



MEMO

TO: Monroe Planning Commission Members
FROM: Mr. Hunt Neely, Chairman
DATE: July 26, 2024

The regular meeting of the Monroe Planning Commission will be held on **Monday, August 5, 2024, 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

XXVIII University Place/Sherrouse – Final subdivision plat of a 3.680-acre tract of land, from 1 to 3 lots – Acadia Land Surveying

DED 102-24: Dedication of a street name change to rename East Street to Coach Raymond “Ray” Gambino – Street lies between Southern Avenue and Parkview Drive – **Wossman High School Class of 1984**

PUBLIC HEARING

ANX 100-24: Annexation of a 36.35-acre tract of land, located north of Parker Road and south of Frontage Road (351-475 Parker Road) – **Martin Engineering Services**

ZONING

CUP 109-24 (Minor): **4 Dudes, LLC** – Request to construct (2) two 5,175 sq. ft. storage buildings – 709 North 34th Street

CUP 110-24 (Major): **Param, LLC** – Request to allow the sale of alcohol for consumption off-premises – 3224 Louisville Avenue

CUP 111-24 (Minor): **Shining Star Child Care** – Request to operate a child day care (small) – 328 Oregon Trail

PUBLIC HEARING

MA 101-24: Zoning Map Amendment to rezone a 36.35-acre tract of land, from the OS (Open Space) District to the R-1 (Single Family Residence) District. The property is located north of Parker Road and south of Frontage Road. (315-475 Parker Road) – **Martin Engineering Services**

OTHER BUSINESS

None

CITIZEN PARTICIPATION

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

**City of Monroe
Planning Commission**

CASE NO.: XXVIII University Place/Sherrouse
ADDRESS: 4440 DeSiard Street (Polestar-DeSiard Resubdivision)
NAME OF APPLICANT: Acadia Land Surveying
COUNCIL DISTRICT: 3

REQUEST: This is a request for a FINAL resubdivision plat review for a resubdivision of Lot 3 of the proposed Polestar-DeSiard Subdivision, within the B-3 (General Business/Commercial) District.

PURPOSE OF THE REQUEST: The applicant wishes to resubdivide Lot 3 of Polestar-DeSiard Subdivision into Lots 3-A, Lot 3-B & Lot 3-C of Polestar-DeSiard Subdivision. The proposed lots will run east/west along DeSiard Street, with a rear lot created.

SIZE OF PROPERTY: 3.680-acres, more or less.

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

MOST NEARLY BOUNDED BY (STREETS): The property is located south of DeSiard Street, east of Lowery Street and west of Gilbert Street.

SURROUNDING LAND USES: The surrounding land use consists of ULM Campus to the north, commercial to the east and west and residential to the south.

ADVERSE INFLUENCES: The Louisiana Department of Transportation and Development will review any assess allowances for new driveways that can be permitted for this new development(s). (US Highway 80).

POSITIVE INFLUENCES: Creation of new lots for development

COMPREHENSIVE PLAN: The Future Land Use map shows this area as *Education/Medical Campus* – The future land use provides a strategy which indicates the advantages and disadvantages in the existing land uses in zoning. However, this identification allows the City to proactively address the future organization of land uses to enhance the quality of life for residents and protect the character of the community.

**COMMENTS/
RECOMMENDATIONS:**

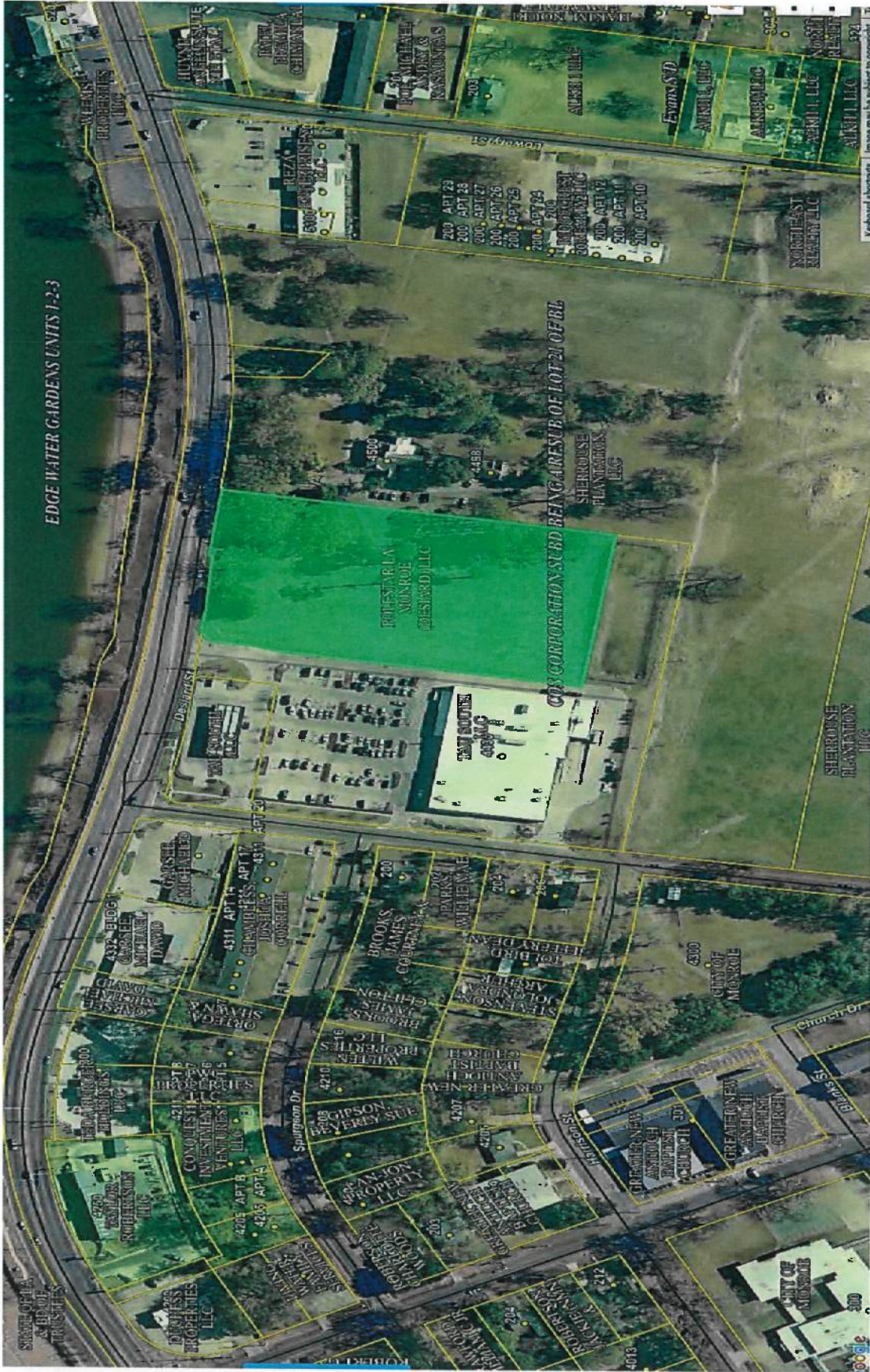
The applicant is requesting to resubdivide Lot 3 of Polestar-DeSiard Subdivision, into Lots 3-A, 3-B and 3-C of the Polestar-DeSiard Subdivision. The lot is currently vacant. A proposed urgent care center is proposed for Lot 3-A.

Proposed Lot 3-A is 0.586 acres, Lot 3-B is 0.751 acres and Lot 3-C is 2.343 acres. There are no proposed streets proposed for the site. Water and sewer are currently available for the site.

OPTIONS:

Approve the applicant's request for the 3 lot resubdivision as presented, or

Deny the applicant's request for the 3 lot resubdivision as presented.



4440 DeSiard Street

Resubdivision of Lot 3 Polestar-DeSiard Subd. Into Lot 3A, 3B & 3C



4440 DeSiard Street

B-3 (General Business/Commercial) District

**City of Monroe
Planning Commission**

CASE NO.: DED 102-24
NAME OF APPLICANT: Wossman High School Class of 1984
ADDRESS OF PROPERTY: East Street to Coach Raymond "Ray" Gambino,
between Southern Avenue and Parkview Drive
COUNCIL DISTRICT: 5

REQUEST: This is a request to change a street name assignment to an existing street within the City of Monroe.

PURPOSE OF REQUEST: The purpose of this request is to change the street name from East Street to Coach Raymond "Ray" Gambino. This public right-of-way is located between Southern Avenue to Parkview Drive, from east of west.

SIZE OF PROPERTY: The approximate size of this street is 59' x 361' and 41' x 1,621' (approximately) sections of a public right-of-way.

PRESENT ZONING: N/A

PRESENT USE: A dedicated public street right-of-way.

MOST NEARLY BOUNDED BY (STREETS): North of Ruffin Drive; south of East Street; east of Parkview Drive west of Martin L. King, Jr. Drive AND north of Center Street; south of Century Boulevard; east of Martin L. King, Jr. Drive; west of East Street.

SURROUNDING LAND USES: The surrounding land use consists of Wossman High School, commercial businesses and restaurants in all directions.

ADVERSE INFLUENCES: Renaming may affect emergency service responders.

POSITIVE INFLUENCES: The changing of this street's name will honor the legendary head Coach Raymond "Ray" Gambino.

COMMENTS/

RECOMMENDATIONS:

The applicant wishes to rename an approximately 59' x 361' and 41' x 1,621' g section of South McGuire Avenue. The existing street lies between Southern Avenue and Parkview Drive. This request could affect businesses along this street.

The applicant would like to dedicate the street name to "Coach Raymond "Ray" Gambino", due to his tenure and significance as head coach of Wossman High School's football team. He spent 22 years as the team's coach. The crowning achievement was the 3A State Championship in 1986 and his Hall of Fame career.

Any changes in street name changes will be reported to Ouachita 911 for future updates.

Ouachita 911 has noted that one (1) address will be affected by this request (2000 East Street). Also, the street names can only be 19 characters, including the throughfare and a throughfare will be needed with this proposed name change (i.e. street, road, etc.). Most individuals do not realize that changing a street name will change the address of their residence/business and will create some issues for an unknown period. *Individuals being affected by this modification should understand the proposed changes will change the following: 1) All utilities and mailings to be updated, 2) Driver's license to be updated, 3) Checking and credit cards to be updated, 4) Voter's Registration etc. There may be mailing issues for package delivery services, online mapping services updating changes, online shopping, and food delivery services.*

Ouachita 911 has no objections to changing the street name to East Street. At present, there are no issues with the current street name and the change most certainly will create some problems as previously stated. From the emergency response standpoint, if approved, the change would be updated on the GIS and CAD systems. There should not be any issues with the dispatching of emergency services.

OPTIONS:

1. Approve the renaming of East Street to Coach Raymond "Ray" Gambino.
2. Deny the renaming of East Street to Coach Raymond "Ray" Gambino.

**WELCOME TO
COACH RAYMOND (RAY) GAMBINO FIELD**

Raymond Gambino came to Wossman High School as an assistant in 1967. In 1973 he became Head football coach and later retired in 1989.

His most memorable moment was when Wossman won the State Championship!

Coach Gambino enjoyed every day at Wossman.

He had 149 wins and 44 losses in 17 years as Head

Football Coach. He was placed in the Louisiana High School Hall of Fame in 1998.

PLAYOFF APPEARANCES: 1975-1980, 1982-1986

STATE RUNNER UP: 1979, 1983, 1985, 1989

STATE CHAMPIONSHIP: 1986

Louisiana State 3A Coach of the year winner: 1986



ZONING MAP



Proposed Site

**City of Monroe
Planning Commission**

CASE NO.: ANX 100-24
NAME OF APPLICANT: **Martin Engineering Services**
SITE ADDRESS: 351-475 Parker Road
COUNCIL DISTRICT: 3 (once annexed)

REQUEST: The applicant wishes to annex an approximately ±36.35-acre tract of land into the City Limits of Monroe, located at 351-475 Parker Road.

SIZE OF PROPERTY: ±36.35-acre, more or less

PRESENT ZONING: Presently the property is located within the Parish and does not have a designated zoning classification. The applicant has a separate application to zone the property to the R-1 (Single Family Residence) District.

PRESENT USE: Vacant land

MOST NEARLY BOUNDED BY (STREETS): North of Parker Road and south of Frontage Road.

SURROUNDING LAND USES: The surrounding land use consists of Quality Paper Packaging, Inc, a single-family residence with vacant land in all directions.

ADVERSE INFLUENCES: The proposed development will increase traffic in the area.

POSITIVE INFLUENCES: The proposed development will add to the housing stock and property taxes for the City of Monroe.

COMPREHENSIVE PLAN: Yes

**COMMENTS/
RECOMMENDATIONS:**

The applicant, Martin Engineering Services/Alven Square currently owns the property in question and wishes to annex a 36.35-acre tract of land, in order to tie into the City of Monroe's sewer and water services. This request will allow the applicant to develop a new residential subdivision. This property abuts the Monroe City Limit line along the rear property line. There is a separate application on the agenda to zone the property R-1 (Single Family Residence) District (MA 101-24). The property is located in Ouachita Parish and does not currently have a zoning designation. The requested zoning will allow for single family residential living, as a use-by-right, and will be submitted for Planning Commission review on August 5, 2024.

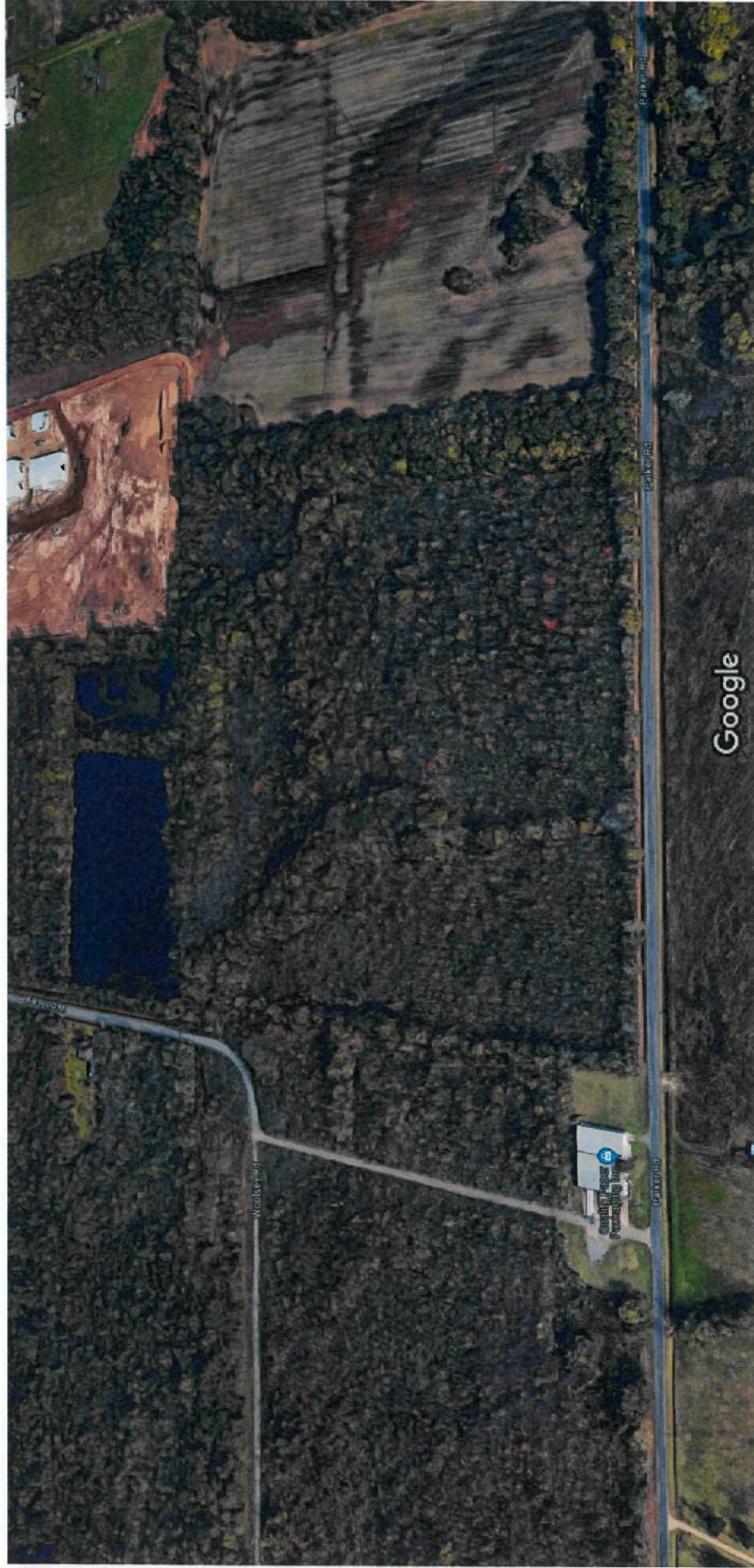
A letter has been sent to the Ouachita Parish Police Jury notifying them of this annexation petition.

OPTIONS:

Approve the applicant's request to annex a ±36.35-acre tract of land into the City, as presented.

Deny the applicant's request to annex ±36.35-acre tract of land into the City, as presented.

Google Maps 3224 Louisville Ave



Imagery ©2024 Google, Imagery ©2024 Airbus, Maxar Technologies, Map data ©2024 200 ft

**City of Monroe
Planning Commission**

CASE NO.: CUP 109-24
NAME OF APPLICANT: 4 DUDES INVESTMENTS, LLC
ADDRESS OF PROPERTY: 709 North 34th Street
COUNCIL DISTRICT: 2

REQUEST: A Minor Conditional Use Permit (CUP) to allow the applicant to construct two (2) 45' x 115' or 5,175 square foot buildings for storage (large) located in the B-3 (General Business/Commercial) District. The property is located at 709 North 34th 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: 0.516-acres (more or less)

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

PRESENT USE: Vacant land

MOST NEARLY BOUNDED BY (STREETS): North of Armand Street, south of West Rimes Circle, east of North 33rd Street and west of North 34th Street.

SURROUNDING LAND USES: The surrounding land use consists of commercial offices to the north, residential to the south, east and west of the site.

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 construct two (2) 45' x 115' or 5,175 square foot metal buildings for storage (large). There will be 2 units per building, with adequate service entrance and exit doors. Two (2) roll-up doors will be provided, per building, for drop-off and pick-up of materials being stored at the location. Two (2) parking spaces will be provided per building. The property is currently vacant and enclosed with a 6' foot high cyclone and cinder block fences.

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.

The property is located in the A-O Flood Zone. A drainage impact statement will be required prior to construction.

OPTIONS:

Approve the applicant's request as presented.

Approve the applicant's request with conditions.

Deny the applicant's request as presented.

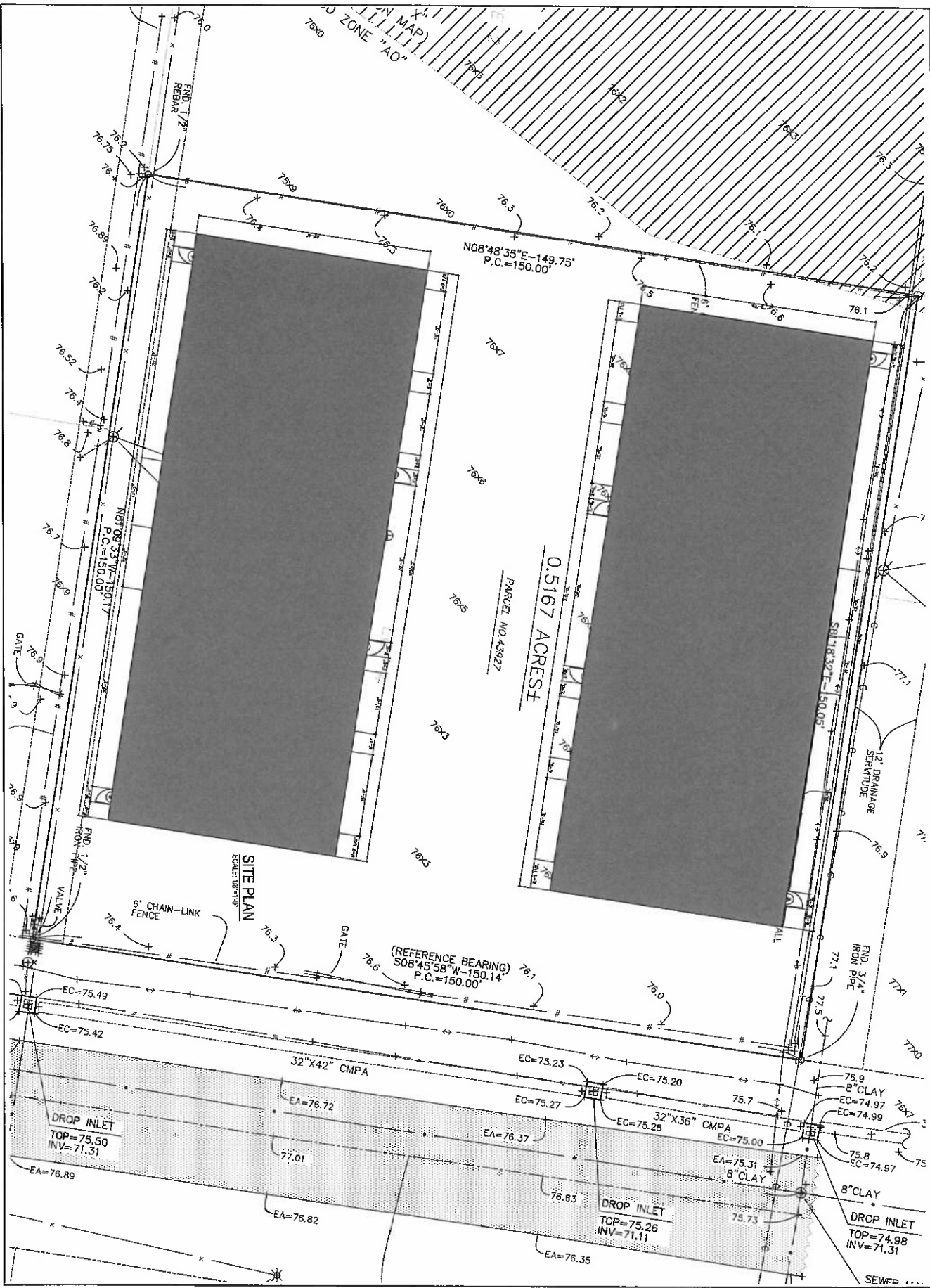
Major and Minor Conditional Use Criteria

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.

UNAPPROVED FOR CONSTRUCTION



SHEET	DATE	3/23/21
	BY	AMC
DESCRIPTION	REVISION	1.0
	DATE	3/23/21
PROJECT	NO.	2021-001
	NAME	4 DUDES INVESTMENTS, LLC
CLIENT	NAME	4 DUDES INVESTMENTS, LLC
	ADDRESS	709 NORTH 34TH STREET MONROE, LA. 71201
DRAWN BY	NAME	AMC
	DATE	3/23/21
CHECKED BY	NAME	AMC
	DATE	3/23/21
SCALE	AS SHOWN	
	OTHER	
PROJECT	NO.	2021-001
	NAME	4 DUDES INVESTMENTS, LLC
CLIENT	NAME	4 DUDES INVESTMENTS, LLC
	ADDRESS	709 NORTH 34TH STREET MONROE, LA. 71201
DRAWN BY	NAME	AMC
	DATE	3/23/21
CHECKED BY	NAME	AMC
	DATE	3/23/21
SCALE	AS SHOWN	
	OTHER	



PROJECT:
A NEW STORAGE BUILDING FOR:
4 DUDES INVESTMENTS, LLC
709 NORTH 34TH STREET
MONROE, LA. 71201



TAG
THE ARCHITECTURE ALLIANCE GROUP LLC

Robert Ellis, AIA
email: rellis@tag.net
Shirley D. McCullough
email: dmccullough@tag.net
office: 318.757.7791
1909 N. 18th St. Suite 603
Monroe, Louisiana 71201

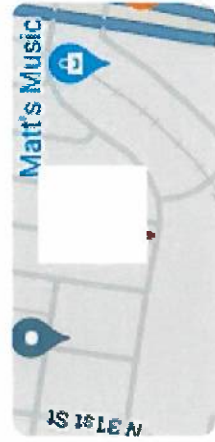
SP1.01
SITE PLAN

Google Maps 798 N 34th St



Monroe, Louisiana
 Google Street View
 Nov 2023 See more dates

Image capture: Nov 2023 © 2024 Google

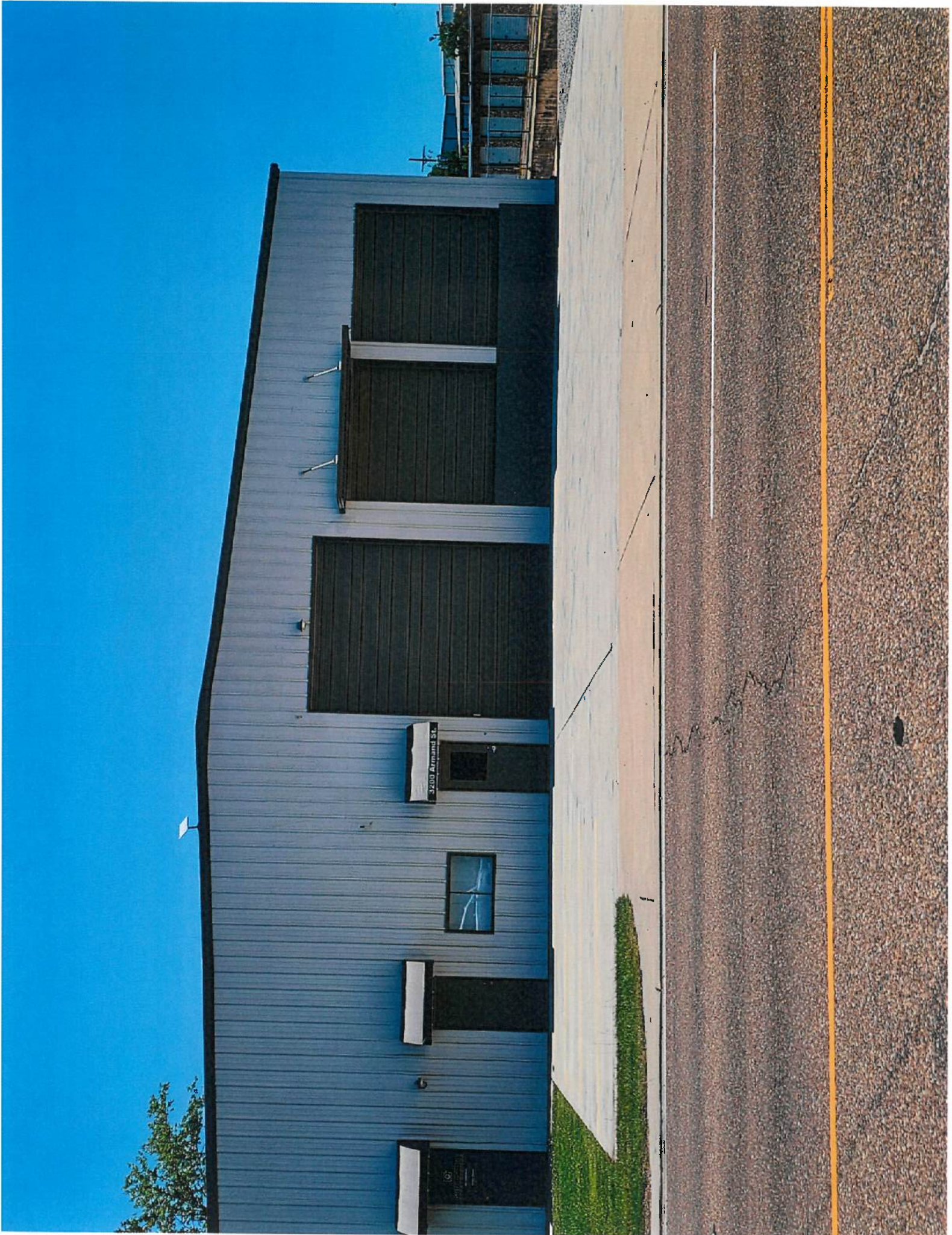


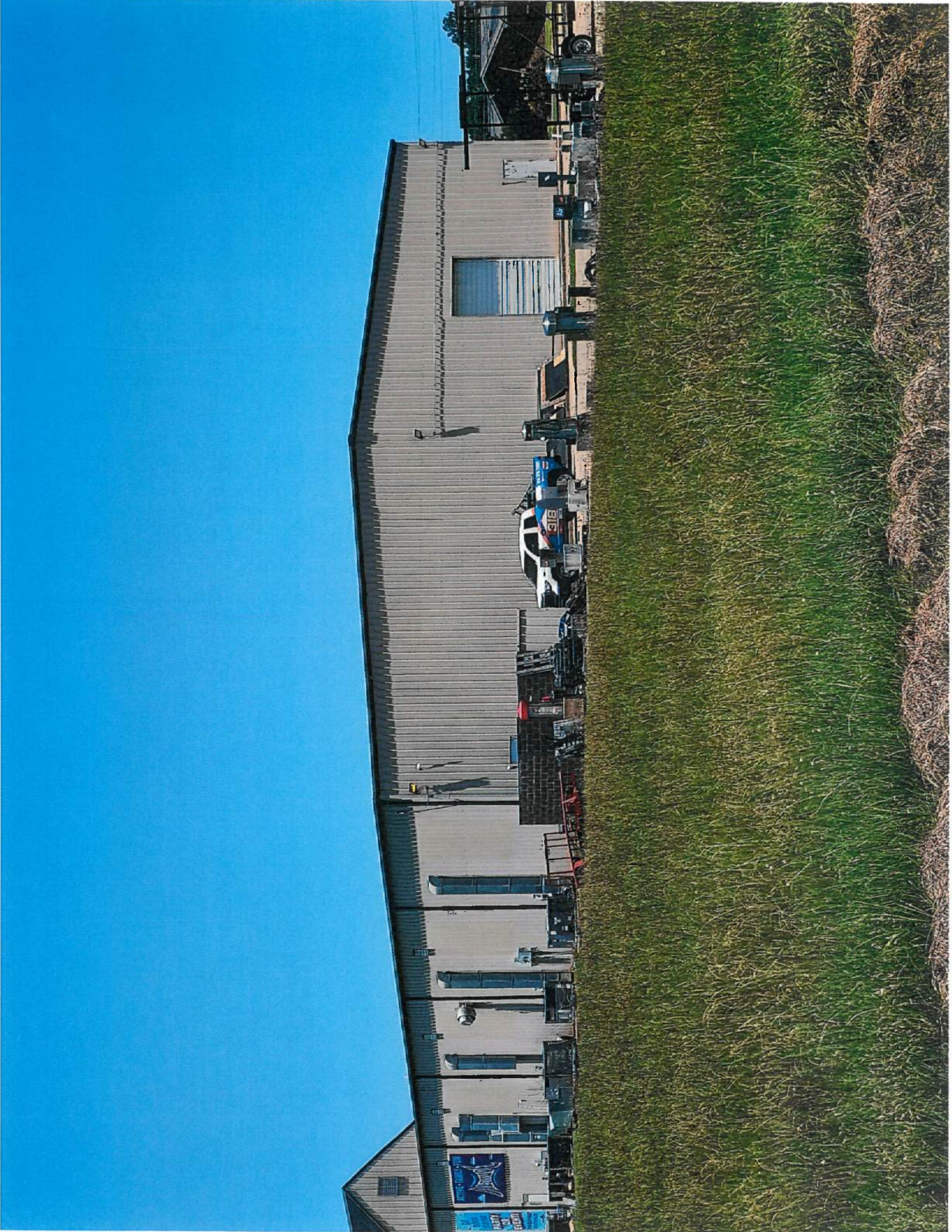




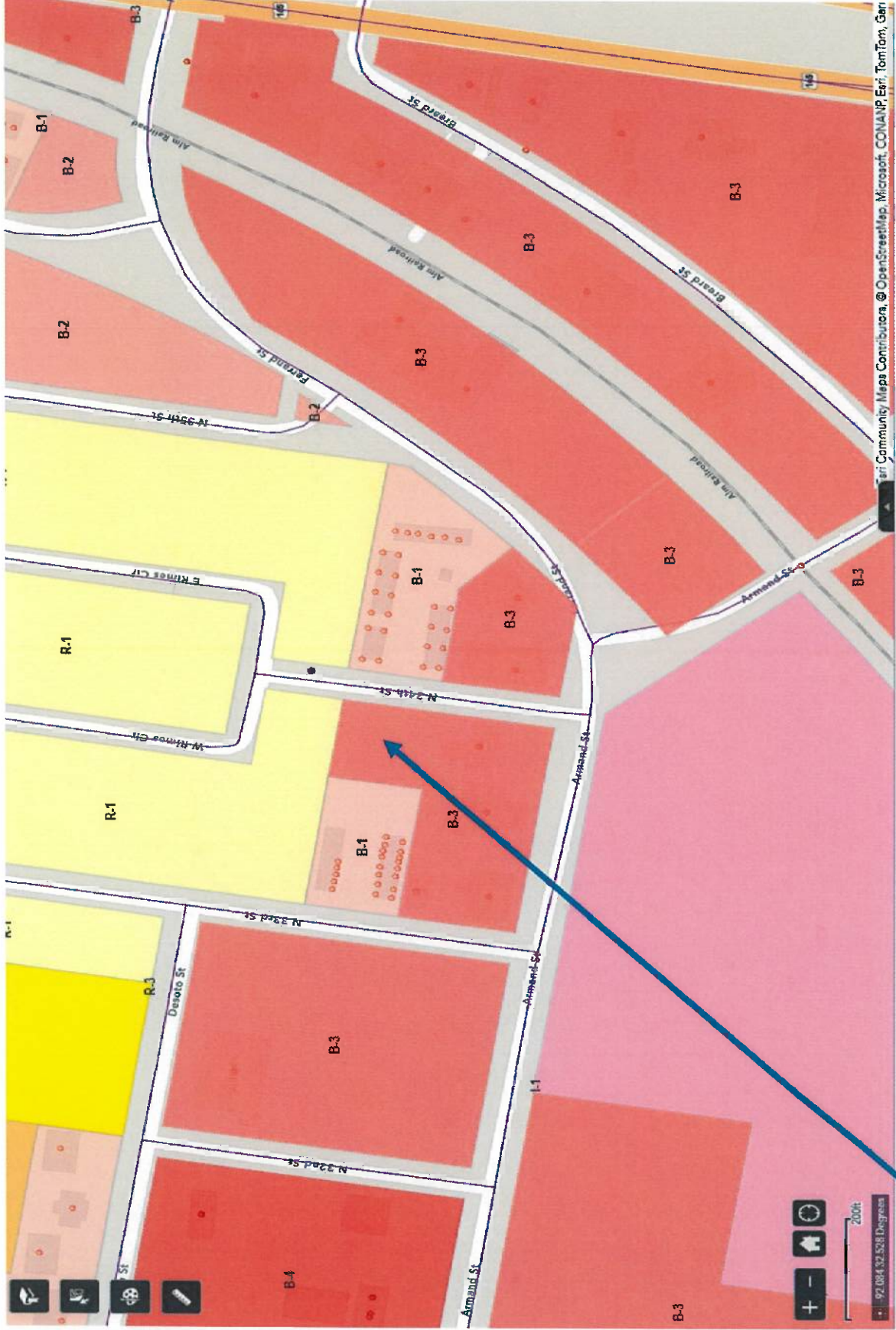








ZONING MAP



Proposed Site

**City of Monroe
Planning Commission**

CASE NO.: CUP 110-24
NAME OF APPLICANT: PARAM, LLC/Lakhwinder Singh
ADDRESS OF PROPERTY: 3224 Louisville Avenue
COUNCIL DISTRICT: 3

REQUEST: A **Major** Conditional Use Permit (CUP) to allow the sale of alcohol for consumption off-premises, in the B-3 (General Business/Commercial) District. The property is located at 3224 Louisville Avenue.

PURPOSE OF REQUEST: The purpose of the request is to allow the applicant to sell alcohol for a new neighborhood retail business.

SIZE OF PROPERTY: 0.563-acres (more or less)

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

PRESENT USE: Vacant lot

MOST NEARLY BOUNDED BY (STREETS): North of DeSiard Street, south of Louisville Avenue, east of North Stanley Avenue and west of Powell Avenue.

SURROUNDING LAND USES: The surrounding land use consists of Russell Moore Lumber Company, PeKing Restaurant and EastGate Shopping Center and retail sales good establishments in all directions.

ADVERSE INFLUENCES: Increase in traffic for the area.

POSITIVE INFLUENCES: Increase retail sales taxes for the City.

**COMMENTS/
RECOMMENDATIONS:** The applicant is requesting to allow the sale of alcohol for consumption off-premises for a proposed new tobacco and alcohol store. The applicant will construct the site to adhere to and meet the minimum building requirements of the Comprehensive Zoning Ordinance. This store is proposing to have a drive-thru for this site.

The applicants are attempting to acquire of the use approved prior to purchasing the land.

The applicant must obtain a certificate of occupancy and occupational license and tobacco license for this location.

There are no churches, schools, playgrounds, or library within a 300' radius of this property.

As per the Comprehensive Zoning Ordinance, this request does not follow the guidelines for said request. The future land use for this area is geared towards education/medical campus interests.

OPTIONS:

Approve the applicant's request as presented.

Approve the applicant's request with conditions.

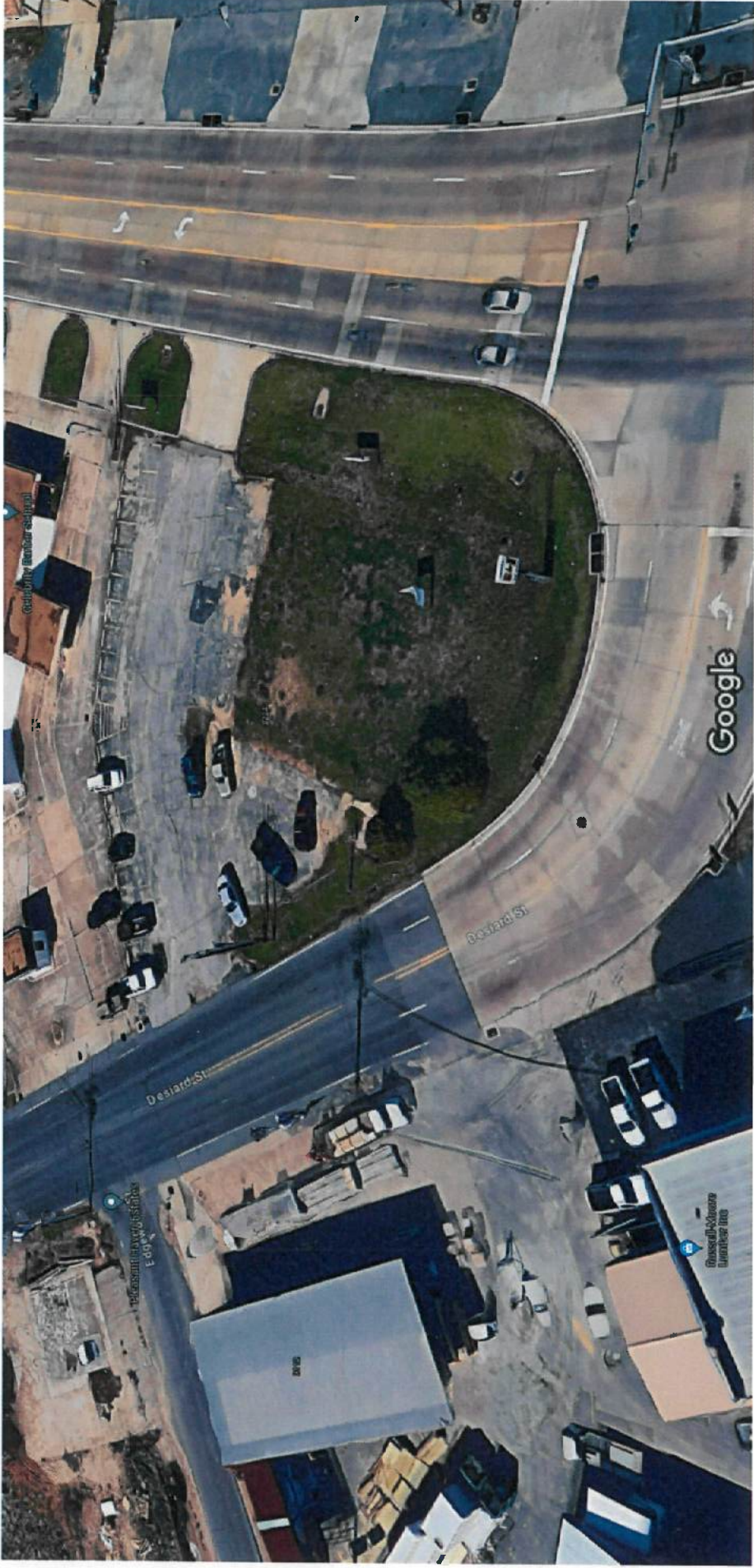
Deny the applicant's request as presented.

Major and Minor Conditional Use Criteria

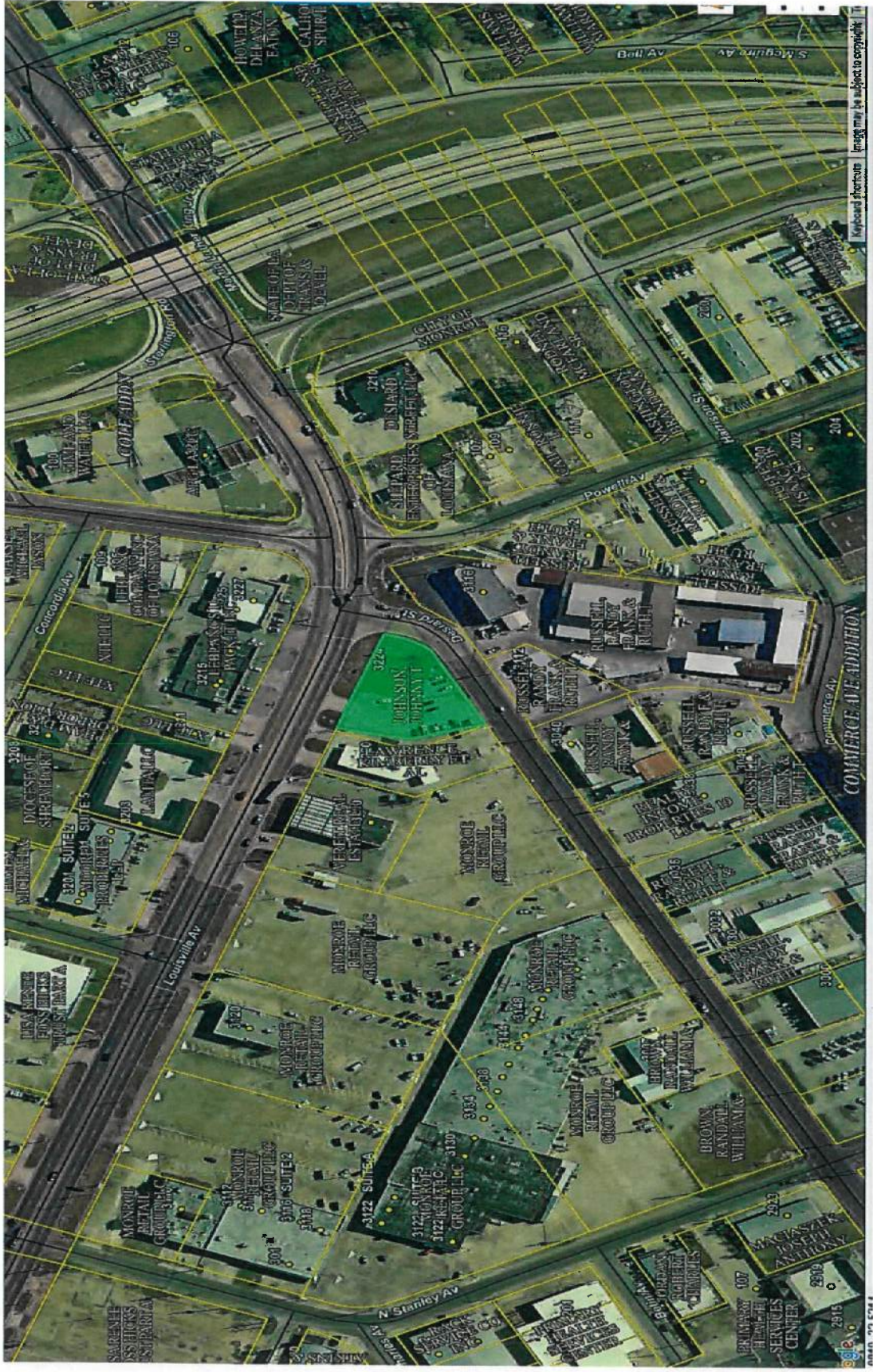
These conditions may include, but are not limited to the following:

- 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.

Google Maps 3224 Louisville Ave



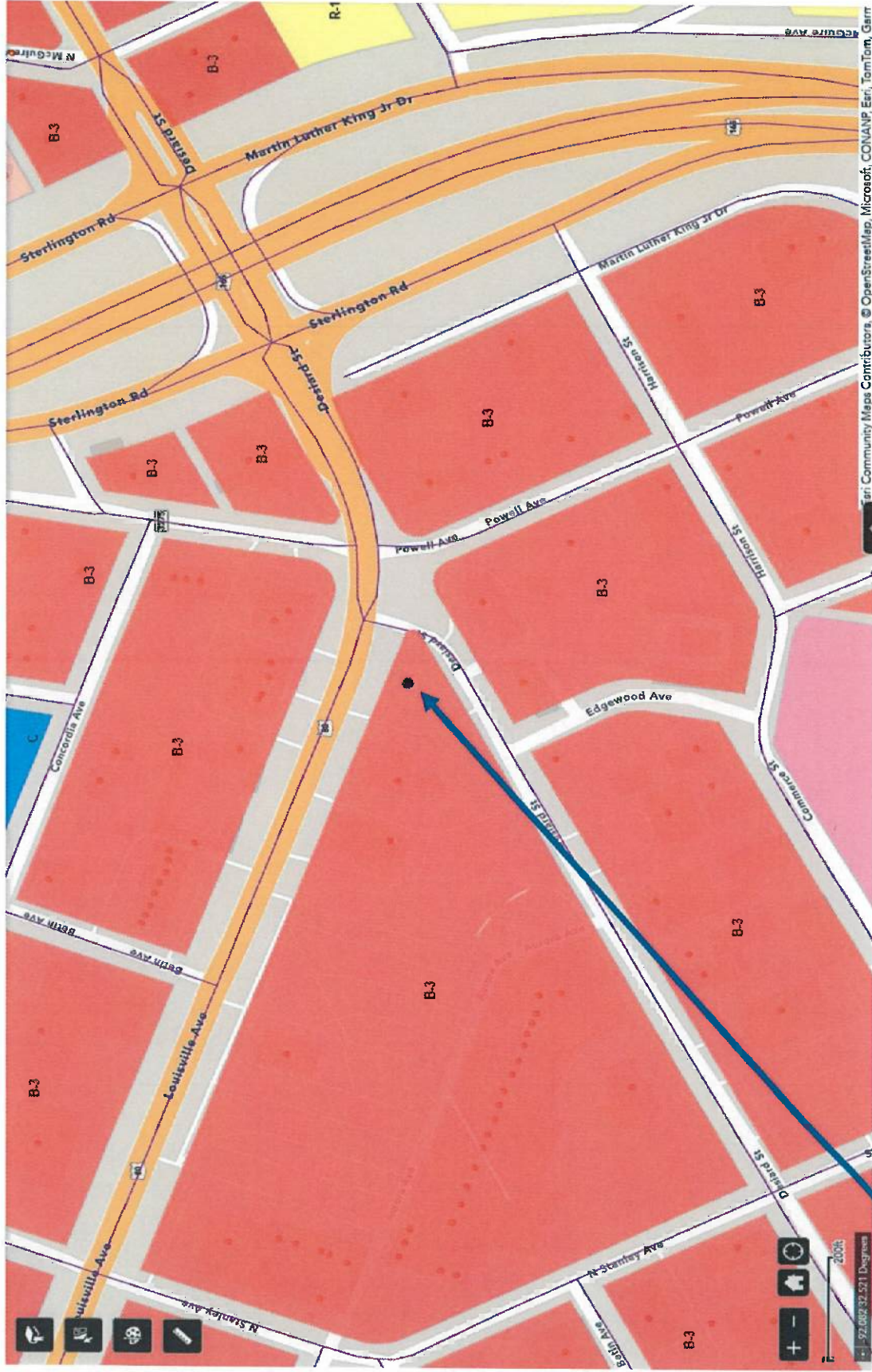
Imagery ©2024 Google, Map data ©2024, Map data ©2024 20 ft



CUP 110-24: PARAM, LLC (3224 Louisville Avenue)

Request to allow the sale of alcohol for consumption off-premises

ZONING MAP



Proposed Site

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**City of Monroe
Planning Commission**

CASE NO.: CUP 111-24
NAME OF APPLICANT: **Shining Star Child Center**
ADDRESS OF PROPERTY: 328 Oregon Trail
COUNCIL DISTRICT: 5

REQUEST: A Minor Conditional Use Permit (CUP) to allow a child day care (small) in the R-1 (Single Family Residential) District. The property is located at 328 Oregon Trail.

PURPOSE OF REQUEST: The purpose of the request is to allow the applicant to operate a childcare center, small.

SIZE OF PROPERTY: 0.19-acres (more or less)

PRESENT ZONING: R-1 (Single Family Residential) District

PRESENT USE: Vacant single-family structure

MOST NEARLY BOUNDED BY (STREETS): North of Idaho Drive, south of Century Boulevard and west of Oregon Trail

SURROUNDING LAND USES: The surrounding land use consists of residential to the north, south and east, with commercial businesses to the west.

ADVERSE INFLUENCES: Increase in traffic for the area.

POSITIVE INFLUENCES: Business will generate taxes for the City

**COMMENTS/
RECOMMENDATIONS:** The applicant is requesting to use the existing building for a day care center (small), to provide care for up to 15 children. The applicant wishes to supervise children, from ages 6 weeks old to 12 years old. There are seven (7) parking spaces provided on-site.

As per the Comprehensive Zoning Ordinance, this request does follow the guidelines for said request.

OPTIONS:

Approve the applicant's request as presented.

Approve the applicant's request with conditions.

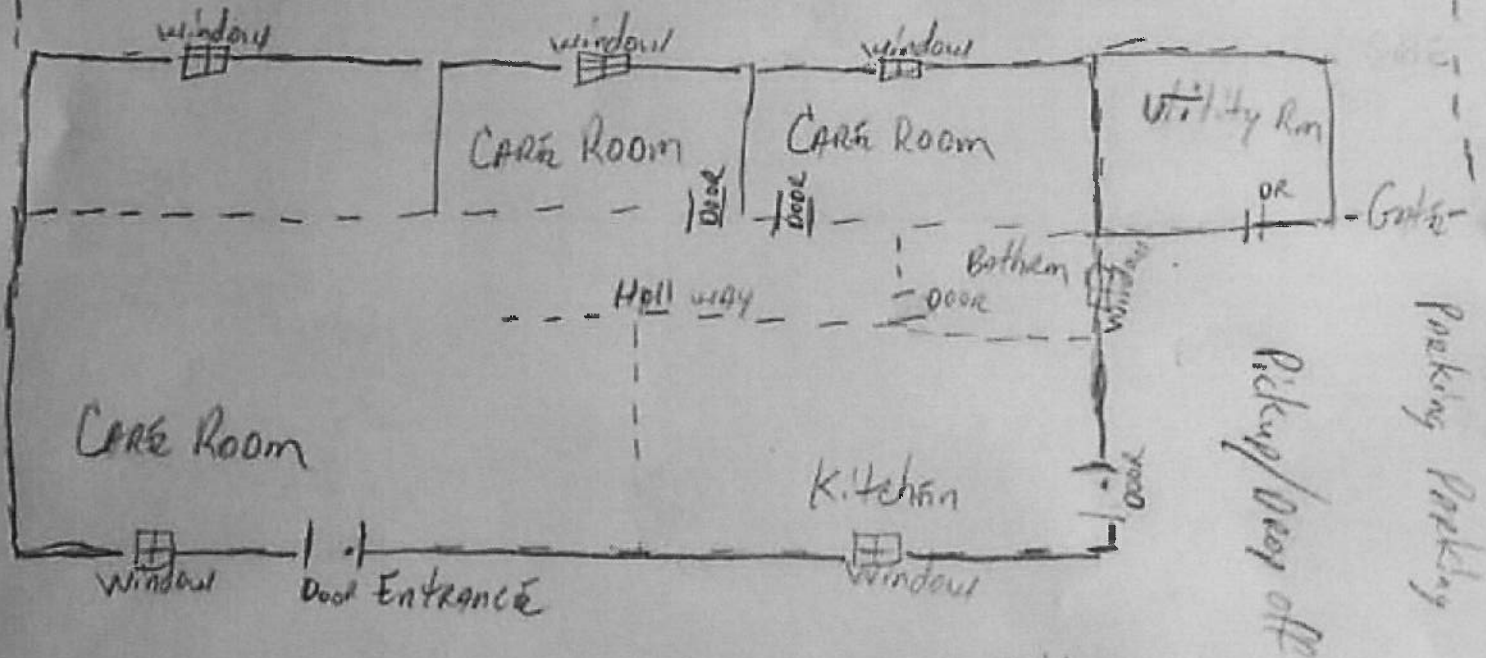
Deny the applicant's request as presented.

Major and Minor Conditional Use Criteria

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

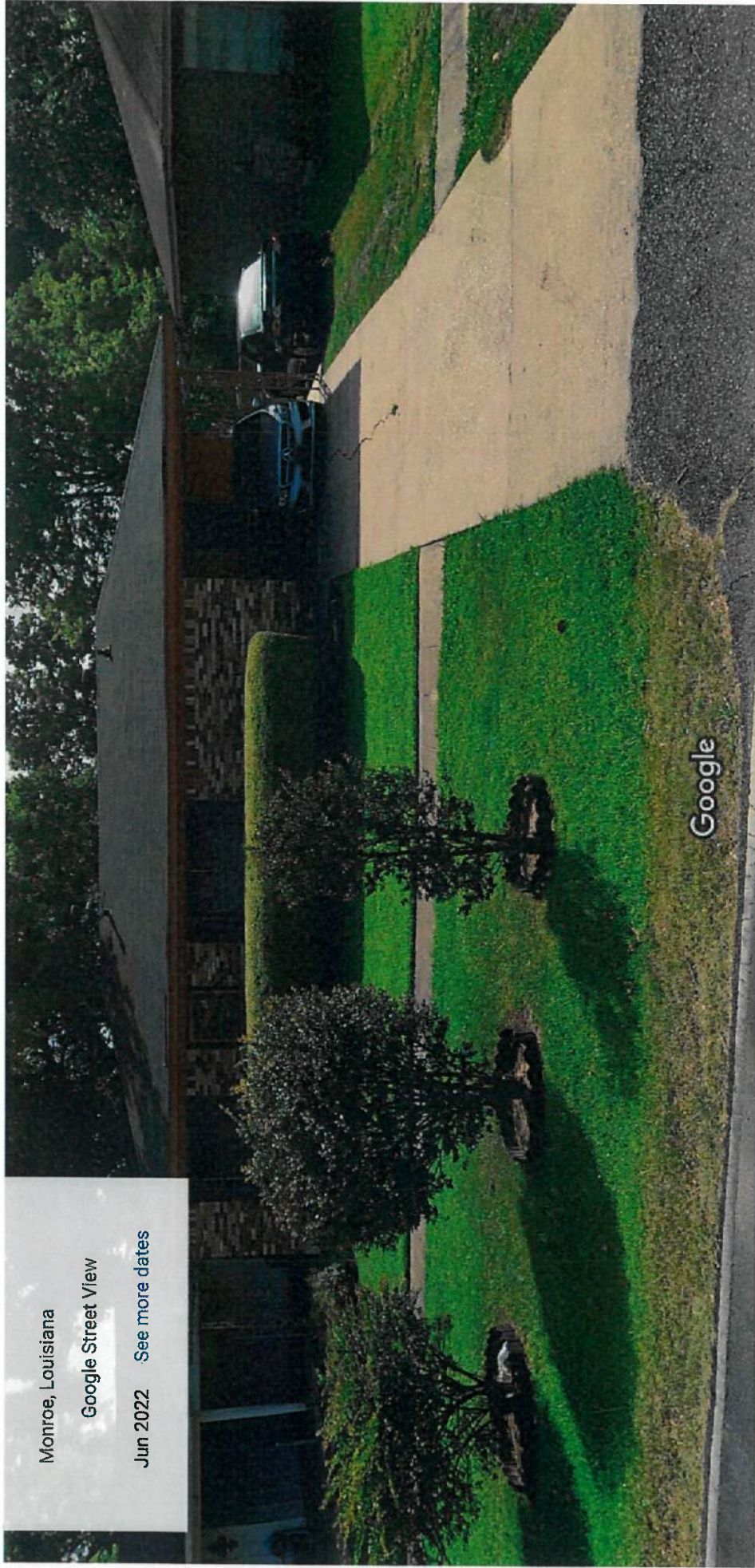
- 1) Stipulate the exact location as a means of minimizing hazards to life, limb, property damage, erosion or traffic.
- 2) Increase the required lot size or yard dimension.
- 3) Limit the height, size or location of buildings, structures and facilities.
- 4) Control the location and number of vehicle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

- Fence -
- Play Area -



328 Oregon Trail

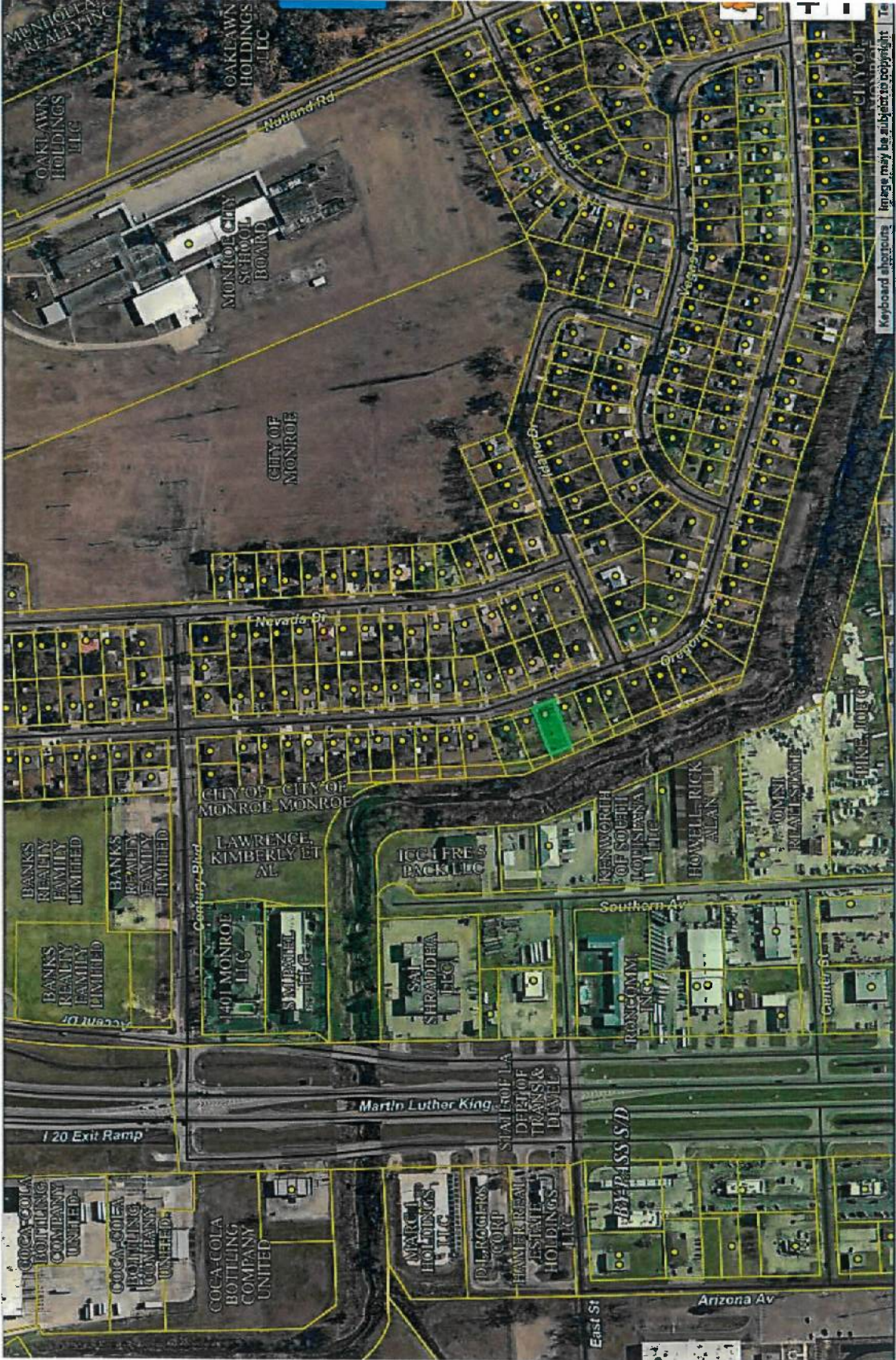
Google Maps 328 Oregon Trail



Monroe, Louisiana
 Google Street View
 Jun 2022 See more dates

Image capture: Jun 2022 © 2024 Google

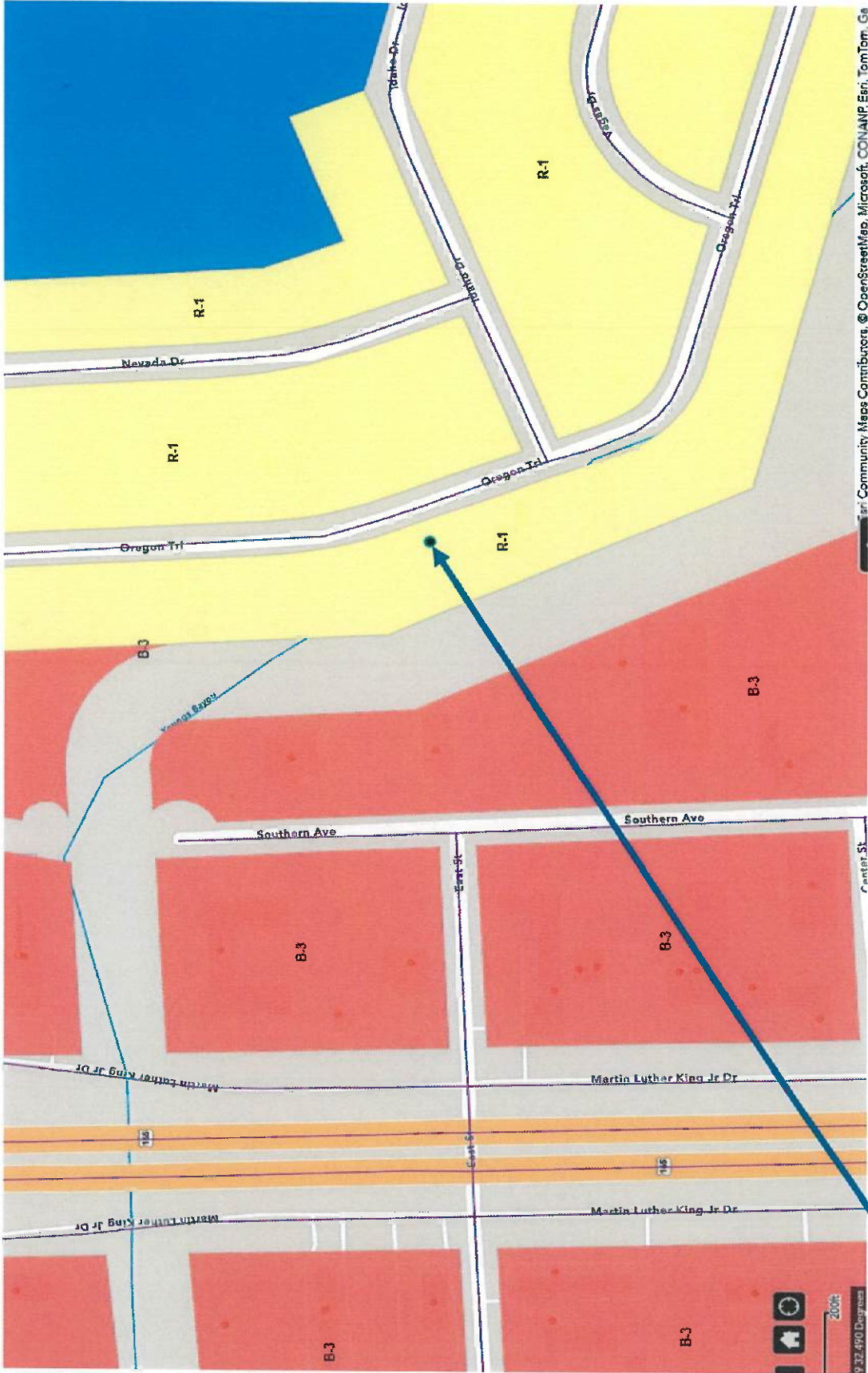




CUP 111-24: Shining Star Child Center (328 Oregon Trail)

Request to operate a child day care, small

ZONING MAP



Proposed site

**City of Monroe
Planning Commission**

Case No.:	MA 101-24
Name of Applicant:	Martin Engineering Services
Address of Property:	351-475 Parker Road
Size of Property:	±36.35-acres
Present Zoning:	OS (Open Space)
Proposed Zoning:	R-1 (Single Family Residence) District
Council District:	3
Future Land Use:	Low Density Residential
Consistent to the Comprehensive Plan:	Yes

REQUEST: This is a request to zone a 36.35-acre tract of land from the OS (Open Space) District to the R-1 (Single Family Residential) District.

PRESENT USE: Vacant land

**MOST NEARLY BOUNDED
BY (STREETS):** The property is located north of Parker Road and south of Frontage Road.

SURROUNDING LAND USES: The surrounding land use consists of Quality Paper Packaging, Inc, a single-family residence with vacant land in all directions.

ADVERSE INFLUENCES: This proposed development may increase traffic in the area.

POSITIVE INFLUENCES: The proposed development will add to the housing stock and property taxes for the City of Monroe.

**COMMENTS/
RECOMMENDATIONS:**

The applicant would like to zone a 36.35-acre tract of land from the OS (Open Space) District to the R-1 (Single Family Residence) District. The purpose of the request is to allow the applicant to develop the site for single family residential living. The property is currently vacant and undeveloped. The R-1 (Single Family Residence) District will be the most appropriate zoning classification for the proposed subdivision development.

Approval is contingent upon ANX 100-24 for annexation of the property.

If this application is approved, the request will be forwarded for final approval by the Monroe City Council.

The City of Monroe will be able to provide water and sewer services for this proposed development.

The **Future Land Use Classification** for this area is **Low Density Residential Use**. This area is typically the base of the city, offering residences in densities of between seven units per acre. These areas include the currently developed city. This request is 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.

