



MEMO

TO: Monroe Planning Commission Members
FROM: Mr. Hunt Neely, Chairman
DATE: March 10, 2023

The *Special Meeting* of the Monroe Planning Commission will be held on **Monday, March 20, 2023, 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

None

PUBLIC HEARING

MA 101-23: Zoning Map Amendment request to rezone a 0.682-acre tract of land from the R-1 (Single Family Residence) District to the B-3 (General Business/Commercial) District. The property is located at 4207 & 4210 Jackson Street
Applicant: City of Monroe

OTHER BUSINESS

None

CITIZEN PARTICIPATION

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

**City of Monroe
Planning Commission**

Case No.:	MA 101-23
Name of Applicant:	City of Monroe
Address of Property:	4207 & 4210 Jackson Street
Size of Property:	±0.682 acres
Present Zoning:	R-1 (Single Family Residence) District
Proposed Zoning:	B-3 (General Business/Commercial) District
Council District:	4 & 5
Future Land Use:	Industrial Use
Consistent to the Comprehensive Plan:	No

REQUEST: This is a request to rezone 4207 & 4210 Jackson Street from the R-1 (Single Family Residence) District to the B-3 (General Business/Commercial) District.

PRESENT USE: Vacant land & existing vacant building

**MOST NEARLY BOUNDED
BY (STREETS):** North of Egan Street, south of Moore Avenue, east of Polk Street and west of Jackson Street

SURROUNDING LAND USES: The surrounding land use consists of several commercial properties including the City of Monroe Annex to the north, Swanson's Correctional Center and Ochsner's Hospital to the south, with residential properties in all directions.

ADVERSE INFLUENCES: Commercial development can increase traffic in the area.

POSITIVE INFLUENCES: The change in zoning will spur commercial development that will help increase tax revenue.

**COMMENTS/
RECOMMENDATIONS:**

The City of Monroe would like to rezone two (2) properties from the R-1 (Single Family Residence) District to the B-3 (General Business/Commercial) District. The purpose of the request will allow the applicant to be develop and utilize the properties for commercial purposes. The present R-1 (Single Family Residence) District does not allow for commercial uses to operate within the district.

The properties included in this request are as follows: a lot located at 4207 Jackson Street, that is currently vacant. Also, a building and lot immediately to the west at 4210 Jackson which is vacant but was previously used as a municipal fire station. The B-3 (General Business/Commercial) District will be the most appropriate zoning classification for proposed commercial use.

The **Future Land Use Classification** for this area is **Industrial Use**. These areas are typically vacant or agricultural land. This land can lend its capabilities for development and/or result in additional industrial space within the 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:

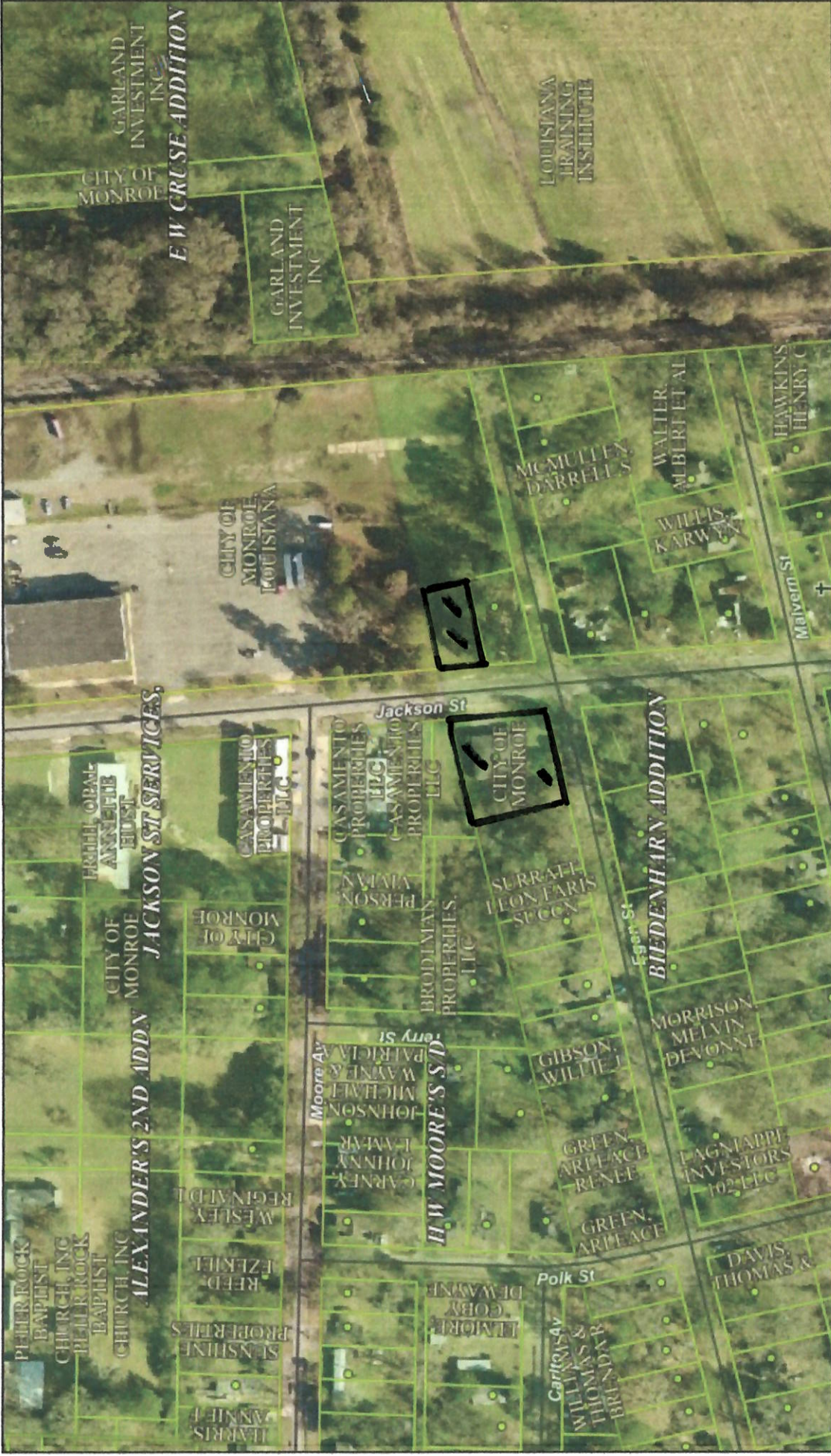
Approve the applicant's request as presented.

Deny the applicant's request as presented.

Ouachita Parish

Assessor's Office

Stephanie Smith, Assessor



1 inch = 205 feet

Date Created: 3/15/2023
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