



MEMO

TO: Monroe Planning Commission Members
FROM: Mr. Hunt Neely, Chairman
DATE: May 10, 2024

The regular meeting of the Monroe Planning Commission will be held on **Monday, May 20, 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

None

PUBLIC HEARING

None

ZONING

CUP 107-24 (Minor): Dazzle Land Day Care – Child Day Care, Small – 3514 Harrison Street
CUP 108-24 (Major): Wellspring Alliance for Families, Inc. – Homeless Shelters – 301-314 Holly Street & 1500-1504 Railroad Avenue

PUBLIC HEARING

MA 100-24: Zoning Map Amendment request to rezone a 3.35-acre tract of land from the R-4 (High Density Multi-Family Residence) District and B-1 (Neighborhood Mixed-Use) District to the B-3 (General Business/Commercial) District. The property is located at 301-314 Holly Street and 1500-1504 Railroad Avenue. **(Wellspring Alliance for Families, Inc.)**

OTHER BUSINESS

None

CITIZEN PARTICIPATION

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

**City of Monroe
Planning Commission**

CASE NO.: CUP 107-24
NAME OF APPLICANT: **Wellspring Alliance for Families, Inc.**
ADDRESS OF PROPERTY: 301-314 Holly Street & 1500-1504 Railroad Avenue
COUNCIL DISTRICT: 4

REQUEST: A **Major** Conditional Use Permit (CUP) to allow two (2) homeless shelters in the B-3 (General Business/Commercial) District. The property is located at 301-314 Holly Street and 1500-1504 Railroad Avenue.

PURPOSE OF REQUEST: The purpose of the request is to allow the applicant to operate two (2) homeless shelters.

SIZE OF PROPERTY: 3.35-acres (more or less)

PRESENT ZONING: R-4 (High Density Multi-Family Residence) District & B-1 (Neighborhood Business Mixed-Use) District

PRESENT USE: Vacant land

MOST NEARLY BOUNDED BY (STREETS): North of Orange Street, south of Morris Avenue, east of Jackson Street and west of Railroad Avenue.

SURROUNDING LAND USES: The surrounding land use consists of single-family residential and the Wellspring Alliance administrative office building.

ADVERSE INFLUENCES: Increase in traffic in the area

POSITIVE INFLUENCES: Increase in housing stock and property taxes for the City of Monroe

**COMMENTS/
RECOMMENDATIONS:** The applicant is requesting to construct two (2) multi-family non-congregating shelters. The shelters will include one (1) for families experiencing homelessness and one (1) for those fleeing domestic violence. The proposed homeless shelter will have fifteen (15) rooms (13,500 sq. ft.). The domestic violence shelter will have 13 (thirteen) rooms (8,500 sq. ft.). Each housing unit will include community rooms, kitchens, laundry spaces, outdoor play areas for the occupants, with reception and offices spaces for staff.

Each development will provide the minimum requirements as per the Comprehensive Zoning Ordinance.

Approval is contingent upon MA 100-24 for the rezoning from the R-4 & B-1 Districts to the B-3 District.

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

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

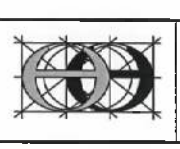
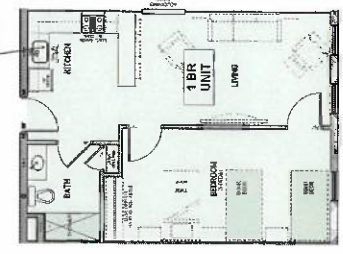
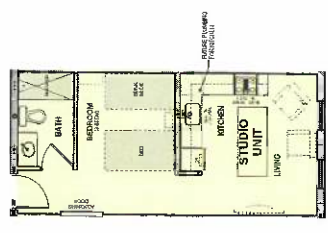
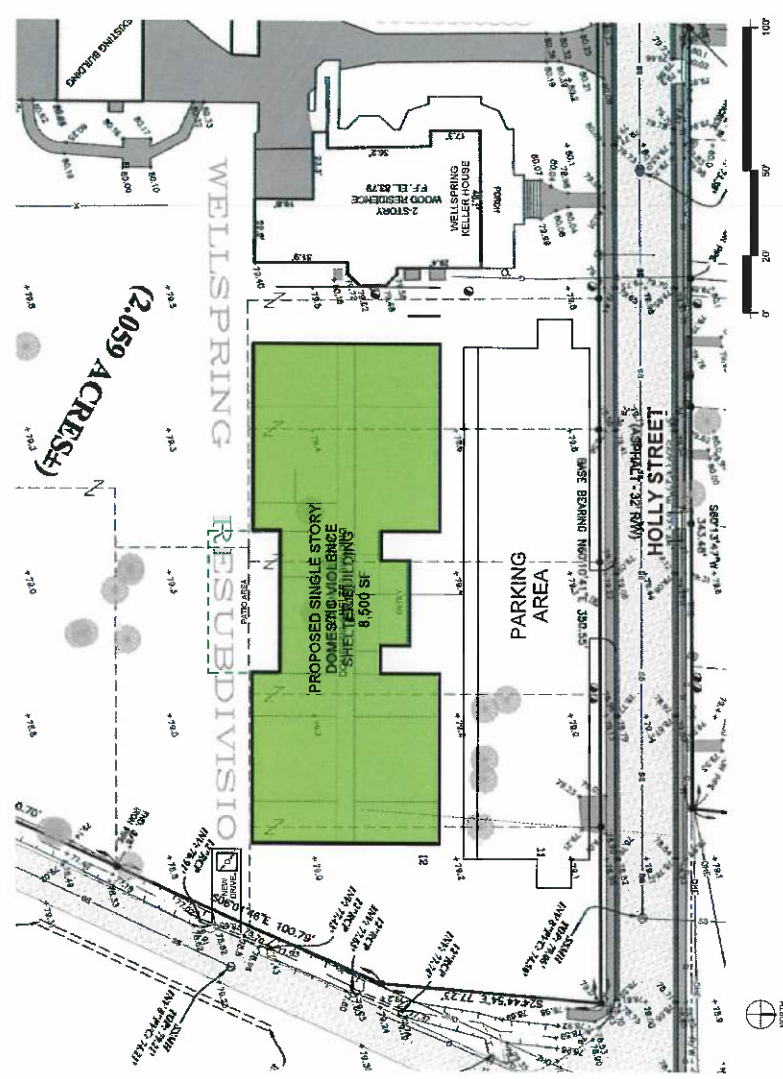
These conditions may include, but are not limited to the following:

- 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.

South of Holly

- BUILDING PROGRAM SUMMARY**
- HOUSING UNITS: 13 (8 STUDIOS, 5 ONE BEDROOMS)
 - GROUP ROOM
 - COMPUTER ROOM
 - CHILDREN'S PLAY ROOM
 - LIVING ROOM
 - STAFF KITCHEN
 - FOOD PANTRY
 - LAUNDRY ROOM
 - RECEPTION OFFICES(2)
 - OUTDOOR PLAY AREA AND PET AREA

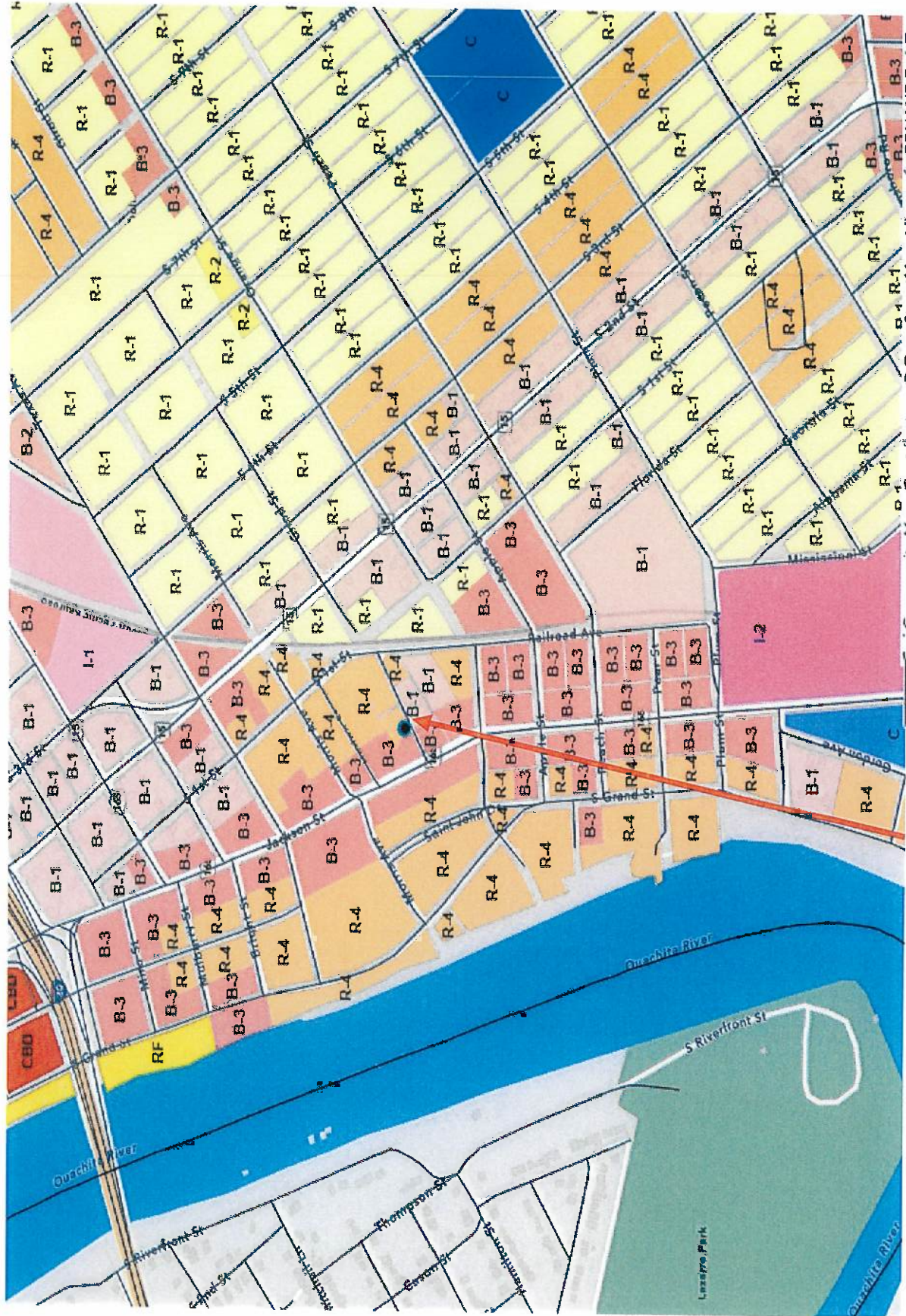
PROPOSED SITE PLAN - DOMESTIC VIOLENCE SHELTER



SITE PLAN AT PROPOSED DOMESTIC VIOLENCE SHELTER



301-314 Holly Street & 1500-1504 Railroad Avenue



301-314 Holly Street & 1500-1504 Railroad Avenue

**City of Monroe
Planning Commission**

CASE NO.: CUP 108-24
NAME OF APPLICANT: **Dazzle Land Day Care**
ADDRESS OF PROPERTY: 3514 Harrison Street
COUNCIL DISTRICT: 3

REQUEST: A Minor Conditional Use Permit (CUP) to allow a house of child day care (small) in the R-1 (Single Family Residence) District. The property is located at 3514 Harrison Street.

PURPOSE OF REQUEST: The purpose of the request is to allow the applicant to operate a child day care, small.

SIZE OF PROPERTY: 0.34-acres (more or less)

PRESENT ZONING: R-1 (Single Family Residence) District

PRESENT USE: Vacant day care building

MOST NEARLY BOUNDED BY (STREETS): North of Grammont Street, south of Harrison Street, east of Smith Avenue and west of Masonic Avenue

SURROUNDING LAND USES: The surrounding land use consists of single-family residences in all directions.

ADVERSE INFLUENCES: Increase in traffic for the area

POSITIVE INFLUENCES: Increase in sales taxes for the City

**COMMENTS/
RECOMMENDATIONS:** The applicant is requesting to use the existing building for a child day care center. The applicant wishes to provide childcare for up to fifteen (15) children, from ages 6 months to 4 years old. The site was previously used as a day care center. There are approximately five (5) parking spaces provided on-site, for employees and secure drop-off and pick-up for clients and patrons.

As per the Comprehensive Zoning Ordinance, this request does follow the guidelines for said request.

The applicant has signed and submitted a general waiver of distance requirement for alcohol permits. The church is irrevocably waiving the distance requirements for any existing or future permit applications.

OPTIONS:

Approve the applicant's request as presented.

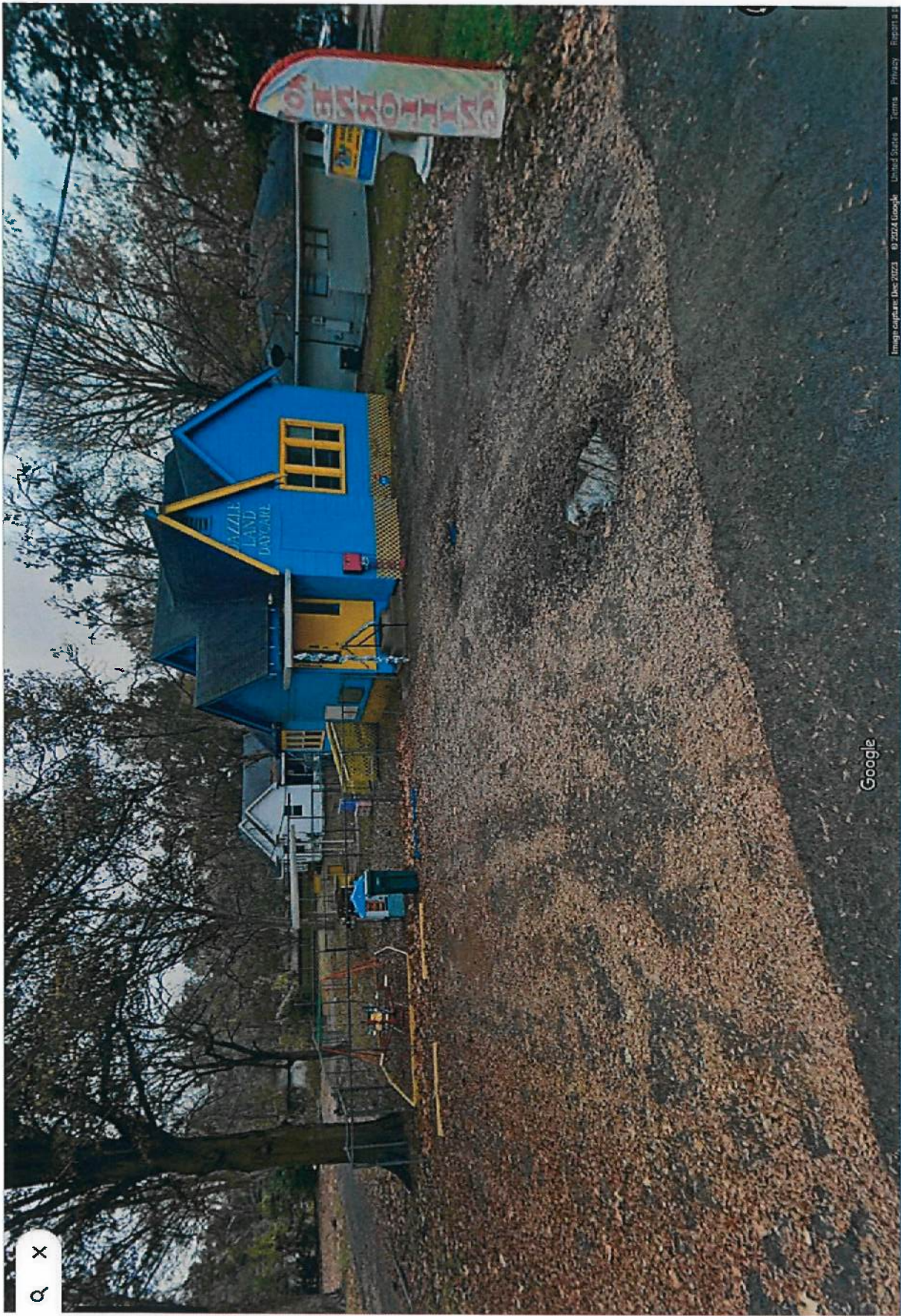
Approve the applicant's request with conditions.

Deny the applicant's request as presented.

Major and Minor Conditional Use Criteria

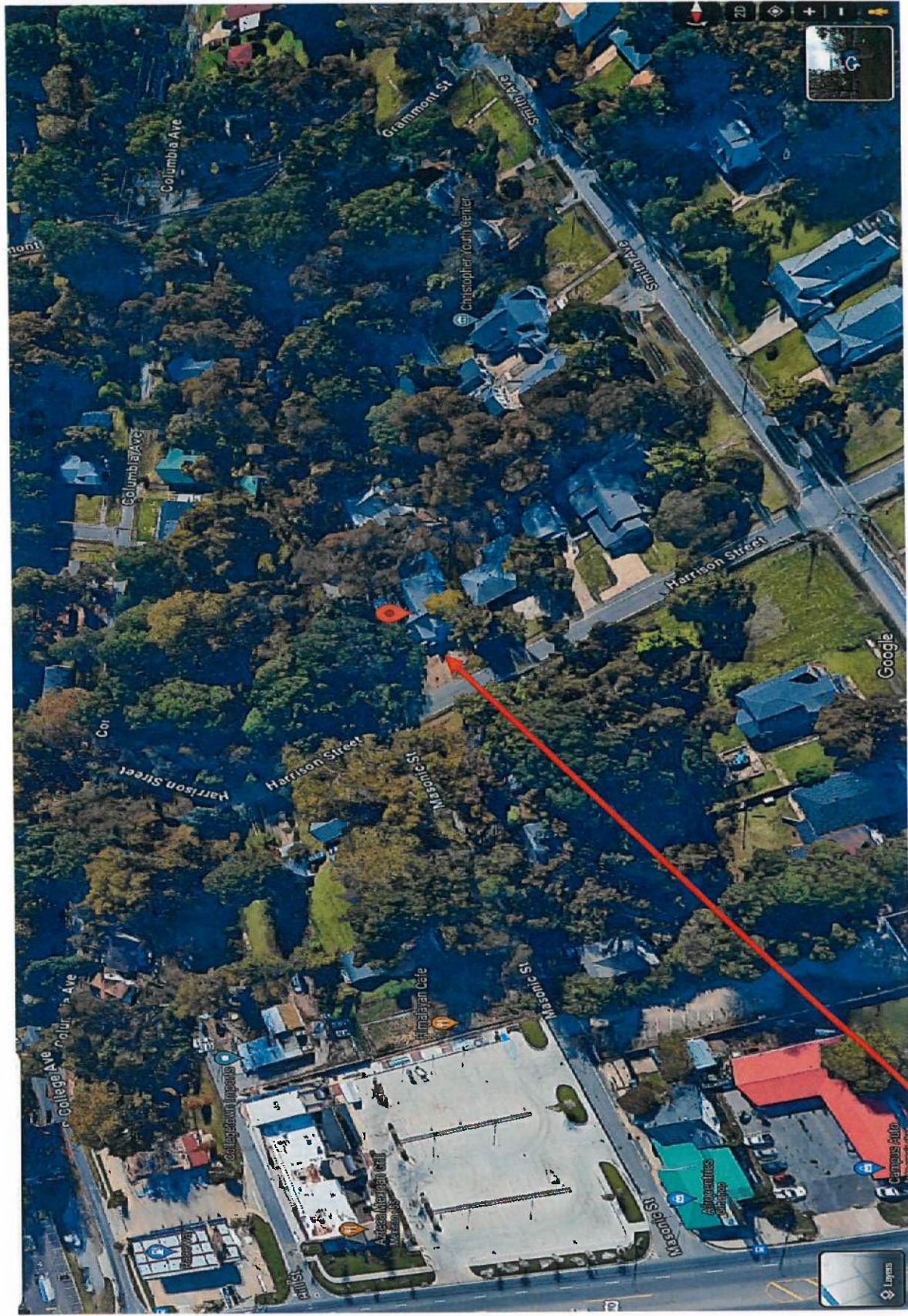
These conditions may include, but are not limited to the following:

- 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.



Q X

Google



3514 Harrison Street

**City of Monroe
Planning Commission**

Case No.: MA 100-24
Name of Applicant: **Wellspring Alliance for Families, Inc.**
Address of Property: 301-314 Holly Street & 15000-1504 Railroad Avenue
Size of Property: ±3.35-acres
Present Zoning: R-4 (High Density Multi-Family Residential) & B-1 (Neighborhood Mixed-Use Districts)
Proposed Zoning: B-3 (General Business/Commercial) District
Council District: 4
Future Land Use: Low Density Residential Use
Consistent to the Comprehensive Plan: Yes

REQUEST: This is a request to rezone a 3.35-acre tract of land from the R-4 (High Density Multi-Family Residential) District and B-1 (Neighborhood Mixed-Use) District to the B-3 (General Business/Commercial) District.

PRESENT USE: Vacant land & One (1) existing building

MOST NEARLY BOUNDED BY (STREETS): The property is located north of Orange Street, south of Morris Avenue, east of Jackson Street and west of Railroad Avenue.

SURROUNDING LAND USES: The surrounding land use consists of single-family residences in all directions.

ADVERSE INFLUENCES: This development will increase traffic in the area.

POSITIVE INFLUENCES: The proposed development will add to the housing stock and property taxes for the City of Monroe.

**COMMENTS/
RECOMMENDATIONS:**

The applicant would like to rezone a 3.35-acre tract of land from the R-4 (High Density Multi-Family Residence) District and B-1 (Neighborhood Mixed-Use) District to the B-3 (General Business/Commercial) District. The purpose of the request is to allow the applicant to construct two (2) shelters, proposed for domestic violence and family homeless non-congregate sheltering. This development will include centralized community spaces for residents. Each structure will have its own designated parking spaces. The property is currently undeveloped, with one (1) existing 3-story structure. The B-3 (General Business/Commercial) District will be the most appropriate zoning classification for the proposed housing development.

1.290 acres is proposed to be rezoned on the north side of Holly Street
2.059 acres is proposed to be rezoned on the south side of Holly Street
3.349 acres

Approval is contingent upon the CUP 107-24 for homeless shelters.

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

The City of Monroe will be able to provide water and sewer services for this proposed development.

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 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.

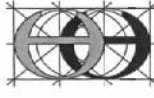
OPTIONS:

Approve the applicant's request as presented.

Deny the applicant's request as presented.

FRED BENNETT
PRINCIPAL ARCHITECT

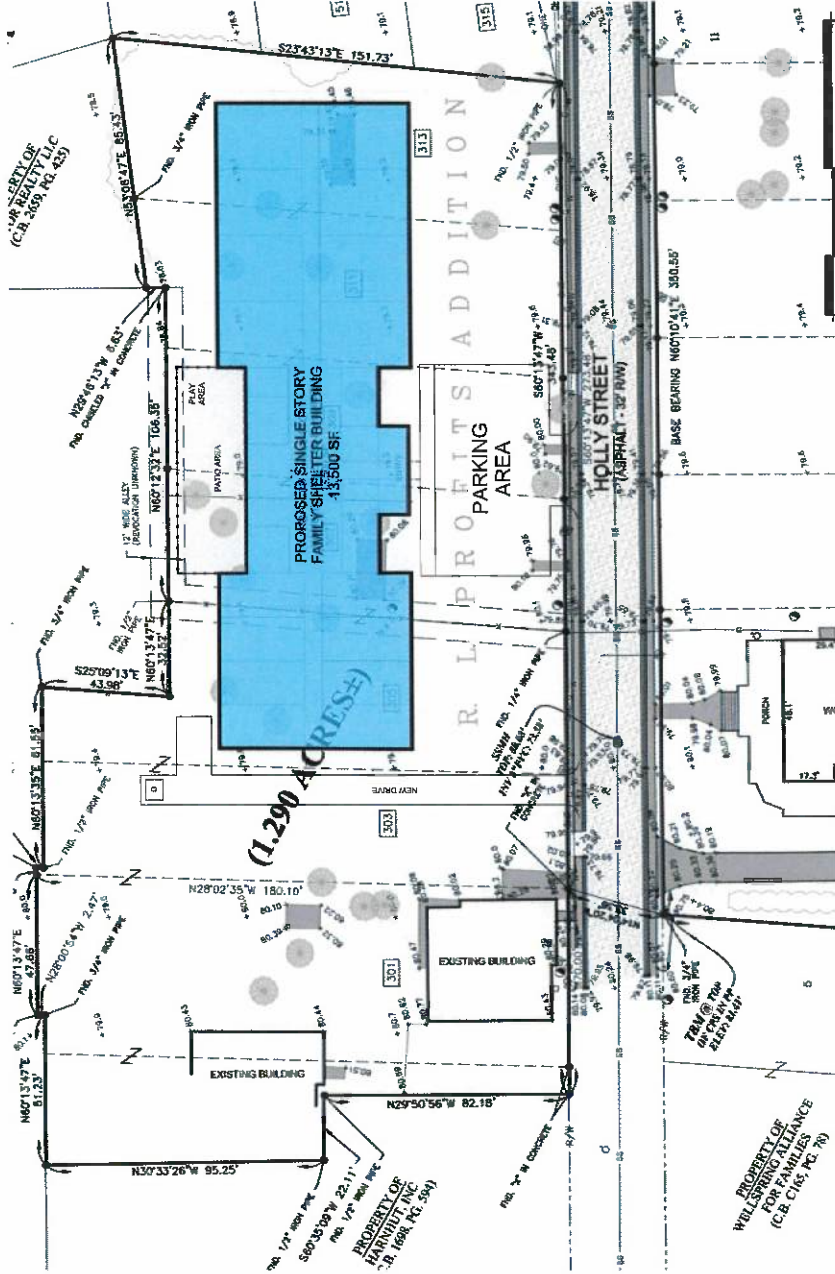
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THE WELLSRING
PROPOSED SHELTER
MONROE, LOUISIANA
HOLLY STREET

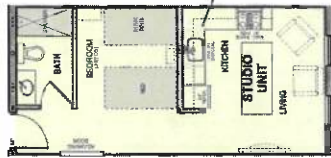
DATE: APRIL 30, 2014
SHEET NO. SP-1
PROJECT NO. 24000

SITE PLAN AT PROPOSED HOMELESS SHELTER

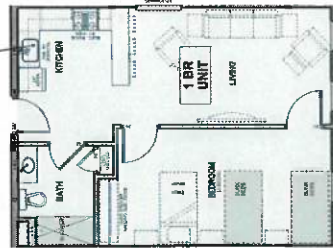


PROPOSED SITE PLAN - FAMILY HOMELESS SHELTER

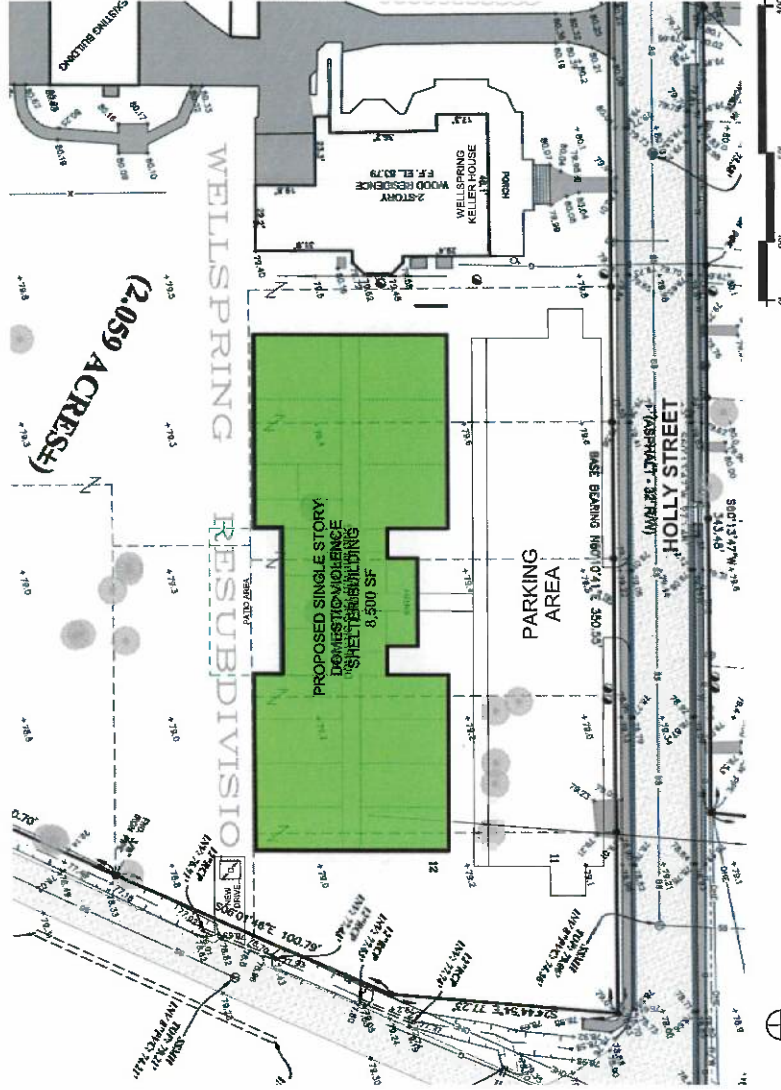
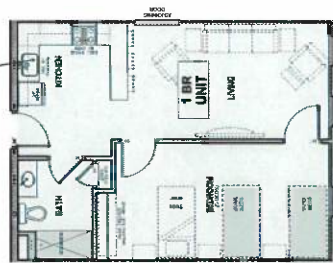
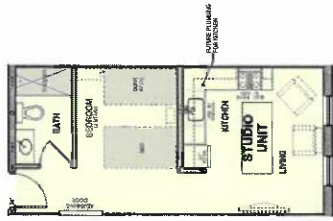
- BUILDING PROGRAM SUMMARY**
- HOUSING UNITS: 15 (7 STUDIOS, 8 ONE BEDROOMS)
 - FAMILY/COMMUNITY ROOM
 - EDUCATION/GROUP ROOM
 - CHILDREN'S PLAY ROOM
 - DINING ROOM
 - COMMERCIAL KITCHEN
 - LAUNDRY AND UTILITY ROOMS
 - RECEPTION AND OFFICES(4)
 - OUTDOOR PLAY AREA AND PET AREA



STUDIO UNIT LAYOUT
1 ADULT
2 CHILDREN



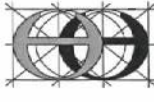
1 BEDROOM UNIT LAYOUT
1 ADULT
4 CHILDREN



PROPOSED SITE PLAN -- DOMESTIC VIOLENCE SHELTER

- BUILDING PROGRAM SUMMARY**
- HOUSING UNITS: 13 (8 STUDIOS, 5 ONE BEDROOMS)
 - GROUP ROOM
 - COMPUTER ROOM
 - CHILDREN'S PLAY ROOM
 - LIVING ROOM
 - STAFF KITCHEN
 - FOOD PANTRY
 - LAUNDRY ROOM
 - RECEPTION OFFICES(2)
 - OUTDOOR PLAY AREA AND PET AREA

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THE WELLSPRING
 PROPOSED SHELTER
 HOLLY STREET
 MONROE, LOUISIANA

NO. DESCRIPTION DATE

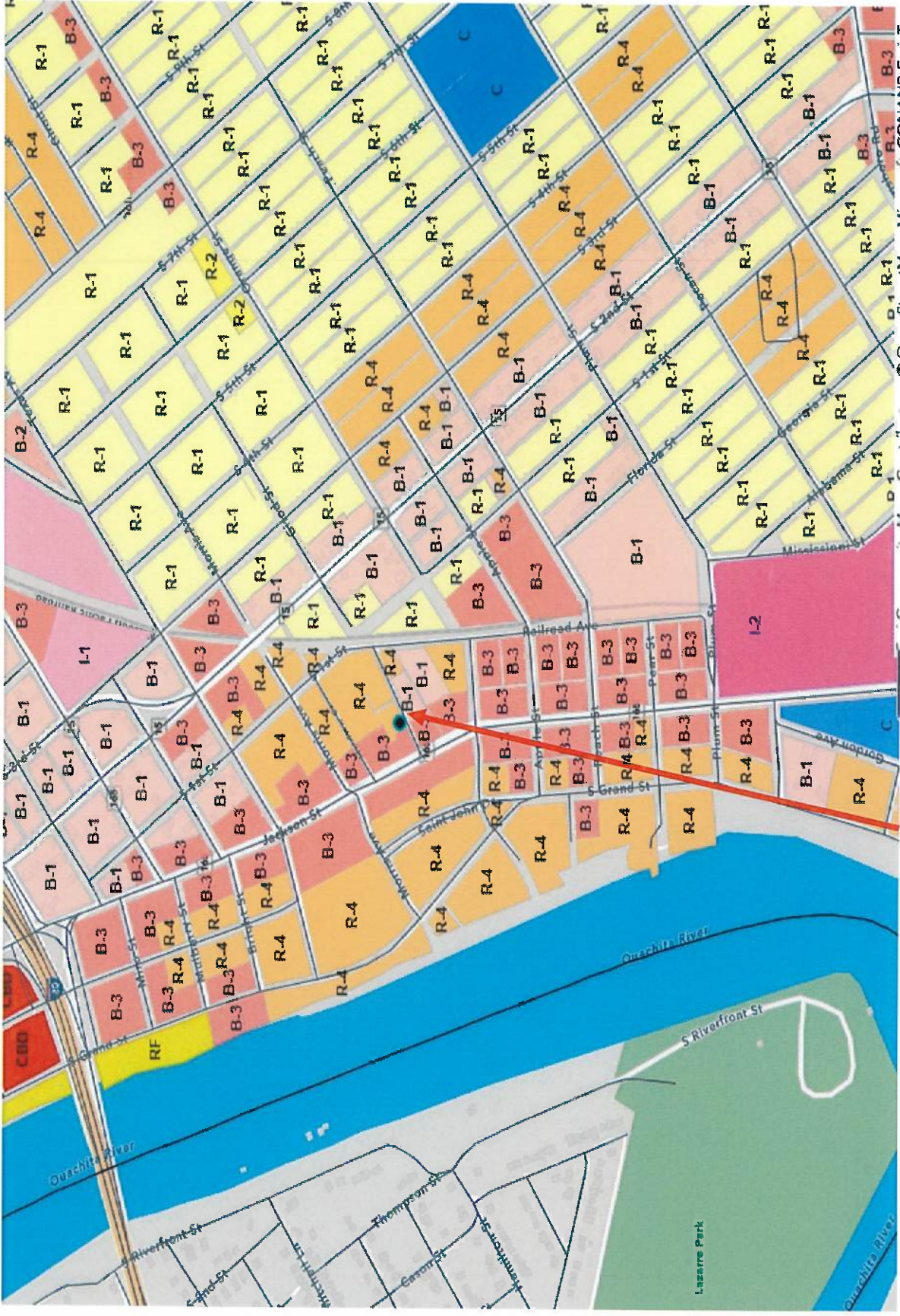
DATE: APRIL 30, 2008
 SHEET NO.

SP-2

PROJECT NO.
 200804



301-314 Holly Street & 1500-1504 Railroad Avenue



301-314 Holly Street & 1500-1504 Railroad Avenue