



MEMO

TO: Monroe Planning Commission Members
FROM: Mr. Hunt Neely, Chairman
DATE: October 27, 2023

The regular meeting of the Monroe Planning Commission will be held on **Monday, November 6, 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

Approval of the May 1, 2023 minutes

PLANNING

None

PUBLIC HEARING

None

ZONING

CUP 113-23: CARMAN. LLC – Small storage facility – 501 Breard Street

PUBLIC HEARING

None

OTHER BUSINESS

N/A

CITIZEN PARTICIPATION

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

**City of Monroe
Planning Commission**

CASE NO.: CUP 113-23
NAME OF APPLICANT: CARMAN, LLC
ADDRESS OF PROPERTY: 501 Breard Street
COUNCIL DISTRICT: 4

REQUEST: A **Minor** Conditional Use Permit (CUP) to allow the applicant to convert a vacant church activity center to a small self-storage facility, located in the B-2 (Neighborhood Business) District. The property is located at 501 Breard Street.

PURPOSE OF REQUEST: The purpose of the request is to allow the applicant to convert a vacant church activity center to a self-storage facility.

SIZE OF PROPERTY: 1.01-acres (more or less)

PRESENT ZONING: B-2 (Neighborhood Business) District

PRESENT USE: Vacant church activity center

MOST NEARLY BOUNDED BY (STREETS): North of Breard Street, south of Olive Street, east of North 5th Street and west of North 6th Street.

SURROUNDING LAND USES: The surrounding land use consists of the Monroe Fire Department, a used car dealership to the north, Emmanuel Baptist Church to the west, with businesses and residential to the south.

ADVERSE INFLUENCES: Minimal increase in traffic for the area.

POSITIVE INFLUENCES: Development will generate taxes for the city.

**COMMENTS/
RECOMMENDATIONS:** The applicant is requesting to convert a 37,550 square foot vacant building into a self-storage facility. The existing building is made of brick veneer construction, that will house eight (8) storage units, with interior roll-up doors, of varied dimensions. The units will be accessed from the interior of the building only. The units will be 100% climate-controlled.

This request will not interfere with the existing aesthetics, and presentation to the surrounding structures in the area.

This request will meet the use standards set forth within the Comprehensive Zoning Ordinance geared towards Urban Mixed-Use interests. The future land use will accommodate residential and commercial uses.

One (1) parking space per 25 units is provided for the building's conversion. Approximately 22 parking spaces are provided on-site.

All structural changes will be made to the interior of the building.

OPTIONS:

Approve the applicant's request as presented.

Approve the applicant's request with conditions.

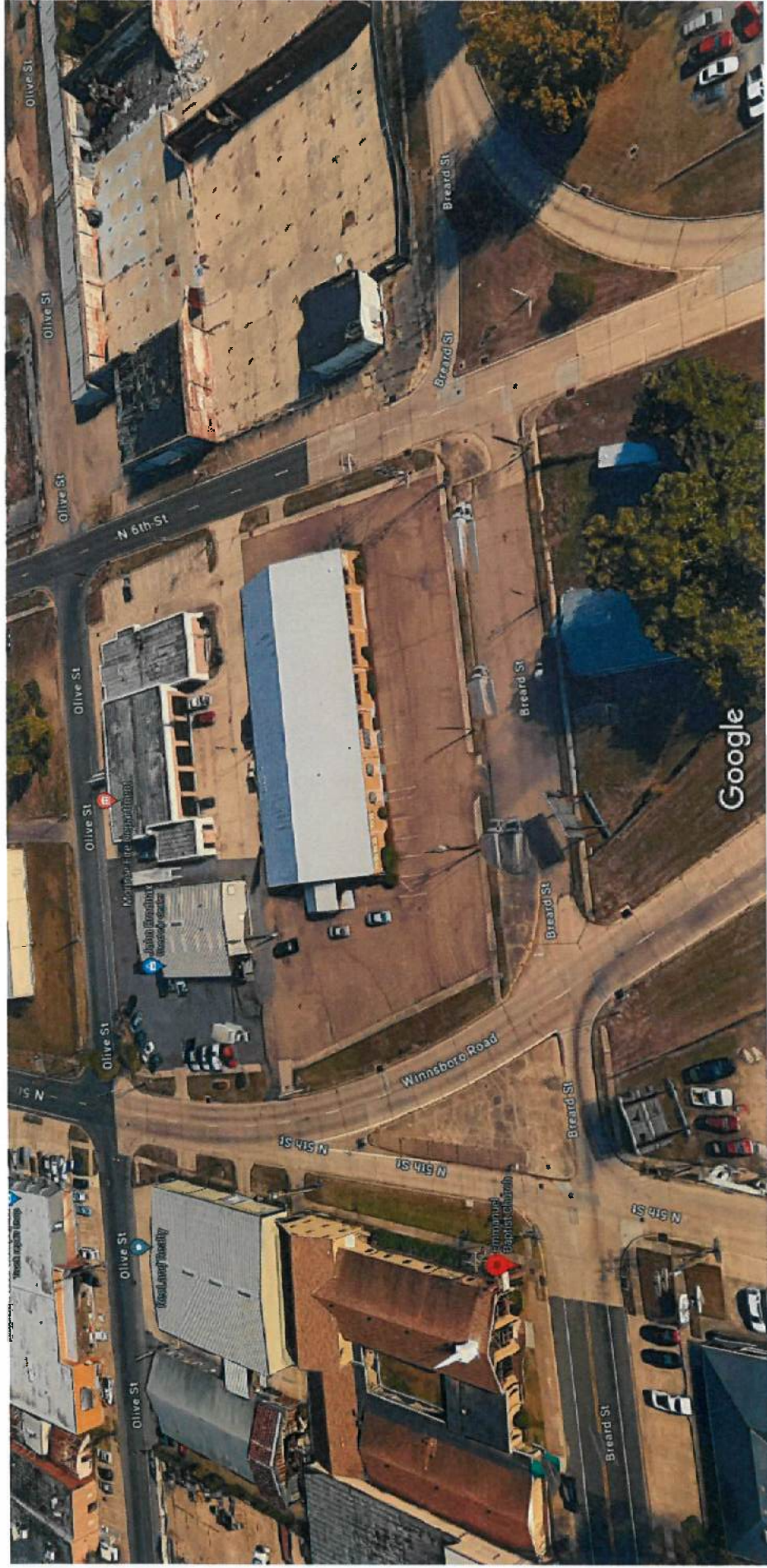
Deny the applicant's request as presented.

Major and Minor Conditional Use Criteria

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

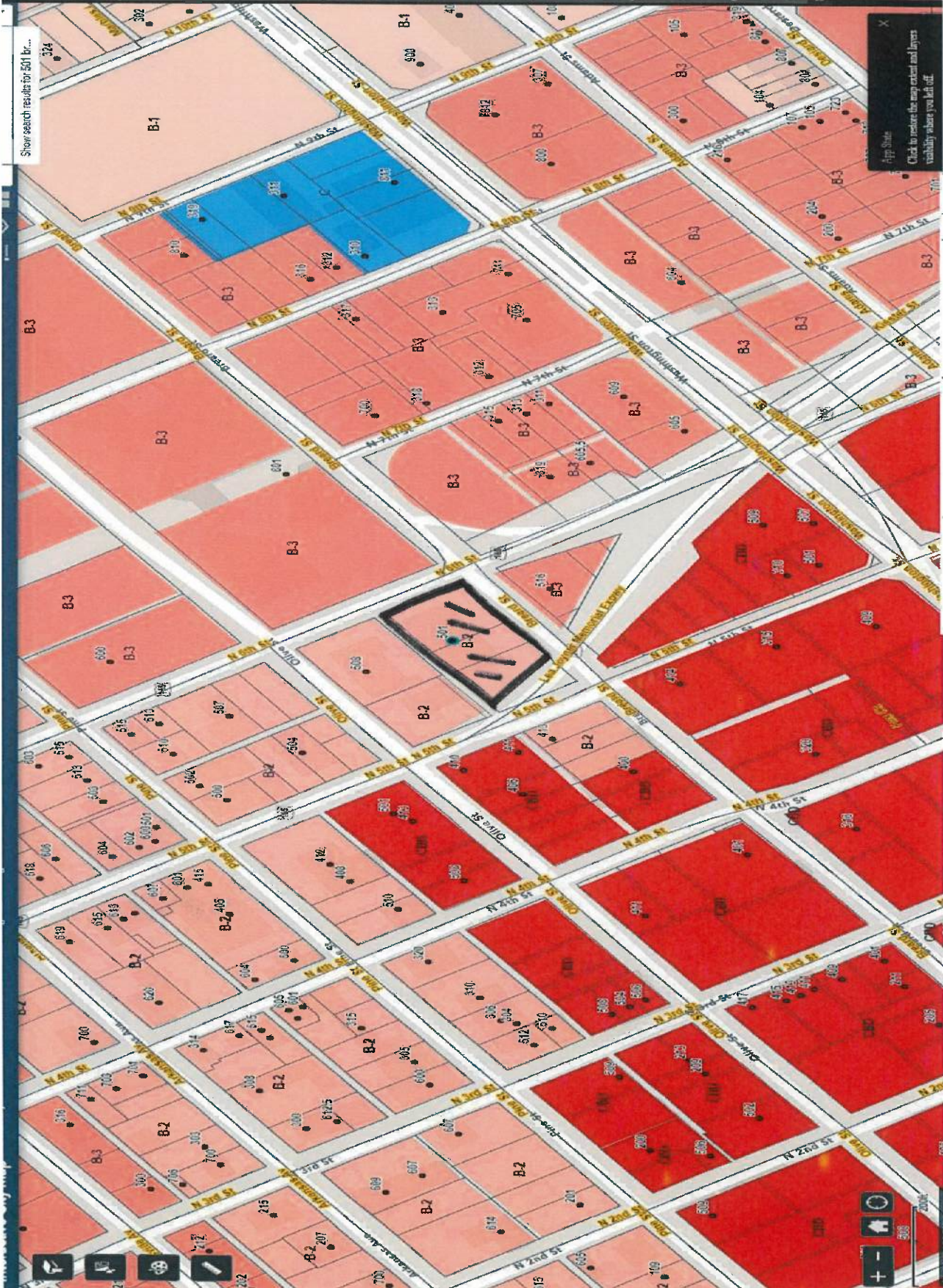
- 1) Stipulate the exact location as a means of minimizing hazards to life, limb, property damage, erosion or traffic.
- 2) Increase the required lot size or yard dimension.
- 3) Limit the height, size or location of buildings, structures and facilities.
- 4) Control the location and number of vehicle 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.



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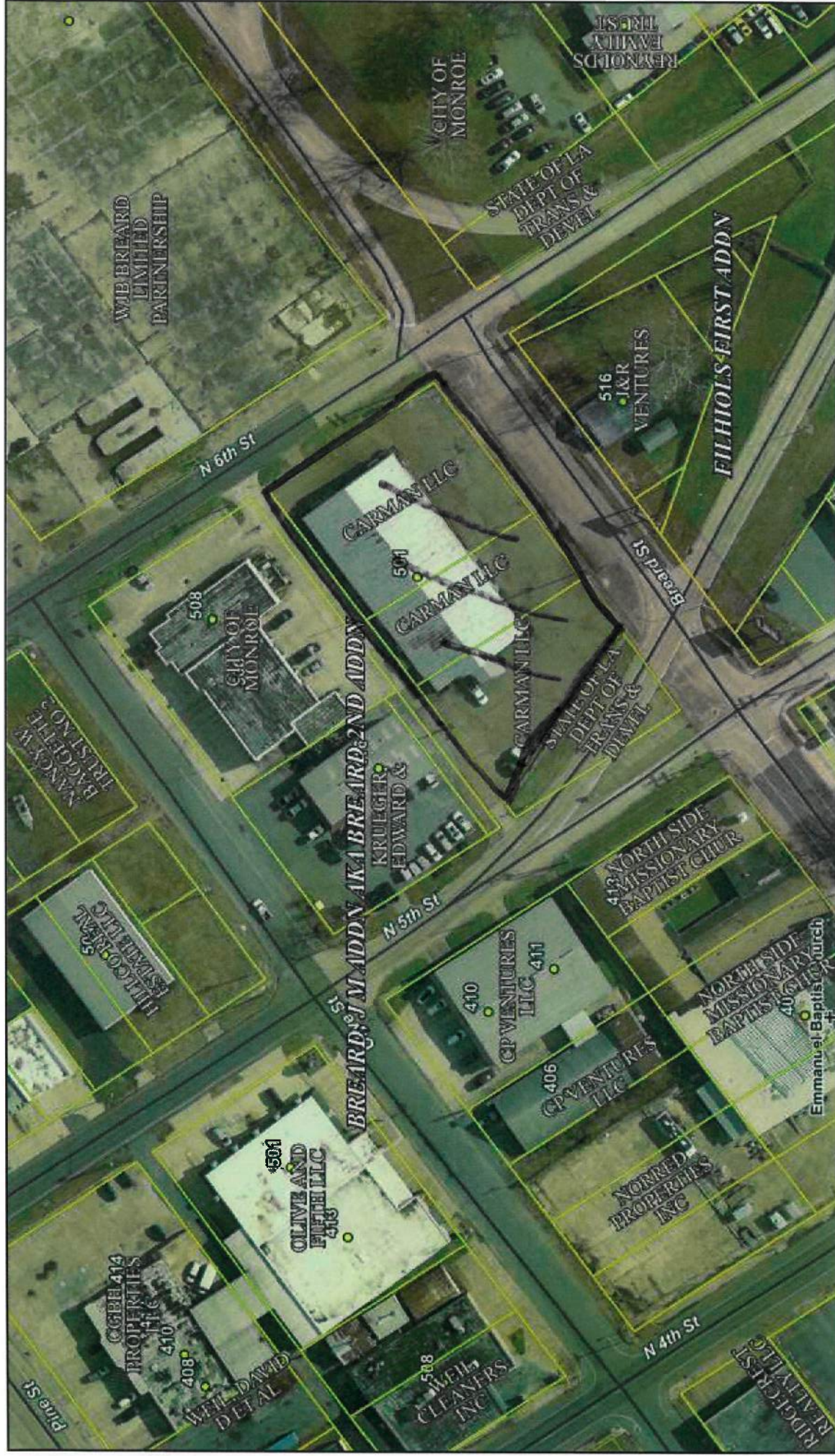
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Ouachita Parish

Assessor's Office

Stephanie Smith, Assessor



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