



PLANNING & URBAN DEVELOPMENT
Planning & Zoning

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MEMO

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

The Regular Meeting of the Monroe Planning Commission will be held on **Monday, January 9, 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

XIII Lamyville – Preliminary Resubdivision of Lots 1, 2 & 7 of the subdivision of Tract of Conner Realty Corp Property of a 2.871-acre tract of land. The property is located north of Grammont Street, south of DeSiard Street, east of the Union Pacific Railroad tracks and west of the North 18th Street Overpass.

PUBLIC HEARING

None

ZONING

CUP 100-23: Mid-South Distributing USA – Warehouse/Office – 1904 Ruffin Drive

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.: CUP 100-23
NAME OF APPLICANT: **MidSouth Distributing**
ADDRESS OF PROPERTY: 1904 Ruffin Drive
COUNCIL DISTRICT: 5

REQUEST: A minor Conditional Use Permit (CUP) to allow a warehouse in the in the B-3 (General Business/Commercial) District.

PURPOSE OF REQUEST: The purpose of the request is to allow the applicant to operate an office/warehouse. This building is currently vacant but has been used as such in previous years.

SIZE OF PROPERTY: 0.1.628-acres (more or less)

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

PRESENT USE: Existing vacant warehouse building

MOST NEARLY BOUNDED BY (STREETS): North of Hadley Street, south of Ruffin Drive, east of Parkview Drive and west of Martin L. King, Jr. Drive.

SURROUNDING LAND USES: The surrounding land use consists of restaurants, Chase Bank, City of Monroe Public Safety Center and Wossman High School.

ADVERSE INFLUENCES: None identified

POSITIVE INFLUENCES: A business will occupy a vacant building to operate a new business that will provide taxes to the City of Monroe.

**COMMENTS/
RECOMMENDATIONS:** The applicant is requesting to utilize an existing vacant building at 1904 Ruffin Drive. The applicant will use the building as a warehouse, retail distribution center for that will provide genuine factory parts for major appliance brands.

Within the past 2 years, Honeywell, has utilized the warehouse for storage and distribution of the new Entergy meters that were installed throughout the region.

MidSouth Distributing USA has been in business since 1957 providing genuine factory parts for over 40+ major appliance brands. They currently have 14 locations throughout Arkansas, Texas, Louisiana and Missouri. The Shreveport location alone generated \$4.4 million in sales this past year. They are members of the Appliance Parks Distributors Association.

OPTIONS:

Approve the applicant's request as presented.

Approve the applicant's request with conditions.

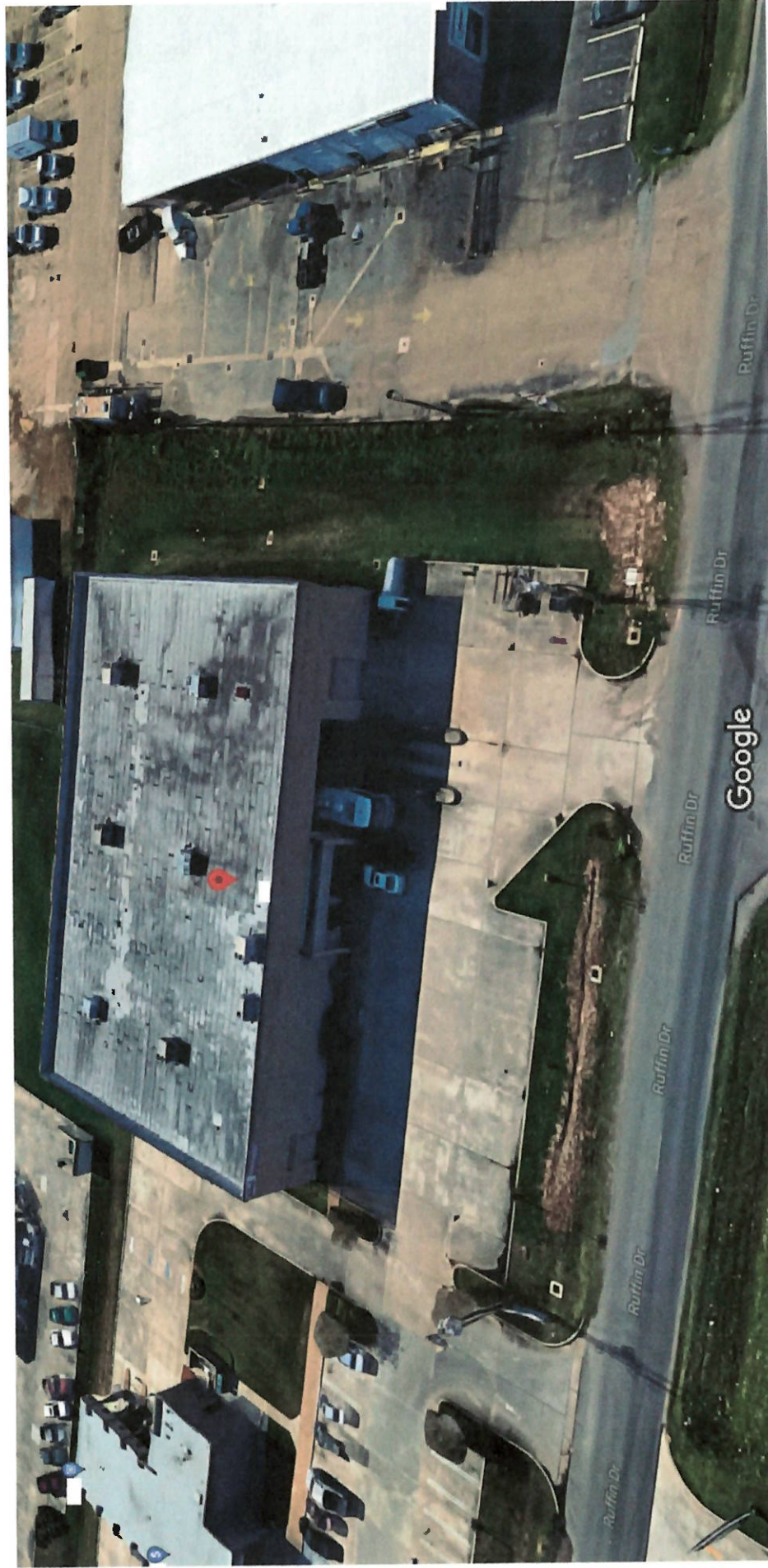
Deny the applicant's request as presented.

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 particular site and in consideration of other existing and potential uses within the general area in which the use is proposed to be located.

Google Maps 1904 Ruffin Dr



Imagery ©2023 Google, Map data ©2023, Map data ©2023 20 ft

**City of Monroe
Planning Commission**

CASE NO.: XIII LAMYVILLE (Conner Realty Corp Subdivision)
NAME OF APPLICANT: City of Monroe
COUNCIL DISTRICT: 3

REQUEST: This is a request for a preliminary resubdivision of Lots 1, 2 & 7 of the subdivision of Tract 3 of Conner Realty Corp. Property.

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: 2.871-acres, more or less

PRESENT ZONING: B-3 (General Business/Commercial) District & C (Campus) District

MOST NEARLY BOUNDED BY (STREETS): The property is located north of Grammont Street, south of DeSiard Street, east of the Union Pacific Railroad tracks and west of the North 18th Street Overpass.

SURROUNDING LAND USES: The surrounding land use consists of single family residential to the west; the Ouachita Parish Health Unit to the south and James Machine Works to the north.

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

POSITIVE INFLUENCES: The proposed use of the site will establish patron ridership and provide revenue for the City of Monroe.

COMMENTS/ RECOMMENDATIONS: This is a preliminary resubdivision of Lots 1, 2 & 7 of the subdivision of Tract 3 of Conner Realty Corp. Property.

The lots in question are proposed to house a new passenger terminal for the City of Monroe. The proposed Lot 1 consists of the original Lot 1, Lot 2 and the west portion of Lot 7 of the original subdivision. A resubdivision plat has to be created to combine the 2 lots and the west portion of Lot 7 into a single lot. The remainder of Lot 7 would also

XIII Lamyville/City of Monroe
Conner Realty Corp Subdivision

be modified on the plat to a new lot. By preparing the resubdivision plat, all of the conflicting building setbacks for the interior lots will be removed to provide a clean lot.

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

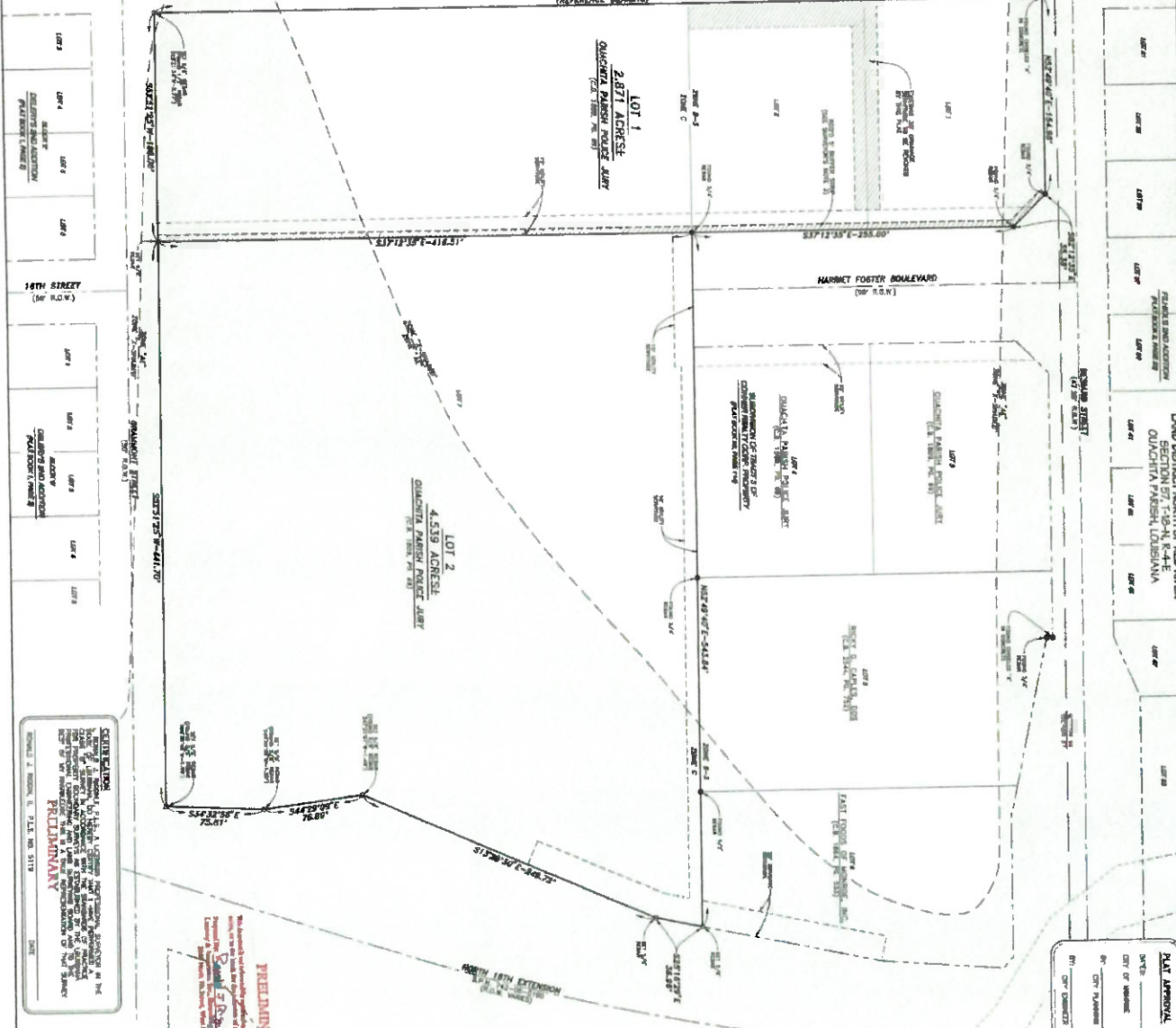
OPTIONS:

Approve the applicant's request as presented

Approve the applicant's request with conditions.

Deny the applicant's request as presented.

SUBMITTING NOTES:
 1. THIS SUBDIVISION IS BEING SUBMITTED IN ACCORDANCE WITH THE SUBDIVISION ACT, R.S. 48:151-157, AND THE ZONING ACT, R.S. 48:151-157, AND THE LAND ACQUISITION ACT, R.S. 48:151-157.
 2. THE LANDS OF THE STATE ARE DIVIDED INTO PARCELS BY THE STATE OF LOUISIANA.
 3. THE STATE OF LOUISIANA IS THE SOLE OWNER OF THE LANDS OF THE STATE.
 4. THE STATE OF LOUISIANA IS THE SOLE OWNER OF THE LANDS OF THE STATE.



LAND DISTRICT NORTH OF RED RIVER
 QUADRA PARISH, LOUISIANA

PLAT APPROVAL
 DATE: _____
 CITY PLANNING COMMISSION
 BY: _____

SCALE: 1"=40'
 1/4"=100'

RESUBDIVISION OF LOTS 1, 2 & 7 OF THE SUBDIVISION OF TRACT 3 OF CONNER REALTY CORP. PROPERTY

LAZENBY & ASSOCIATES, INC.
 1000 PINE STREET, SUITE 100
 MONROE, LOUISIANA 70132

ZONING NOTES:
 1. ZONING DISTRICT: P-1 (COMMERCIAL PROFESSIONAL OFFICE)
 2. LOT AREA: 100,000 SQ. FT.
 3. LOT AREA: 100,000 SQ. FT.
 4. LOT AREA: 100,000 SQ. FT.

FLOOD ZONE DATA:
 FLOOD ZONE: V-1 (VEGETATED)
 FLOOD ZONE: V-2 (NON-VEGETATED)
 FLOOD ZONE: V-3 (NON-VEGETATED)

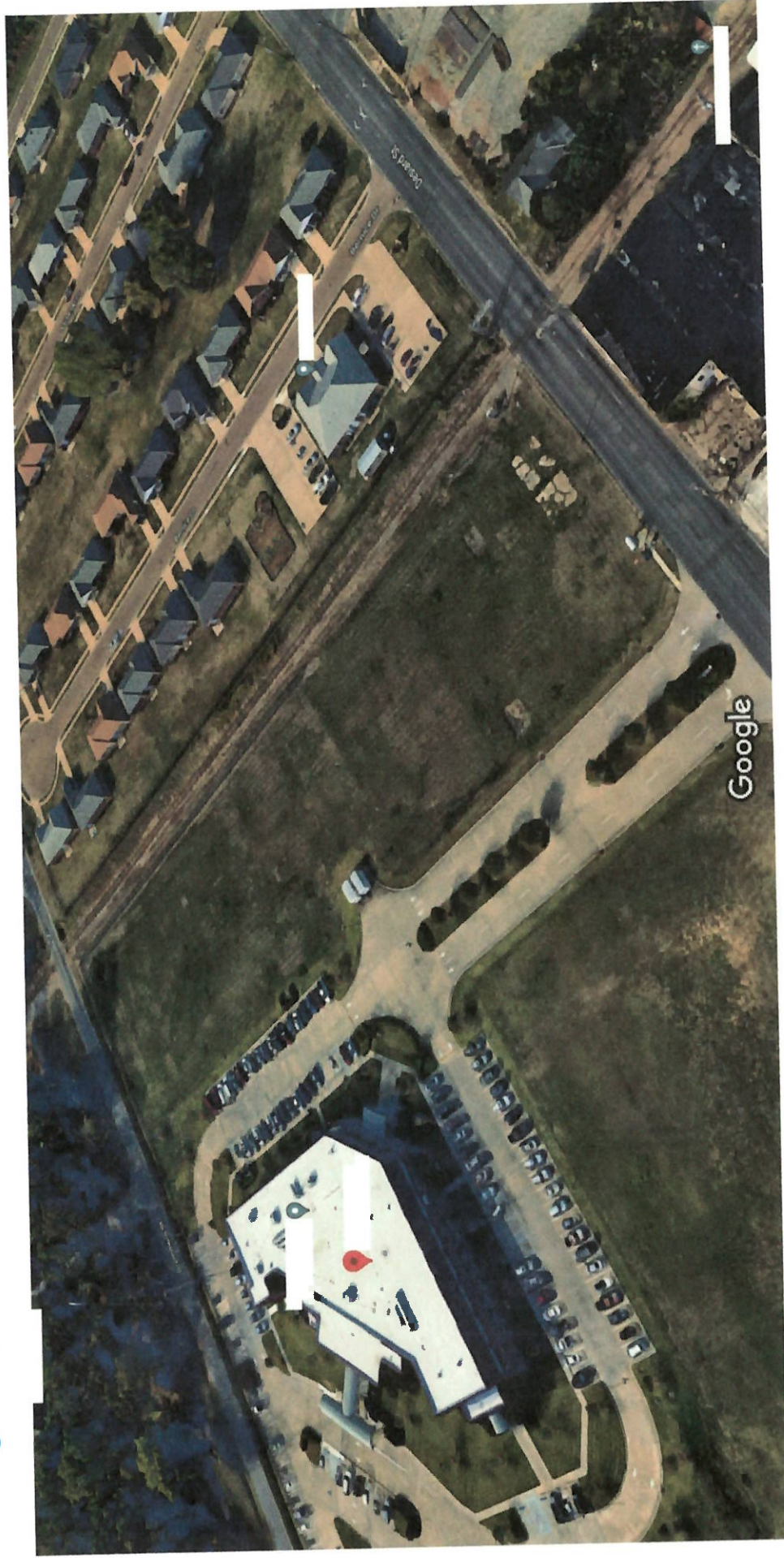
LEGEND:
 - - - - - PLANNED
 - - - - - EXISTING
 - - - - - PROPOSED

LOCATION MAP:
 SHOWING LOCATION OF TRACT 3 OF CONNER REALTY CORP. PROPERTY IN QUADRA PARISH, LOUISIANA.

DEED:
 THIS DEED IS BEING SUBMITTED IN ACCORDANCE WITH THE SUBDIVISION ACT, R.S. 48:151-157, AND THE LAND ACQUISITION ACT, R.S. 48:151-157.

NOTES:
 1. THIS DEED IS BEING SUBMITTED IN ACCORDANCE WITH THE SUBDIVISION ACT, R.S. 48:151-157, AND THE LAND ACQUISITION ACT, R.S. 48:151-157.

Google Maps 1650 Desiard St



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