



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

3901 Jackson Street  
Monroe, LA 71202  
off: 318-329-2430  
fax: 318-329-2485

**MEMO**

**TO:** Monroe Planning Commission Members  
**FROM:** Mr. Hunt Neely, Chairman  
**DATE:** September 8, 2023

The *Special Meeting* of the Monroe Planning Commission will be held on **Monday, September 18, 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**

**CUP 112-23:** (Major Conditional Use) **Tower Storage of Monroe** – Mini-warehouses – 605 & 609 North 31<sup>st</sup> 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 112-23  
**NAME OF APPLICANT:** Tower Storage of Monroe/J. Gregory Hull  
**ADDRESS OF PROPERTY:** 605 & 609 North 31<sup>st</sup> Street  
**COUNCIL DISTRICT:**

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**REQUEST:** A Major Conditional Use Permit (CUP) to allow the applicant to construct mini-warehouses in the B-3 (General Business/Commercial) District. The property is located at 605 & 609 North 3<sup>rd</sup> Street.

**PURPOSE OF REQUEST:** The purpose of the request is to allow the applicant to construct climate-controlled mini-warehouses.

**SIZE OF PROPERTY:** 1.03-acres (more or less)

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

**PRESENT USE:** Vacant land

**MOST NEARLY BOUNDED BY (STREETS):** South of Armand-Connector, north of Kilpatrick Boulevard, east of Armand Street and west of North 31<sup>st</sup> Street.

**SURROUNDING LAND USES:** The surrounding land use consists of commercial, medical/dental office spaces in all directions; with vacant land to the south, east and west.

**ADVERSE INFLUENCES:** Increase in traffic for the area.

**POSITIVE INFLUENCES:** Development will generate taxes for the city.

**COMMENTS/  
RECOMMENDATIONS:** The applicant is requesting to construct a 35,000 square foot metal building. The buildings facade will be made with brick/stucco construction. This request will meet the use standards set for the Comprehensive Zoning Ordinance Section 37-92 (n) Mini warehouses. It is in keeping with the professional design, aesthetics, and presentation to the surrounding developments in the area. The building will be 100% climate-controlled mini-warehouse storage units, in one facility. There will be approximately 250 units, with various dimensions.

This facility will be enclosed with an 8' tall metal fence, with two (2) computer-controlled sliding gates for secure tenant access. Ten (10) parking spaces are required on-site for the development.

There are approximately four (4) existing mini-warehouse facilities within a one (1) mile radius.

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 interests.

The two (2) lots will need to be consolidated, in order to create one (1) single lot of record. This will eliminate the building being built across a property line.

Renderings have been included for your review.

**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.

**CUP 112-23**  
**Tower Storage of Monroe/J. Gregory Hull**

- 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.



**PUBLIC WORKS**  
Water Treatment

*Sean L. Benton, Interim Public Works Director*

May 31, 2023

Ms. Jennifer L. Causey  
jeremy@bayoukubota.com

RE: Water Service for N 31st St Parcels 65466/65467

Ms. Causey:

Please be advised that the City of Monroe has adequate water capacity and is willing to provide water service to meet the needs of N 31st St Parcels 65466/65467. The City will own, operate, and maintain the water system located in the City right of way that will provide service to this location.

Should you have any questions or need any additional information, please contact me at any time.

Sincerely,

Sean L. Benton  
Interim Public Works Director



May 31, 2023

*Jennifer Causey  
John Rea Realty*

**Proposed Commercial Development  
North 31<sup>st</sup> Street Parcels 65466/65467**

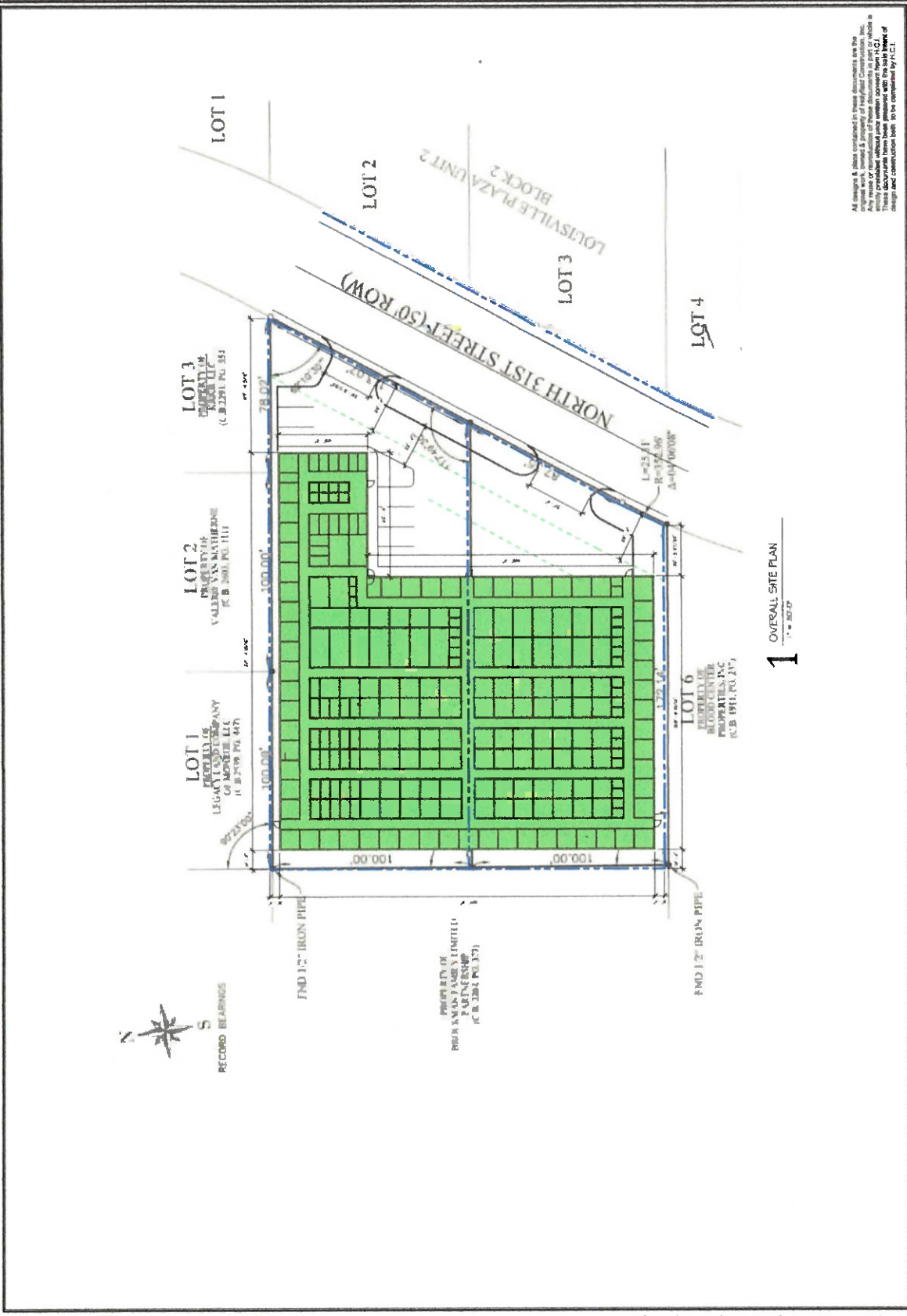
Entergy Louisiana, Inc. has provisions to provide electrical service to the proposed location mentioned above.

All Entergy facilities whether overhead or underground will be front-lot construction Or road-side construction. We will not serve a facility from the rear if we cannot maintain it. There will be a cost required for three phase.

Please notify Entergy in sufficient time for us to coordinate all necessary activities to accomplish a smooth startup.

We are looking forward to working with you.

Yours very truly,  
Cindy Gordon  
Entergy Louisiana LLC  
Customer Service Manager  
318-329-5508



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1 OVERALL SITE PLAN  
1" = 80.0'



RECORD BEARINGS

PROPERTY OF  
MORRIS FARMY LIMITED  
PARTNERSHIP  
(C.B. 2004, PG. 37)

FND 12" IRON PIPE

FND 12" IRON PIPE

LOT 1  
LEGAT COMPANY  
OF MONROE, LLC  
(C.B. 2009, PG. 41)

LOT 2  
PROPERTY OF  
VALERIE VAN MATHERNE  
(C.B. 2000, PG. 111)

LOT 3  
PROPERTY OF  
THE STATE OF  
LOUISIANA  
(C.B. 2001, PG. 38)

LOT 6  
PROPERTY OF  
PILGRIM'S INC  
(C.B. 1911, PG. 17)

NORTH 31ST STREET (50' ROW)

LOUISVILLE PLAZA UNIT 2  
BLOCK 2

LOT 1

LOT 2

LOT 3

LOT 4

L=25.11  
R=152.00  
A=0.00008°

78.00'

100.00'

100.00'

100.00'

100.00'

100.00'

100.00'

100.00'

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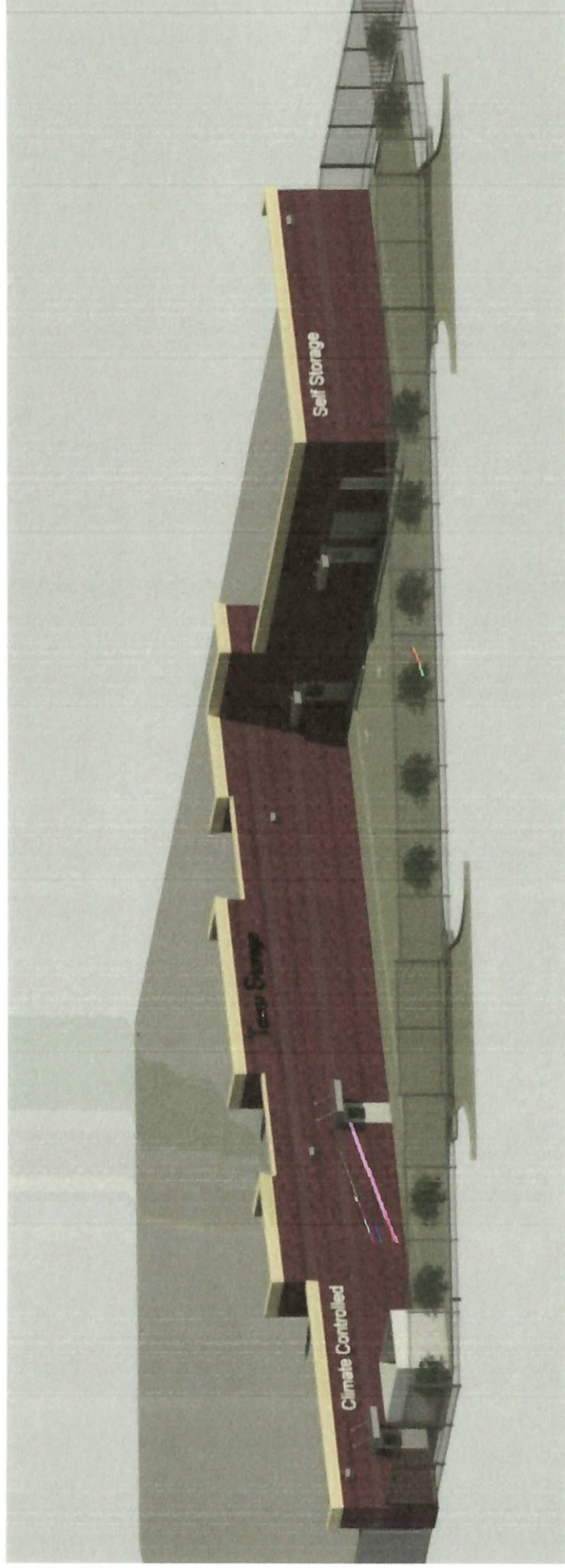
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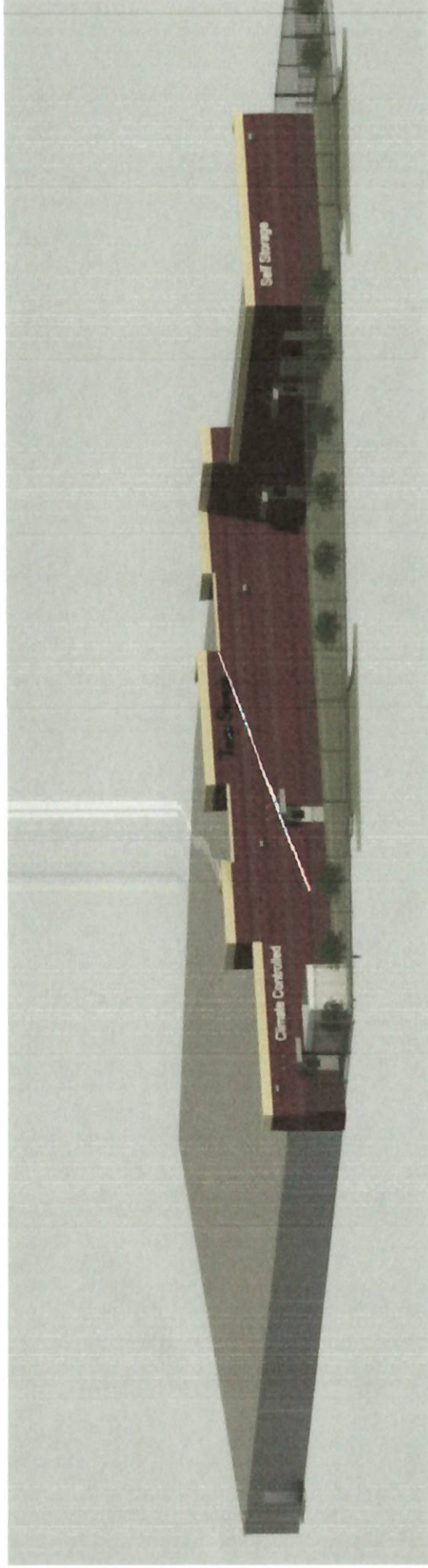
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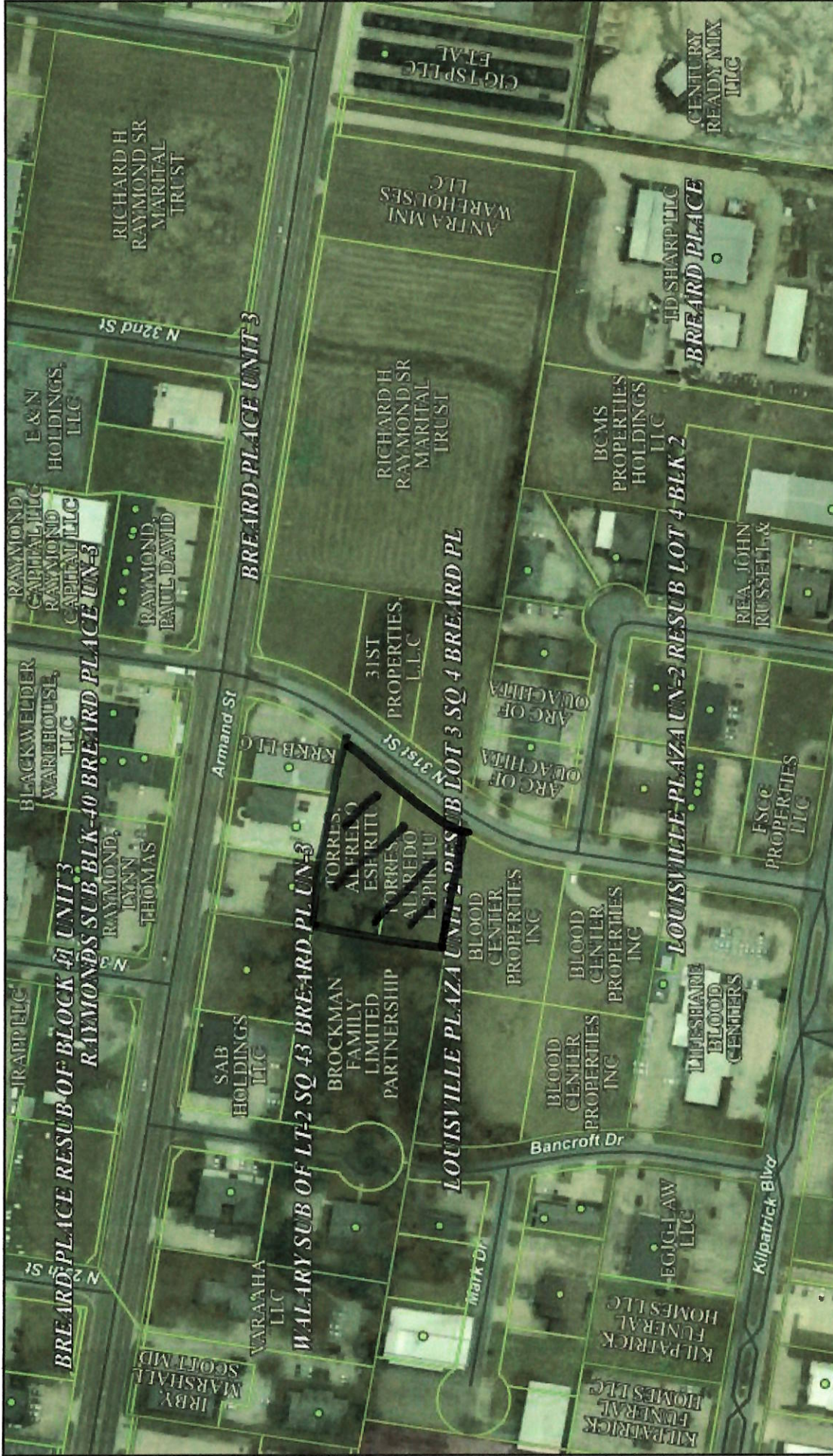
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**Ouachita Parish**  
Assessor's Office  
Stephanie Smith, Assessor



Date Created: 9/12/2023  
Created By: actDataScout

1 inch = 203 feet

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