



**MEMO**

**TO:** Monroe Planning Commission Members  
**FROM:** Mr. Hunt Neely, Chairman  
**DATE:** March 8, 2024

The SPECIAL meeting of the Monroe Planning Commission will be held on **Monday, March 18, 2024, 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**

**X GARRETT ROAD: Lazenby & Associates** – Request for resubdivision of a 26.29 acre tract of land from 1 to 3 lots for the Resubdivision of Lots 1 & 4 of the Sam’s Club I-20 East Resubdivision, located at 5200 Frontage Road.

**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.

CASE NO.: X Garrett Road (Sam's Club I-20 East Resubdivision)

APPLICANT: Lazenby & Assocs.

SITE ADDRESS: 5200 Frontage Road

COUNCIL DISTRICT: 3

REQUEST: This is a request for a final resubdivision plat to review a proposed resubdivision of Lots 1 and 4 of the Sam's Club I-20 East Resubdivision at the above-mentioned address.

PURPOSE OF REQUEST: The purpose of the request is to allow the applicant to resubdivide this land in order to build three (3) new hotels.

SIZE OF PROPERTY: 26.29-acres, more or less

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

LAND USE: Vacant Land

MOST NEARLY BOUNDED BY: To the north by Garrett Road; to the east by Fontana Road; to the south by I-20; to the west by and bounded by Garrett Road

SURROUNDING LAND USE: The surrounding land use consists of I-20 & the Monroe Airport property to the north; vacant land to the south; Sam's Wholesale to the east; Pecanland Mall and Lowe's to the west.

ADVERSE INFLUENCES: Development will increase traffic in the area.

POSITIVE INFLUENCES: Development will increase the sales and property tax revenues for the City.

COMPREHENSIVE  
PLAN:

The Future Land Use map shows this area as a more intense highway commercial mixed-use. The B-3 (General Business/Commercial) District will allow for office/commercial, and retail uses for development.

LETTERS OR  
CONCERNS  
STATED:

The Planning and Zoning Division has not received any letters or verbal comments with regard to this application at the time of this report.

COMMENTS/  
RECOMMENDA-

The applicant is requesting the resubdivision of a 26.29-acre tract of land, more or less, for the development of three (3) new hotel buildings. There are three (3) proposed lots. The proposed lots range in size from 14.245 acres (Lot 1A), 4.208 acres (Lot 4A) and 7.840 acres (Lot 5).

At the time of this report, the property does not front a public or private street. The Board of Adjustments will be reviewing a variance on March 18, 2024 to allow for the applicant to develop onto a private driveway connected to a public street through a permanent access agreement in lieu of direct frontage on a public or private roadway.

Assuming the variance is granted, the plat will have a dedicated access/driveway for each proposed subdivided tract. Access for emergency services and any other customary access will be provided.

Approval is contingent upon the variance request.

Utility reviews will be ready by meeting time.

The flood zone designation of the proposed resubdivision is the "X" flood zone. A Drainage Impact Statement will need to be submitted to the Engineering Department for review before the land can be developed.

The proposed lots will meet the new subdivision regulations.

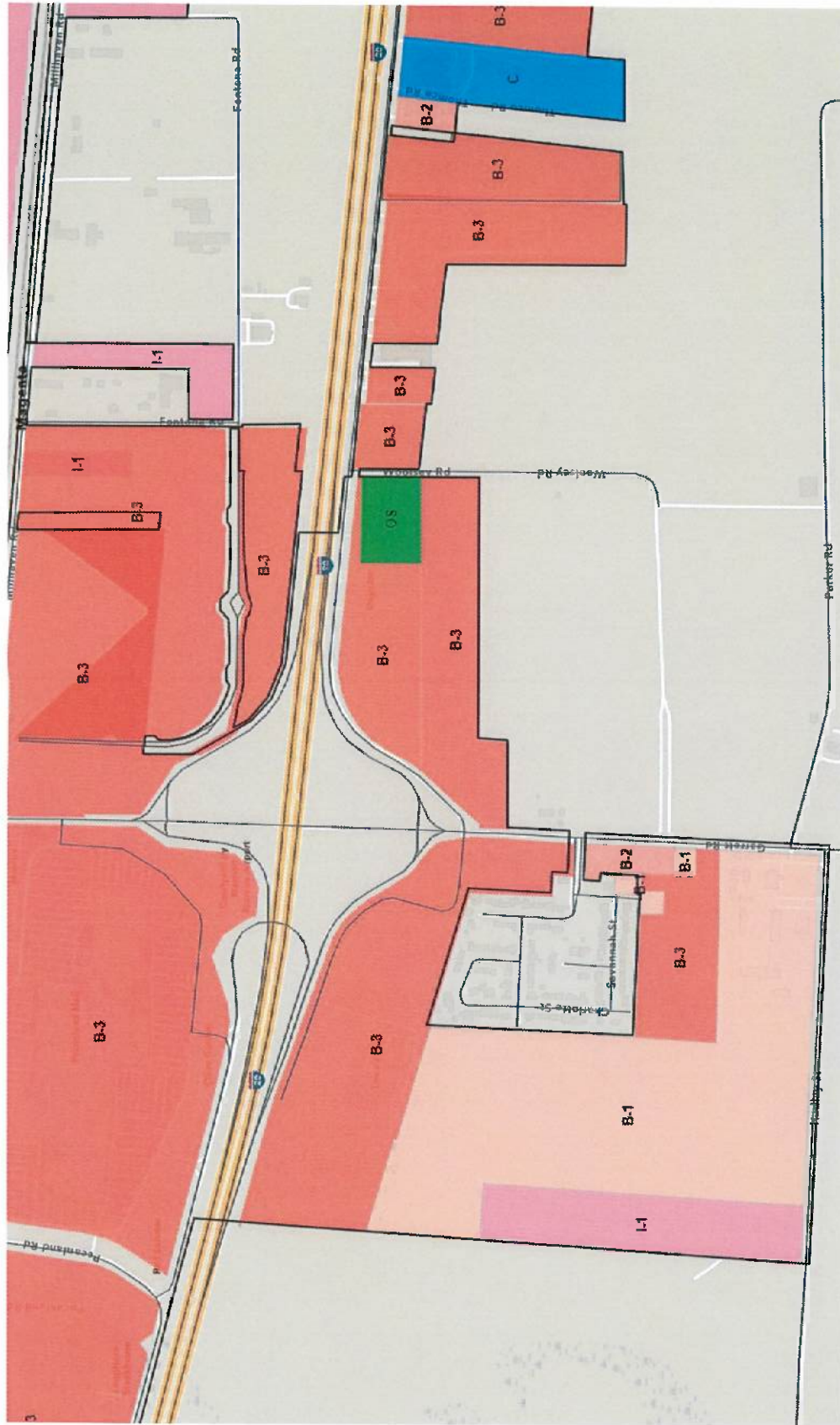
OPTIONS:

Approve the applicant's request for a final resubdivision of Lots 1 & 4 Resubdivision of the Sam's Club I-20 East Resubdivision, as presented.

Deny the applicant's request for a final resubdivision of Lots 1 & 4  
Resubdivision of the Sam's Club I-20 East Resubdivision, as  
presented.



**IMAGE OF SITE AND SITE LOCATION**



5200 FRONTAGE ROAD



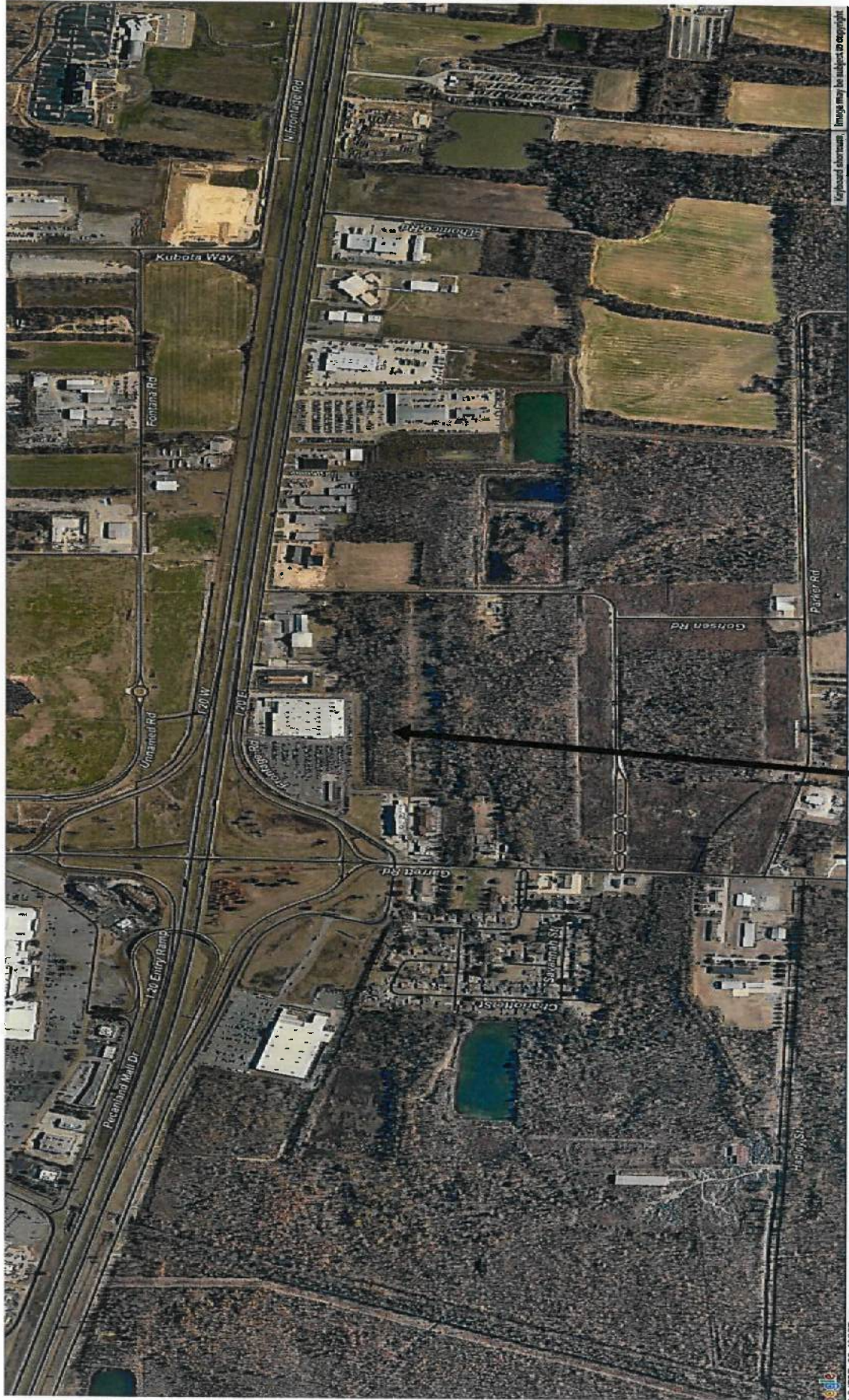
**IMAGE OF THE SITE**



5200 FRONTAGE ROAD



**IMAGE SHOWING AN AERIAL OF THE SITE**



**5200 FRONTAGE ROAD**