



MEMO

TO: Monroe Planning Commission Members
FROM: Mr. Hunt Neely, Chairman
DATE: October 25, 2024

The regular meeting of the Monroe Planning Commission will be held on **Monday, November 4, 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

REV 104-24: Revocation of a portion of a 14' x 322' alley located between North 3rd and North 4th Streets – **Bosley Investments**

PUBLIC HEARING

None

ZONING

CUP 115-24 (Major): **Brad Warren, CPA APAC** – Request to allow the sale of alcohol for off-premises consumption – 1801 Martin L. King, Jr. Drive

CUP 116-24 (Major): **D & H Monroe, LLC** – Request to allow the sale of alcohol for off-premises consumption – 6010 DeSiard Street/104 Kansas Lane

CUP 117-24 (Major): **Holyfield Construction/Forrest Fife** – Request to allow the sale of alcohol for off-premises consumption – 2252 Tower Drive, Ste. 103

PUBLIC HEARING

MA 103-24: Zoning Map Amendment to zone a 5.47-acre tract of land, from the R-4 (High Density Multi-Family Residential) District to the B-4 (Heavy Commercial) District. The property is located at 4300 Loop Road (old Piney Grove Church) – **Crest Construction**

OTHER BUSINESS

None

CITIZEN PARTICIPATION

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

**City of Monroe
Planning Commission**

CASE NO.: REV 104-24
NAME OF APPLICANT: **Bosley Investments**
ADDRESS OF PROPERTY: Revocation of a portion of an alley between North 3rd & North 4th Streets
COUNCIL DISTRICT: 4

REQUEST: This is a request to revoke a portion of an alley between North 3rd Street and North 4th Street, to allow True Releaf to acquire additional use of the existing alley.

PURPOSE OF REQUEST: The purpose of this request is to revoke an approximately 14' wide by 130' long portion of an existing alley. The remaining portion of the alleyway will remain as a public alleyway. The alleyway lies between North 3rd and North 4th Streets.

SIZE OF PROPERTY: The approximate size of the alley portion to be revoked is 14' wide x 130' long (approximately) or 0.04-acre tract of land, which is currently being used as public alleyway.

PRESENT ZONING: N/A

PRESENT USE: Public alleyway

MOST NEARLY BOUNDED BY (STREETS): North of Pine Street, south of Arkansas Avenue, east of North 3rd Street and west of North 4th Street.

SURROUNDING LAND USES: The surrounding land use consists of businesses in all directions with apartments to the southwest of the property.

ADVERSE INFLUENCES: N/A

POSITIVE INFLUENCES: The property owners would gain additional land. If the alley is revoked, additional fencing will be provided for the existing business. Revoking this alley will limit access to the western part of the block.

**COMMENTS/
RECOMMENDATIONS:**

The applicant wishes to specifically revoke a portion of the alley to fence in and utilize it for the existing business (True Releaf). If the property is revoked approximately 7' of the alley will revert to the property owners on the north and south side of the alley.

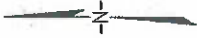
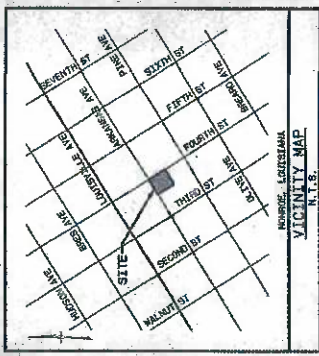
Utility reviews will be available by meeting time.

Plat is available for review.

OPTIONS:

1. Approve the revocation of a portion of an alley located between North 3rd and North 4th Streets.
2. Deny the revocation of a portion of an alley located between North 3rd and North 4th Streets.

SECTION 60, TOWNSHIP 18 NORTH, RANGE 5 EAST
 LAND DISTRICT NORTH OF RED RIVER
 OUCHITA PARISH, LOUISIANA



LEGEND

- FOUND MONUMENTATION
- SET 5/8" REBAR
- RIGHT-OF-WAY LINE
- POINT OF BEGINNING
- PROPOSED REVOCATION OF A PORTION OF A 14 FOOT ALLEY IN SQUARE 53
- P.O.B.

CERTIFICATION

I, Thomas A. Semmes, Jr., a Registered Professional Land Surveyor in the State of Louisiana, do hereby certify that the foregoing plat was prepared by me in accordance with the Standards of Practice for Property Boundary Surveys as established by the State Board of Registration for Professional Land Surveyors, and that the same are a true and correct representation of that survey.

Thomas A. Semmes, Jr.
 P.L.S. No. 4795
 West Monroe, Louisiana 74384



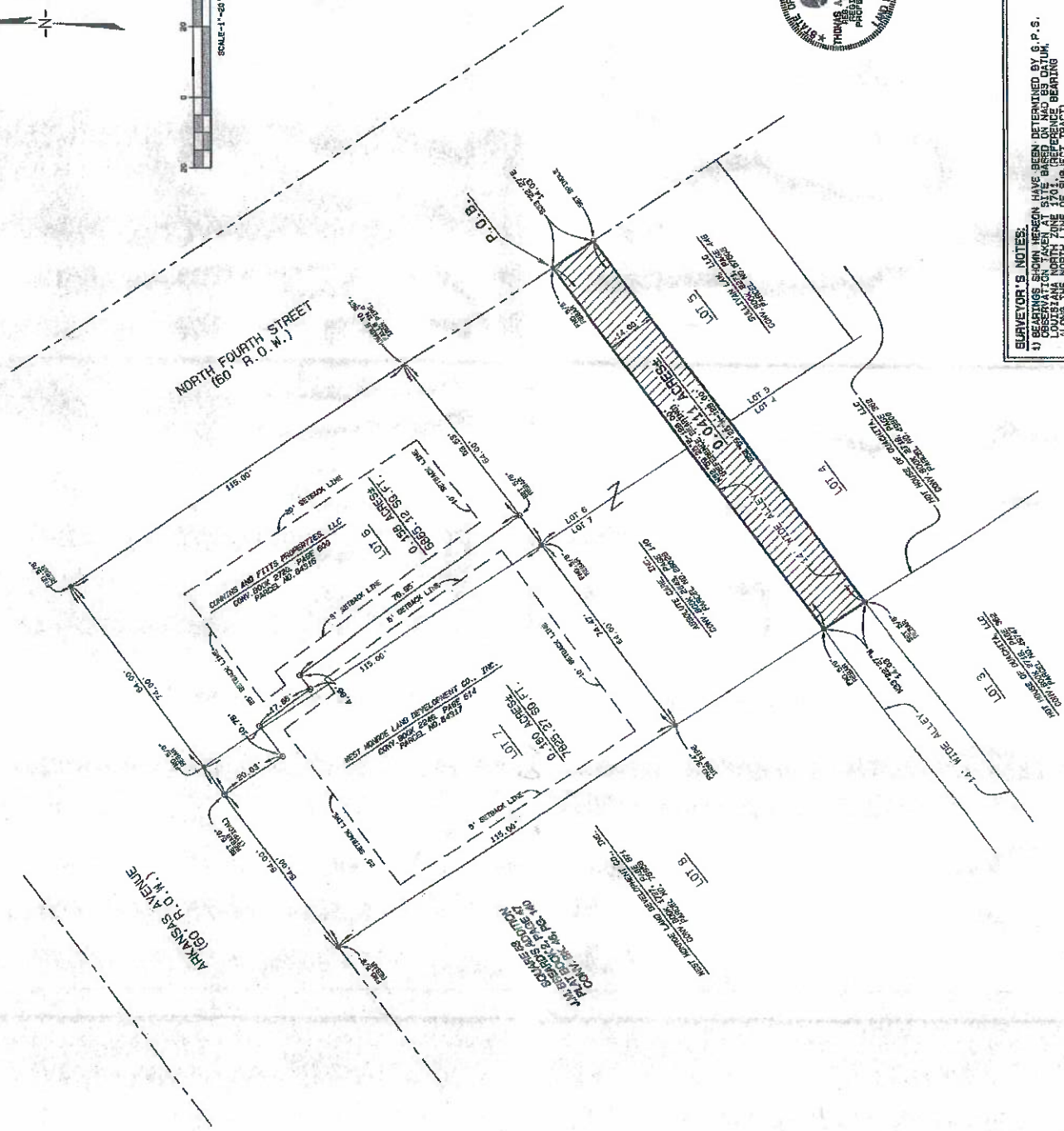
PROPOSED REVOCATION OF A PORTION OF A 14 FOOT ALLEY BETWEEN LOTS 4, 5, 6 & 7, BLOCK 53, J.M. BREARD'S ADDITION SITUATED IN SECTION 60, TOWNSHIP 18 NORTH, RANGE 5 EAST LAND DISTRICT NORTH OF RED RIVER OUCHITA PARISH, LOUISIANA

TOMMY SEMMES, JR.
 PROFESSIONAL LAND SURVEYING CO., INC.
 P.O. BOX 2453, WEST MONROE, LOUISIANA, 70084

CHECKED: T.A.S. DATE: 10/26/2024 SCALE: 1" = 60'
 JOB NO. CONTACT: MARCUS BOSLEY

SURVEYOR'S NOTES:

- 1) REBAR SETTING POINTS HAVE BEEN RETRIEVED BY J.P.S. ON 10/26/2024. THE REBAR IS SET ON HARD LIME CEMENT IN THE NORTH LINE OF SUBJECT TRACT.
- 2) RESEARCH FOR RIGHTS-OF-WAYS, EASEMENTS & SERVITUDES WAS NOT PERFORMED. THE SURVEYOR MAKES NO WARRANTY AS TO THE ACCURACY OF THE SERVITUDES THAT EFFECT THIS PARCEL, ARE SHOWN ON THIS PLAT.

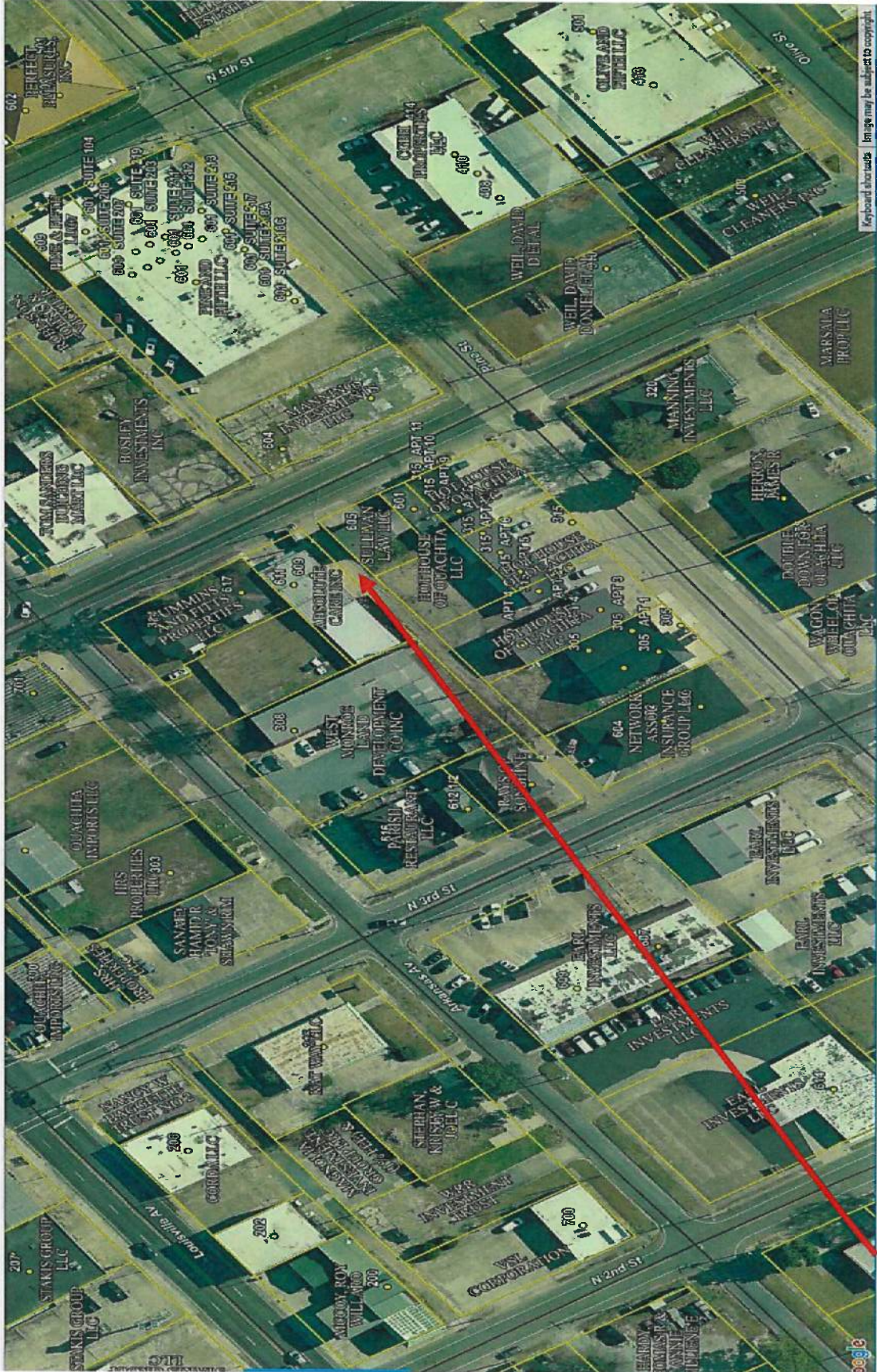




Bosley Investments

Alley revocation between N 3rd & N 4th Streets





Bosley Investments

Alley revocation between N 3rd & n 4th Streets

**City of Monroe
Planning Commission**

CASE NO.: CUP 115-24
NAME OF APPLICANT: BRAD WARREN, CPA APAC
ADDRESS OF PROPERTY: 1801 Martin L. King, Jr. Drive
COUNCIL DISTRICT: 5

REQUEST: A **Major** Conditional Use Permit (CUP) to allow the sale of alcohol for consumption off-premises, in the B-3 (General Business/Commercial) District. The property is located at 1801 Martin L. King, Jr. Drive.

PURPOSE OF REQUEST: The purpose of the request is to allow the applicant to sell alcohol for consumption off-premises (daquiri's through the drive-thru) for a new restaurant.

SIZE OF PROPERTY: 0.587-acres (more or less)

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

PRESENT USE: Vacant car wash building

MOST NEARLY BOUNDED BY (STREETS): North of Hadley Street, south of Ruffin Drive, and east of Martin L. King, Jr. Drive

SURROUNDING LAND USES: The surrounding land use consists of restaurants, to the north and east, commercial business to the east and a rehabilitative care center to the south

ADVERSE INFLUENCES: Increase in traffic for the area.

POSITIVE INFLUENCES: Increase retail sales taxes for the City.

**COMMENTS/
RECOMMENDATIONS:** The applicant is requesting permission to sell alcoholic beverages for consumption off-premises and daquiris to-go for a proposed new tobacco and alcohol store, with a drive-thru window. The site will be constructed to meet the minimum building requirements of the Comprehensive Zoning Ordinance.

The applicant must obtain a certificate of occupancy and occupational 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 follow the guidelines for said request. The future land use for this area is geared towards highway commercial mixed-use, which accommodates office/commercial and retail uses.

OPTIONS:

Approve the applicant's request as presented.

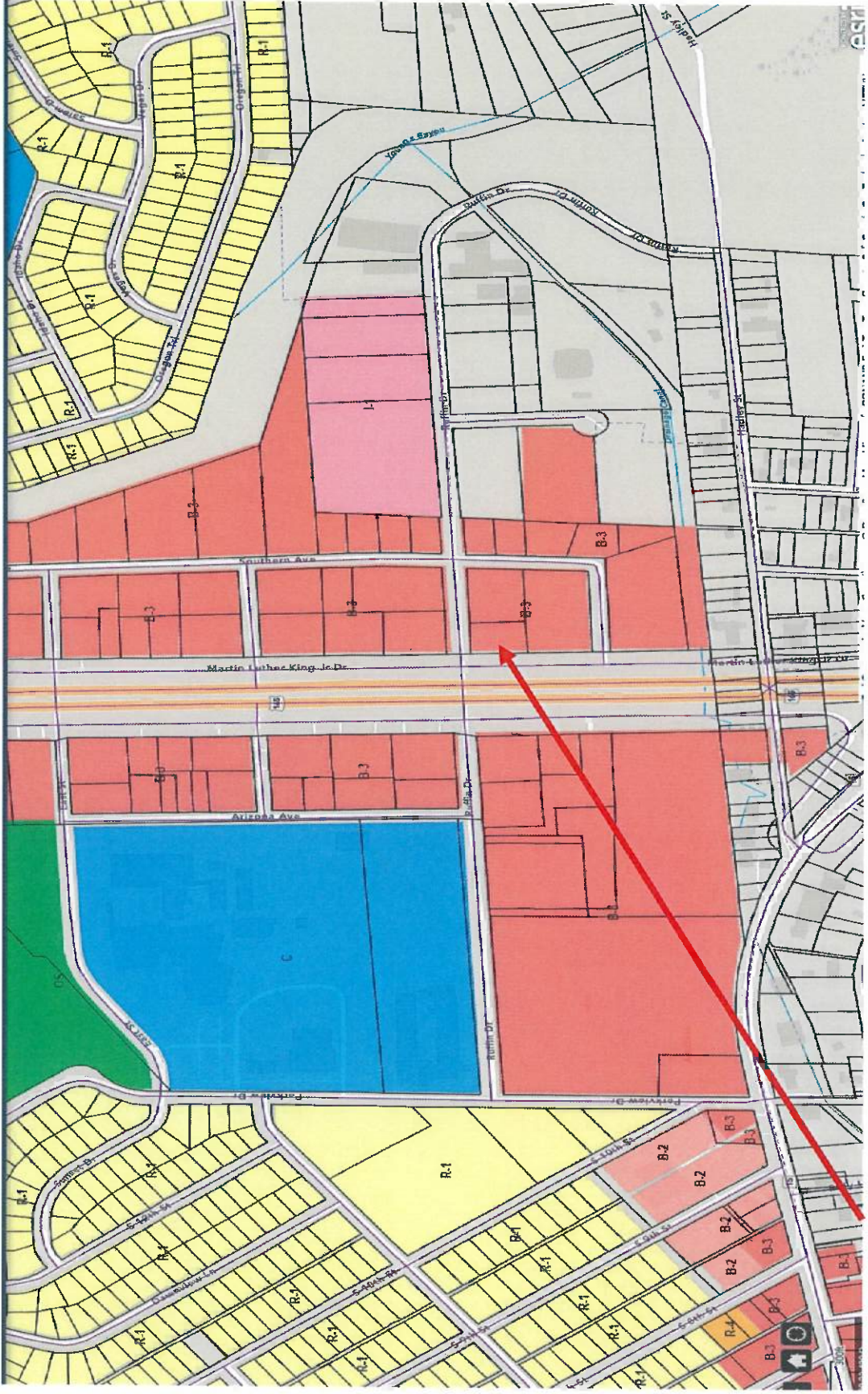
Approve the applicant's request with conditions.

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.



Brad Warren, CPA APAC
1801 Martin L. King, Jr. Drive



← 1801 Martin Luther King Junior Q X

1800 Accent Dr
 Monroe, Louisiana
 Google Street View
 Jun 2024 See more dates



Google



Brad Warren, CPA APAC
1801 Martin L. King, Jr. Drive

**City of Monroe
Planning Commission**

CASE NO.: CUP 116-24
NAME OF APPLICANT: D & H Monroe, LLC
ADDRESS OF PROPERTY: 6010 DeSiard Street/104 Kansas Lane
COUNCIL DISTRICT: 4

REQUEST: A Major Conditional Use Permit (CUP) to allow the sale of alcohol for consumption off-premises, in the B-2 (Neighborhood Business) District. The property is located at 6010 DeSiard Street/104 Kansas Lane.

PURPOSE OF REQUEST: The purpose of the request is to allow the applicant to sell alcohol for consumption off-premises for a new convenience store/gas station.

SIZE OF PROPERTY: 0.93-acres (more or less)

PRESENT ZONING: B-2 (Neighborhood Business) District

PRESENT USE: Vacant land

MOST NEARLY BOUNDED BY (STREETS): North of Blanks Avenue, south of DeSiard Street, east of Arlington Drive and west of Kansas Lane.

SURROUNDING LAND USES: The surrounding land use consists of mini-warehouses to the west, apartments to the north and the LA Baptist Children's Home to the east.

ADVERSE INFLUENCES: Increase in traffic for the area.

POSITIVE INFLUENCES: Increase retail sales taxes for the City.

**COMMENTS/
RECOMMENDATIONS:** The applicant is requesting permission to sell alcohol for consumption off-premises for a new convenience store/gas station. The site will be constructed to meet the minimum building requirements of the Comprehensive Zoning Ordinance.

The applicant must obtain a certificate of occupancy and occupational 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 follow the guidelines for said request. The future land use for this area is geared towards high-density residential, which accommodates new residential areas east of the airport.

OPTIONS:

Approve the applicant's request as presented.

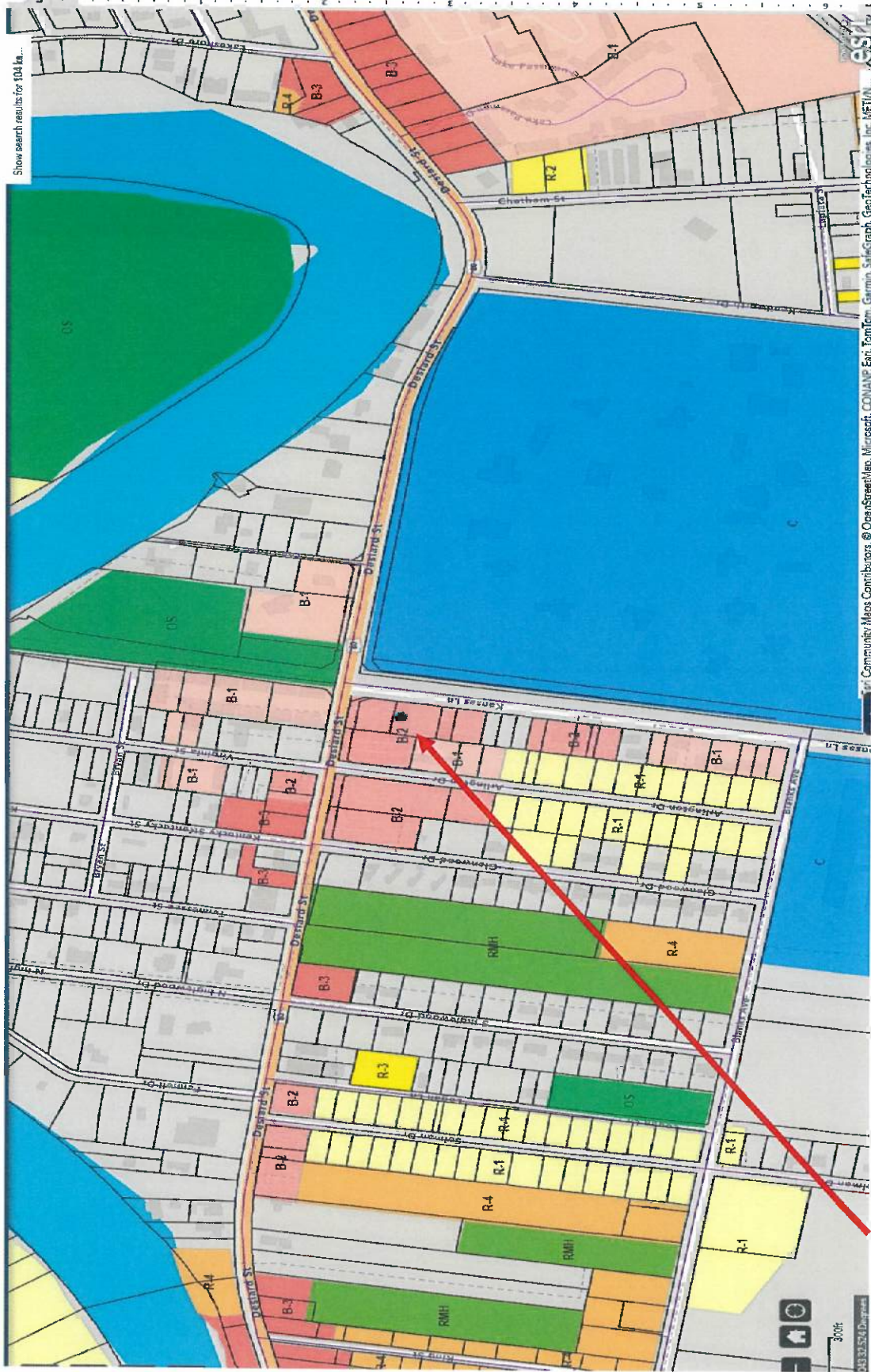
Approve the applicant's request with conditions.

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.



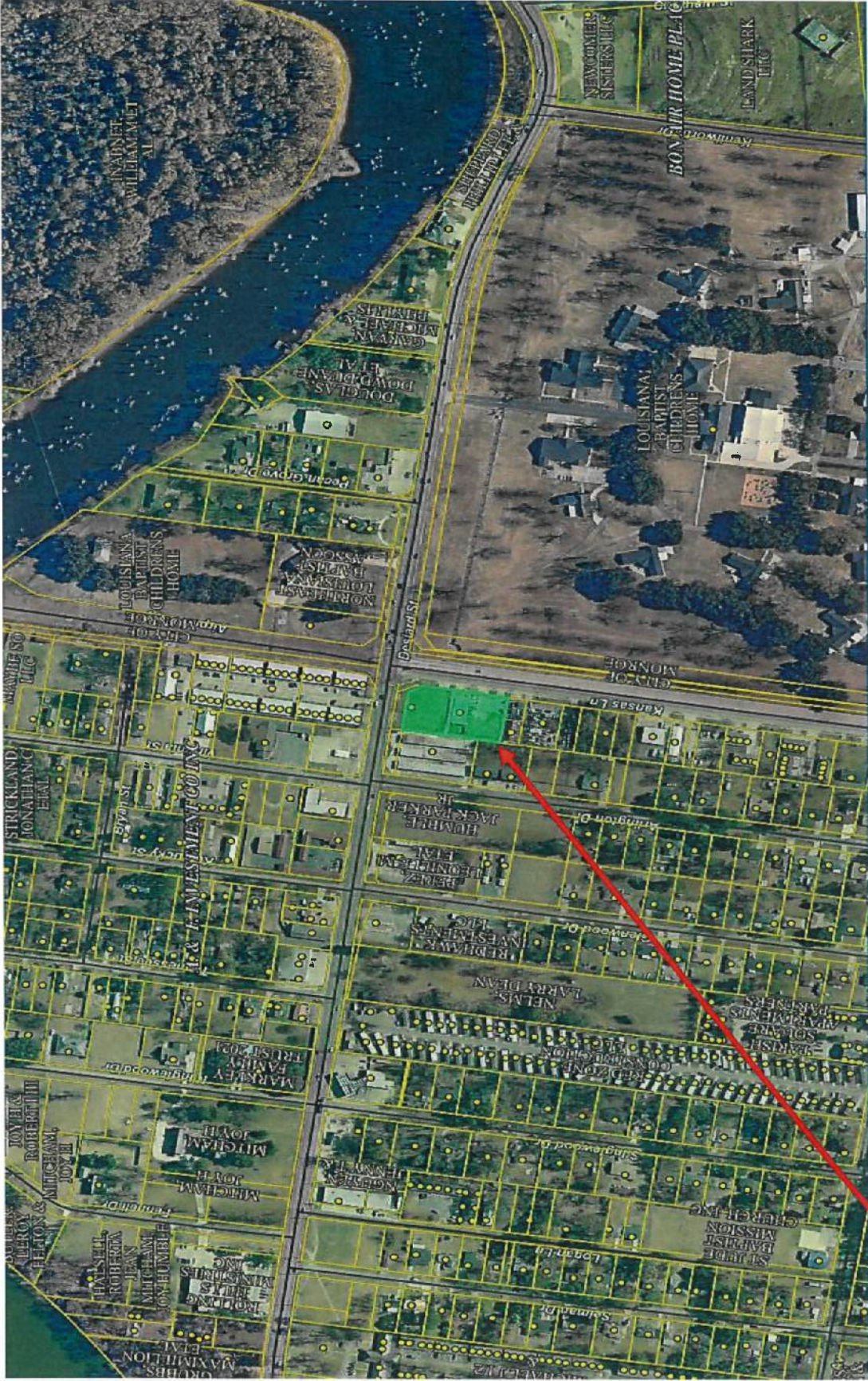
D & H Monroe, LLC

104 Kansas Lane/6010 DeSiard Street



u x





D & H Monroe, LLC

104 Kansas Lane/6010 DeSiard Street

**City of Monroe
Planning Commission**

CASE NO.: CUP 117-24
NAME OF APPLICANT: Holyfield Const./The Trove
ADDRESS OF PROPERTY: 2252 Tower Drive, Ste. 103
COUNCIL DISTRICT: 4

REQUEST: A **Major** Conditional Use Permit (CUP) to allow the sale of alcohol for consumption off-premises, in the B-3 (General Business/Commercial) District. The property is located at 2252 Tower Drive, Ste. 103.

PURPOSE OF REQUEST: The purpose of the request is to allow the applicant to sell alcohol for consumption off-premises at an existing gift shop (The Trove).

SIZE OF PROPERTY: 1.159-acres (more or less)

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

PRESENT USE: Retail gift shop

MOST NEARLY BOUNDED BY (STREETS): North of Louisville Avenue, south of Tower Drive, east of Oliver Road and west of Fulton Drive.

SURROUNDING LAND USES: The surrounding land use consists of commercial businesses, banks and eateries in all directions.

ADVERSE INFLUENCES: Increase in traffic for the area.

POSITIVE INFLUENCES: Increase retail sales taxes for the City.

**COMMENTS/
RECOMMENDATIONS:** The applicant is requesting permission to sell alcohol for consumption off-premises for an existing gift shop. The applicant proposes to add wine sales to the retail establishment.

The applicant must obtain a certificate of occupancy and occupational 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 follow the guidelines for said request. The future land use for this area is geared towards urban mixed-use, which accommodates residential and commercial uses.

OPTIONS:

Approve the applicant's request as presented.

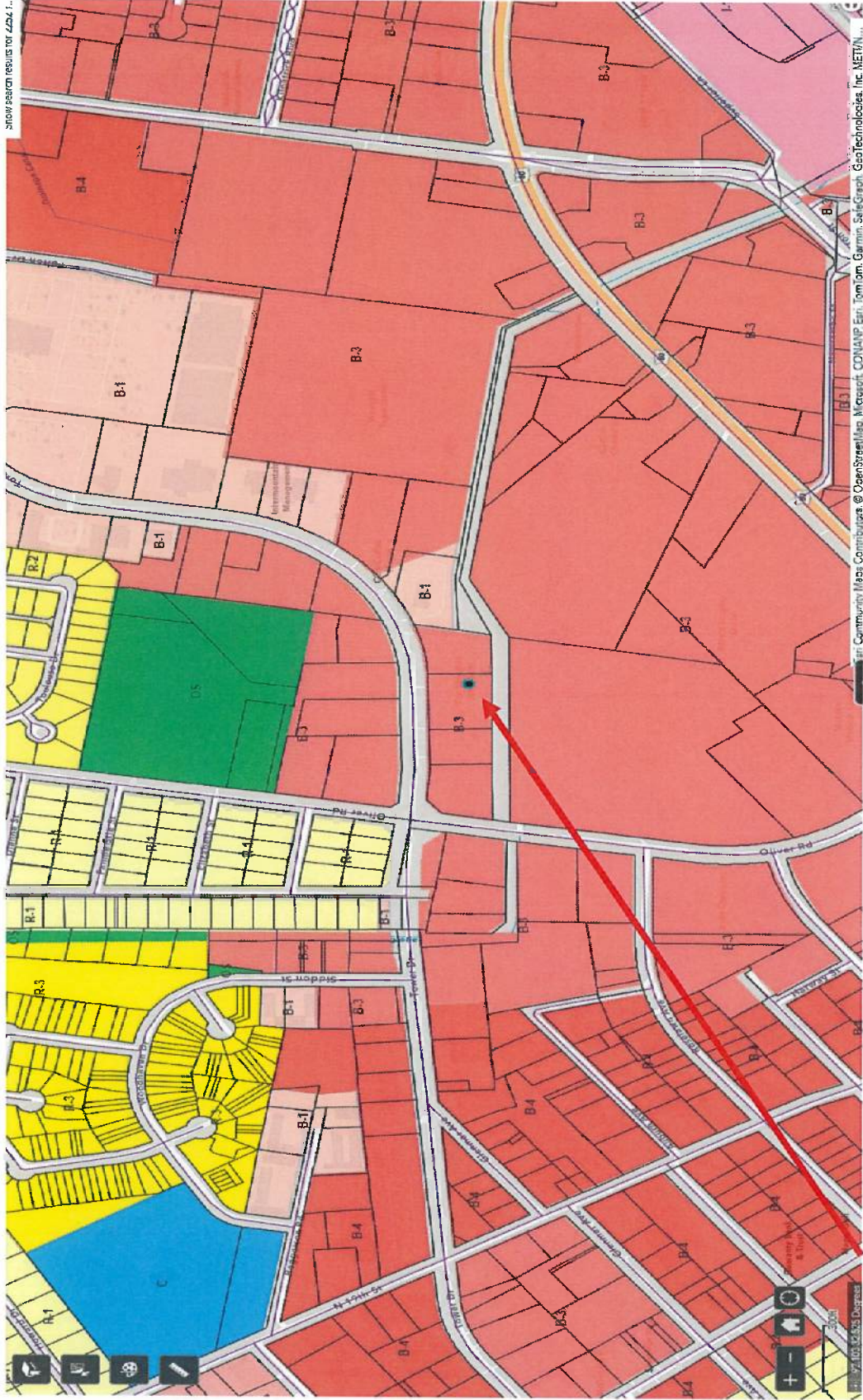
Approve the applicant's request with conditions.

Deny the applicant's request as presented.

Major and Minor Conditional Use Criteria

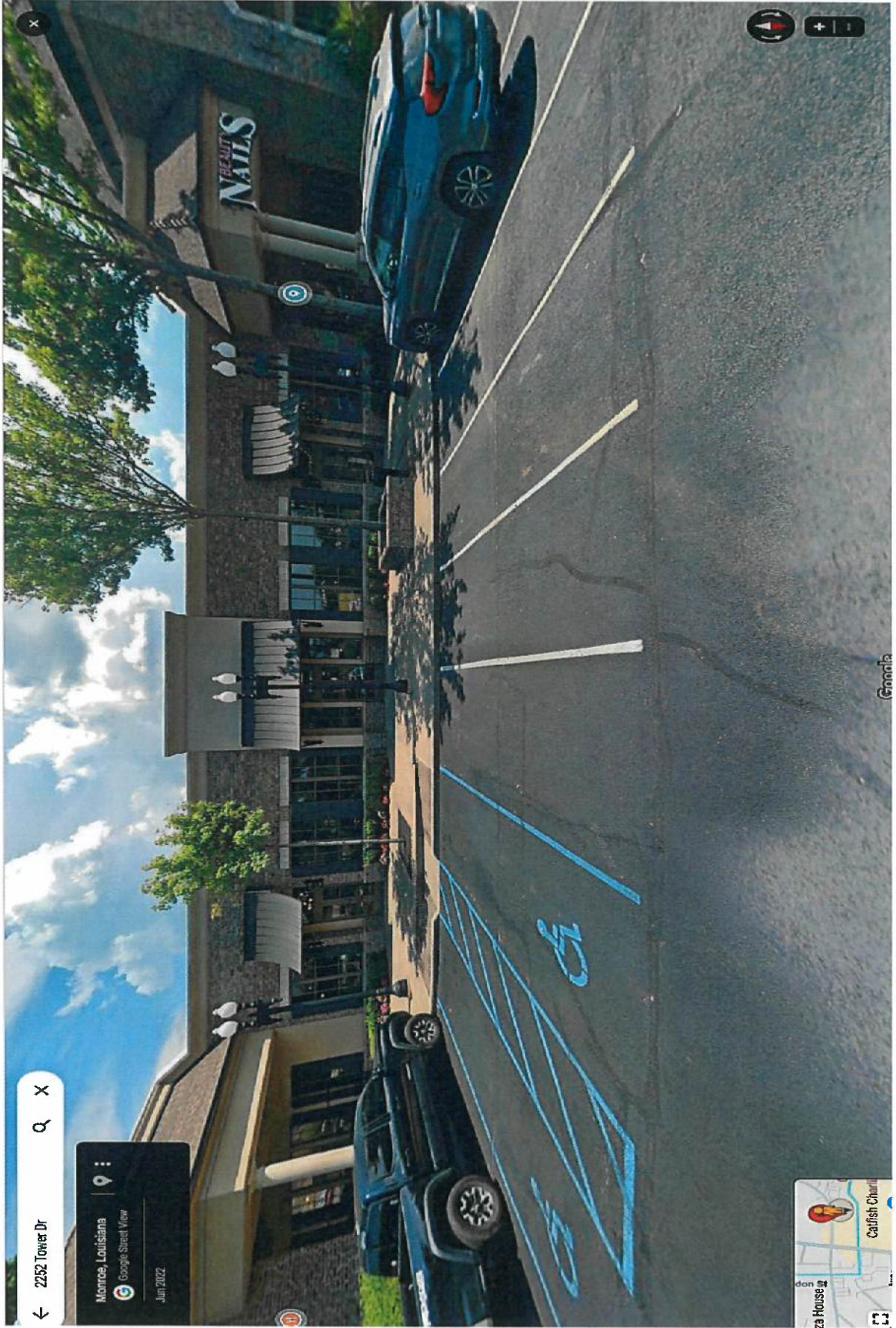
These conditions may include, but are not limited to the following:

- 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.



Holyfield Const./The Trove

2252 Tower Drive, Ste. 103



← 2252 Tower Dr Q X

Maurice, Louisiana
Google Street View
Jun 2022





Holyfield Construction/The Trove

2252 Tower Drive, Ste. 103

**City of Monroe
Planning Commission**

Case No.:	MA 103-24
Name of Applicant:	Crest Construction
Address of Property:	4300 Loop Road
Size of Property:	±5.47-acres
Present Zoning:	R-4 (High Density Multi-Family Residential) District
Proposed Zoning:	B-4 (Heavy Commercial) District
Council District:	2
Future Land Use:	Low Density Residential
Consistent to the Comprehensive Plan:	No

REQUEST: This is a request to rezone a 5.47-acre tract of land from the R-4 (High Density Multi-Family Residential) District to the B-4 (Heavy Commercial) District.

PRESENT USE: Vacant church building (old Piney Grove Church)

**MOST NEARLY BOUNDED
BY (STREETS):** The property is located north of Westminster Avenue, south of Loop Road, east of Crowley Street and west of Ferrand Street.

SURROUNDING LAND USES: The surrounding land use consists of single and multi-family residential properties to the north and west, commercial businesses to the east and commercial businesses and St. Frederick's School to the south of the site.

ADVERSE INFLUENCES: The proposed request may increase traffic in the area.

POSITIVE INFLUENCES: The proposed request will allow the applicant to warehouse and office space to the public.

**COMMENTS/
RECOMMENDATIONS:**

The applicant would like to rezone a 5.47-acre tract of land from the R-4 (High Density Multi-Family Residential) District to the B-4 (Heavy Commercial) District. The purpose of the request is to allow the applicant to remodel an existing vacant church space to become warehouse and office space. The existing parking area will be used for future expansion. A fence will be erected to surround the property, to separate the proposed business from the residential zone. The B-4 (Heavy Commercial) District designation will be the most appropriate zoning classification for the proposed use.

If this application is approved, the request will be forwarded for final approval by the Monroe City Council.

The **Future Land Use Classification** for this area is **Low Density Residential Use**. This area is typically the base of the city, offering residences in densities of between seven units per acre. These areas include the currently developed city. This request is not 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:

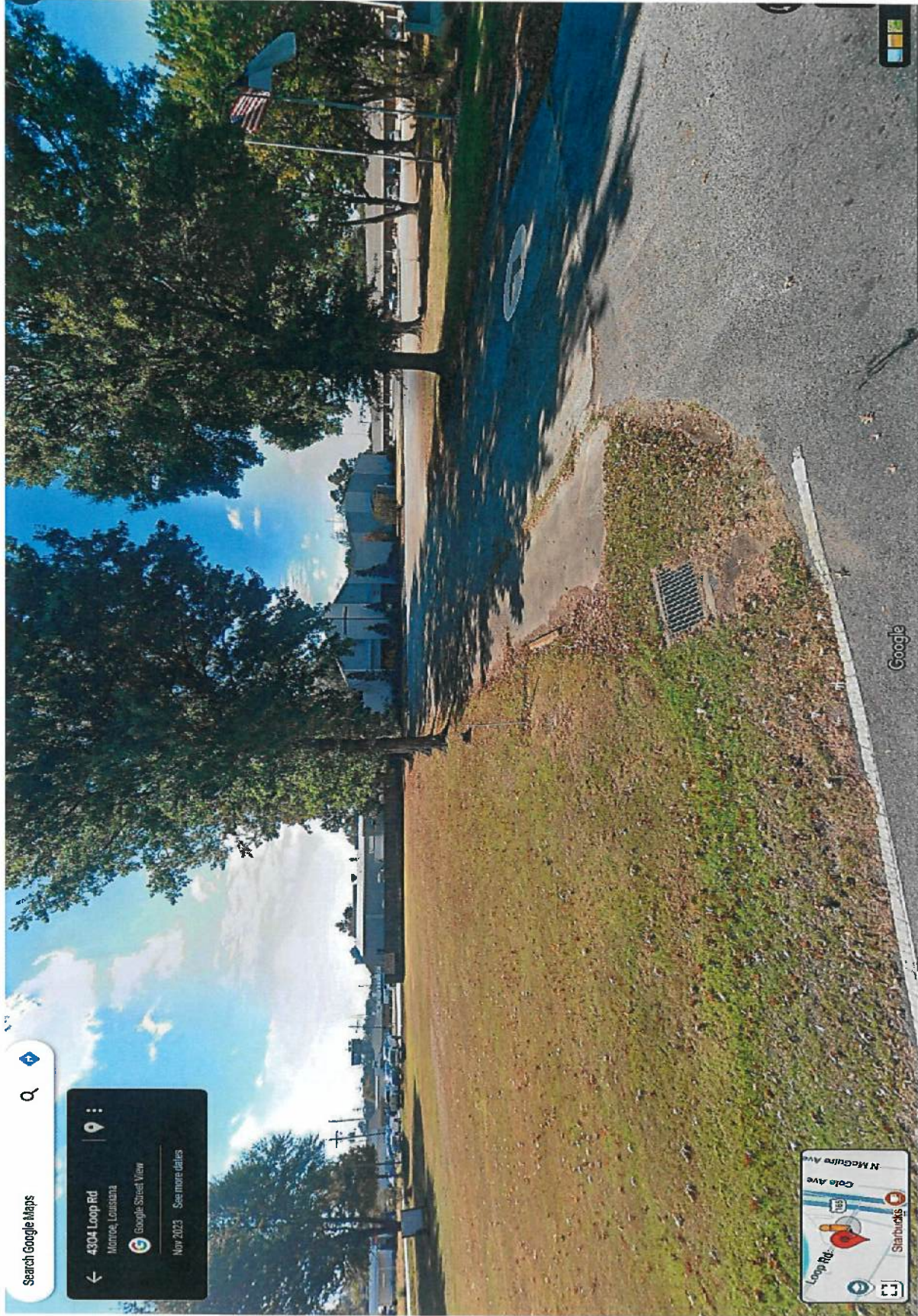
Approve the applicant's request as presented.

Deny the applicant's request as presented.



Show search results for 4300 L...

Crest Construction
4300 Loop Road



Search Google Maps



← 4304 Loop Rd
 Monroeville, Louisiana
 Google Street View
 Nov 2023 See more dates



Google



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Crest Construction
4300 Loop Road