



**PLANNING & URBAN DEVELOPMENT**  
**Planning & Zoning**

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Monroe, LA 71202  
off: 318-329-2430  
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**MEMO**

**TO:** Monroe Planning Commission Members  
**FROM:** Mr. Hunt Neely, Chairman  
**DATE:** November 28, 2022

The Regular Meeting of the Monroe Planning Commission will be held on **Monday, December 5, 2022, 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**

XVIII Old North Monroe – Final Resubdivision of a 1.678-acre tract of land, Lots 1, 2, & 6 of Block 14 of Blocks 1,8 & 9 Roselawn Addition #2 become Lots 1 & of the Post Office Subdivision, located north of Hudson Lane, south of Stubbs Avenue, east of the Dakota Southern Railway Company and west of North 11th Street. (Southeast Foods/RCH Co.)

**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.

**City of Monroe  
Planning Commission**

**CASE NO.:** XVIII OLD NORTH MONROE (Post Office Subdivision)  
**NAME OF APPLICANT:** Chad Creel/Southeast Foods & Ron Haisty/RCH Co.  
**COUNCIL DISTRICT:** 3

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**REQUEST:** This is a request for a final subdivision plat review of the proposed resubdivision of Lots 1, 2, 23, 24, & 25 of Square 1 Oak Park, to become Lots 1 & 2 of Alexander's Resubdivision.

**PURPOSE OF THE REQUEST:** The applicant wishes to subdivide the property from one (1) to two (2) lots to separate the properties for business and storage purposes.

**SIZE OF PROPERTY:** 1.678-acres, more or less

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

**MOST NEARLY BOUNDED BY (STREETS):** The property is located north of Hudson Lane, south of Stubbs Avenue, east the Dakota Southern Railway and west of North 11<sup>th</sup> Street.

**SURROUNDING LAND USES:** The surrounding land use consists of businesses in all directions, residential properties to the west.

**ADVERSE INFLUENCES:** There are no adverse influences with this request.

**POSITIVE INFLUENCES:** The development will continue to operate as a commercial establishment and provide property taxes for the City of Monroe.

**COMMENTS/ RECOMMENDATIONS:** This is a resubdivision of Lots 1, 2 & 6 of Block 14, Sub of Blocks 1, 8 & 9 Roselawn Addition No. 2, which consists of 1.678 acres, will be described as Lots 1 & 2 of Post Office Subdivision.

Lot 1 will be converted from an existing office building into a hospital facility. The existing warehouse that is located in the rear northwest corner of the property will be

sold as Lot 2. The warehouse will have perpetual ingress and egress from the 1001 North 11<sup>th</sup> Street property.

A revised subdivision plat will be available for your viewing at the meeting.

**OPTIONS:**

Approve the applicant's request as presented

Approve the applicant's request with conditions.

Deny the applicant's request as presented.



**PLANNING CODE**

BASED ON FIRM FLOOD INSURANCE RATE MAP NO. 22073 C 0165 F (JANUARY 20, 2016), FOR OUACHITA PARISH, LOUISIANA, THE ENTIRE PROPERTY LIES IN FLOOD ZONE "AE".

SCALE 1"=40'

**SURVEYOR'S NOTES:**

1. THE BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATION AND LOUISIANA STATE PLANE COORDINATES.
2. NO TITLE RESEARCH WAS PERFORMED FOR EXISTING RIGHTS-OF-WAY, EASEMENTS, AND / OR SERVITUDES OF RECORD THAT MAY AFFECT THIS PROPERTY.

VICINITY MAP - NOT TO SCALE

NORTH 11 TH STREET

OUACHITA PARISH POLICE JURY

(AND P.O.C. INGRESS/EGRESS SERVITUDE)

R&S VISION PROPERTIES, LLC

NORTHEAST REALTORS OF LOUISIANA, INC.

SOUTHEAST FOODS INC. OF MISSISSIPPI

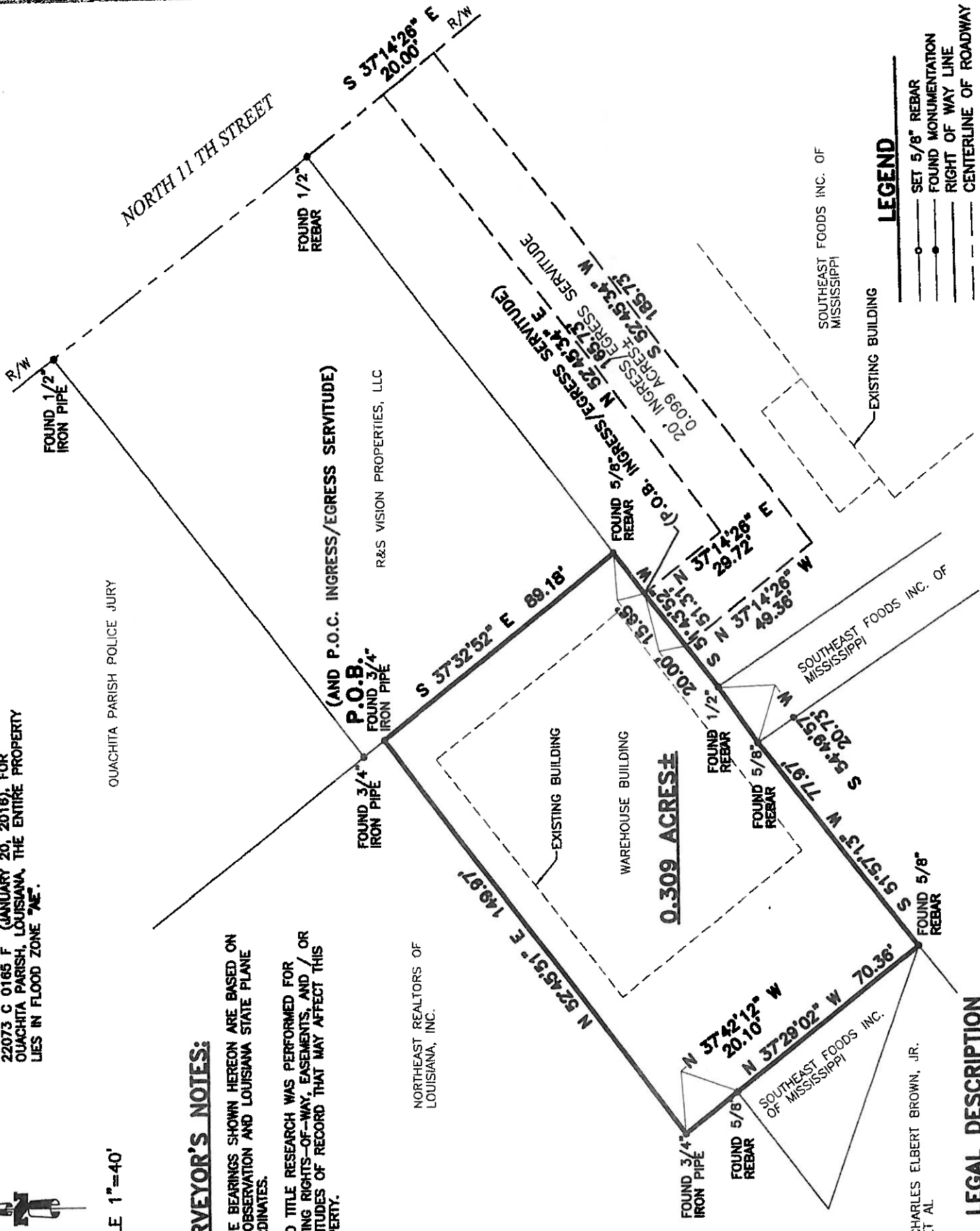
CHARLES ELBERT BROWN, JR. ET AL

**LEGAL DESCRIPTION**

A parcel of land situated in Section 48, Township 18 North, Range 3 East, Ouachita Parish, Louisiana, and being a portion of Lot 3 Post Office Subdivision, a resubdivision of Lots 1, 2, and 3 of Block 1, Subdivision No. 1, and 0 of Parcel Addition No. 2, being more

**CERTIFICATION:**

I, RONNY C. HAISTY, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF LOUISIANA, DO HEREBY CERTIFY THAT I HAVE



**LEGEND**

- SET 5/8" REBAR
- FOUND MONUMENTATION
- RIGHT OF WAY LINE
- CENTERLINE OF ROADWAY

0.309 ACRES ±

EXISTING BUILDING

WAREHOUSE BUILDING

SOUTHEAST FOODS INC. OF MISSISSIPPI

FOUND 3/4" IRON PIPE

FOUND 5/8" REBAR

FOUND 5/8" REBAR

FOUND 1/2" REBAR

FOUND 3/4" IRON PIPE

FOUND 1/2" REBAR

FOUND 1/2" IRON PIPE

R/W

P.O.B. FOUND 3/4" IRON PIPE

FOUND REBAR

FOUND REBAR

FOUND REBAR

FOUND REBAR

FOUND REBAR

FOUND REBAR

FOUND 5/8" REBAR

FOUND 5/8" REBAR

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# Ouachita Parish

Assessor's Office

Stephanie Smith, Assessor



Date Created: 12/2/2022  
Created By: actDataScout

## Post Office Subdivision

1 inch = 144 feet

Southeast Food/RCH Co

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