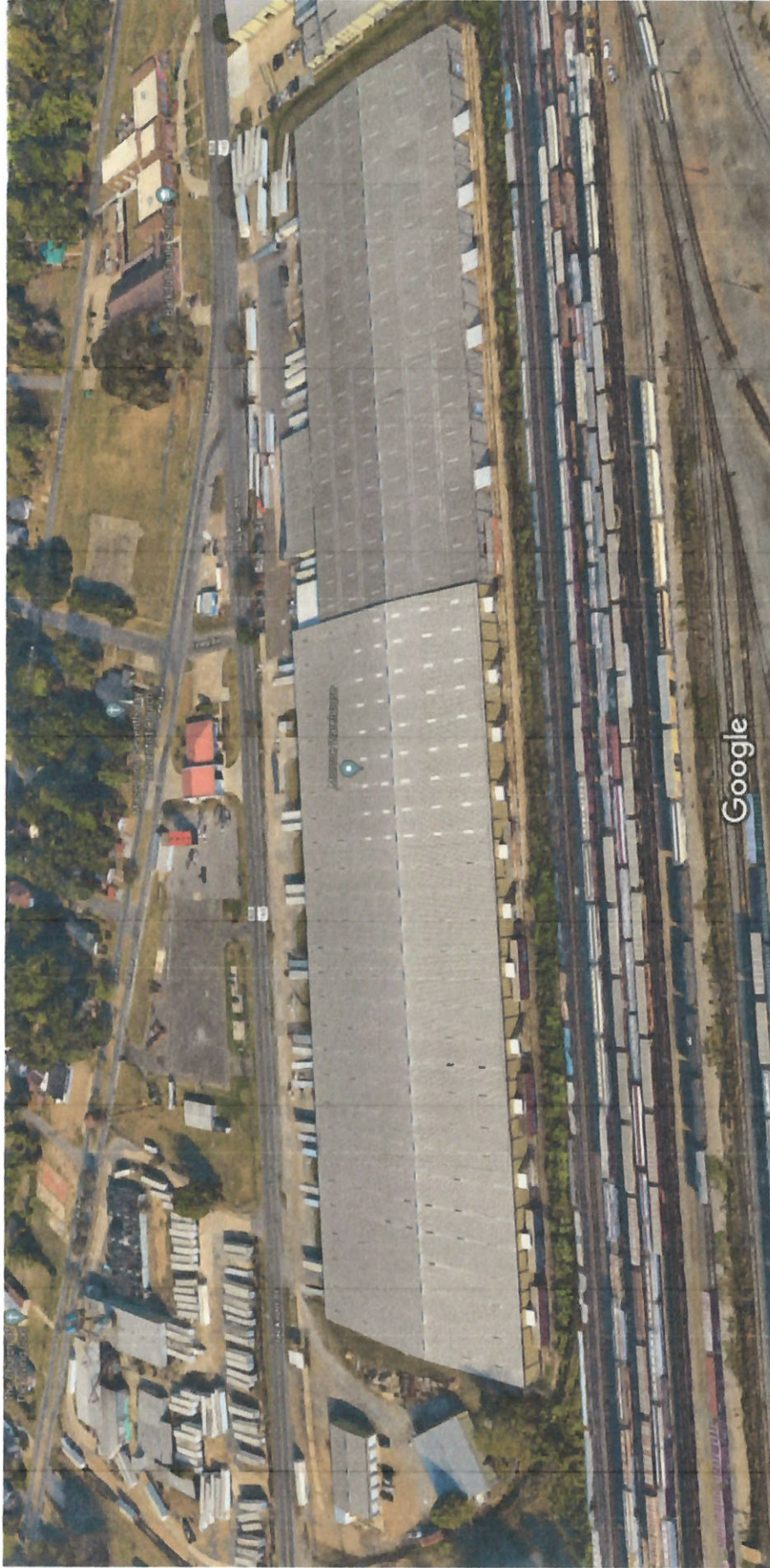
Deny the applicant's request for the FINAL plat resubdivision for the proposed Broyle's Warehouse, LLC Resubdivision as presented.



Front



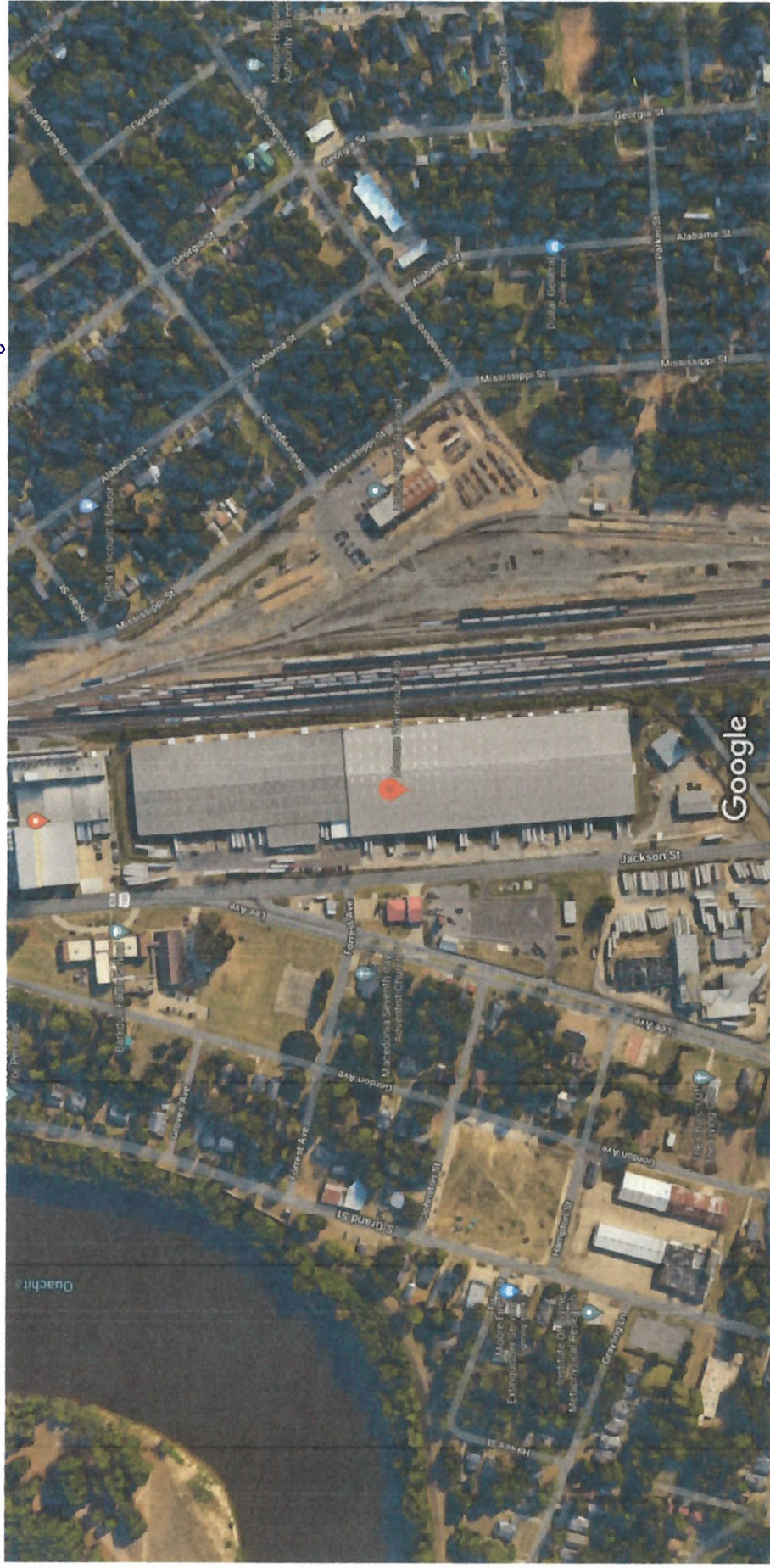
Rear



Imagery ©2022 Google, Imagery ©2022 CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO, Map data ©2022 100 ft

Google Maps Monroe Warehouse Co

Desired



Imagery ©2022 Google, Imagery ©2022 CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO, Map data ©2022 200 ft