



MEMO

TO: Monroe Planning Commission Members
FROM: Mr. Hunt Neely, Chairman
DATE: November 22, 2024

The regular meeting of the Monroe Planning Commission will be held on **Monday, December 2, 2024, at 5:30 P.M.** in the Council Chamber, First Floor, City Hall, Monroe, Louisiana.

The tentative agenda will include the following item:

MINUTES

None

PLANNING

REV 104-24: Revocation of a portion of a 14' x 322' alley located between North 3rd and North 4th Streets – **Bosley Investments**

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.: REV 104-24
NAME OF APPLICANT: **Bosley Investments**
ADDRESS OF PROPERTY: Revocation of a portion of an alley between North 3rd & North 4th Streets
COUNCIL DISTRICT: 4

REQUEST: This is a request to revoke a portion of an alley between North 3rd Street and North 4th Street, to allow True Releaf to acquire additional use of the existing alley.

PURPOSE OF REQUEST: The purpose of this request is to revoke an approximately 14' wide by 130' long portion of an existing alley. The remaining portion of the alleyway will remain as a public alleyway. The alleyway lies between North 3rd and North 4th Streets.

SIZE OF PROPERTY: The approximate size of the alley portion to be revoked is 14' wide x 130' long (approximately) or 0.04-acre tract of land, which is currently being used as public alleyway.

PRESENT ZONING: N/A

PRESENT USE: Public alleyway

MOST NEARLY BOUNDED BY (STREETS): North of Pine Street, south of Arkansas Avenue, east of North 3rd Street and west of North 4th Street.

SURROUNDING LAND USES: The surrounding land use consists of businesses in all directions with apartments to the southwest of the property.

ADVERSE INFLUENCES: N/A

POSITIVE INFLUENCES: The property owners would gain additional land. If the alley is revoked, additional fencing will be provided for the existing business. Revoking this alley will limit access to the western part of the block.

**COMMENTS/
RECOMMENDATIONS:**

The applicant wishes to specifically revoke a portion of the alley to fence in and utilize it for the existing business (True Releaf). If the property is revoked approximately 7' of the alley will revert to the property owners on the north and south side of the alley.

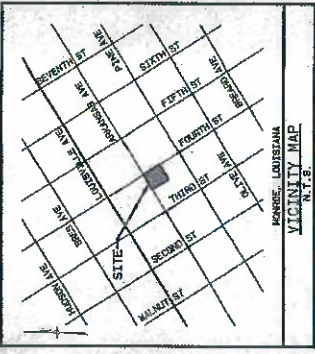
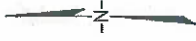
Utility reviews will be available by meeting time.

Plat is available for review.

OPTIONS:

1. Approve the revocation of a portion of an alley located between North 3rd and North 4th Streets.
2. Deny the revocation of a portion of an alley located between North 3rd and North 4th Streets.

SECTION 50, TOWNSHIP 13 NORTH, RANGE 3 EAST
LAND DISTRICT NORTH OF RED RIVER
OUACHITA PARISH, LOUISIANA



LEGEND

- FOUND MONUMENTATION
- SET 5/8" REBAR
- RIGHT-OF-WAY LINE
- POINT OF BEGINNING
- P.O.B.
- PROPOSED REVOCATION OF A PORTION OF A 14 FOOT ALLEY IN SQUARE 83

CERTIFICATION

I, Thomas A. Semmes, Jr., a Registered Professional Land Surveyor in the State of Louisiana, do hereby certify that the above described plat was prepared in accordance with the Standards of Practice for Property Boundary Surveys as established by the State Board of Registration for Professional Land Surveyors and that I am duly qualified by virtue of my knowledge and experience as a true representation of that survey.

Thomas A. Semmes, Jr. 11/2/2024

THOMAS A. SEMMES, JR., P.L.S. NO. 4795
P.O. Box 2433
Metairie, Louisiana 70002
(504) 885-5641



PROPOSED REVOCATION OF A PORTION OF A 14 FOOT ALLEY BETWEEN LOTS 4, 5, 6 & 7, BLOCK 53, J.M. BREARD'S ADDITION SITUATED IN SECTION 50, TOWNSHIP 13 NORTH, RANGE 3 EAST LAND DISTRICT NORTH OF RED RIVER, OUACHITA PARISH, LOUISIANA.

TOMMY BREEMER, JR.
PROFESSIONAL LAND SURVEYING CO., INC.
P.O. BOX 2008, WEST MONROE, LOUISIANA 70084
(504) 851-5641

CHECKED T.A.S. DATE 10/02/2024 SCALE 1" = 80'
JOB NO. CONTACT MARKUS BUELEY

SURVEYOR'S NOTES:

1) THE ABOVE SHOWN BOUNDARIES HAVE BEEN DETERMINED BY G.P.S. SURVEYING TECHNIQUES. THE SITE IS BASED ON THE 1983 DATUM. THE BOUNDARIES ARE BEARING ALONG THE NORTH LINE OF SUBJECT TRACT.

2) RESEARCH FOR RIGHTS-OF-WAYS, EASEMENTS & SERVITUDES HAS NOT BEEN PERFORMED. THE SURVEYOR MAKES NO WARRANTY AS TO THE ACCURACY OF ANY SERVITUDES THAT AFFECT THIS PARCEL AS SHOWN ON THIS PLAN.

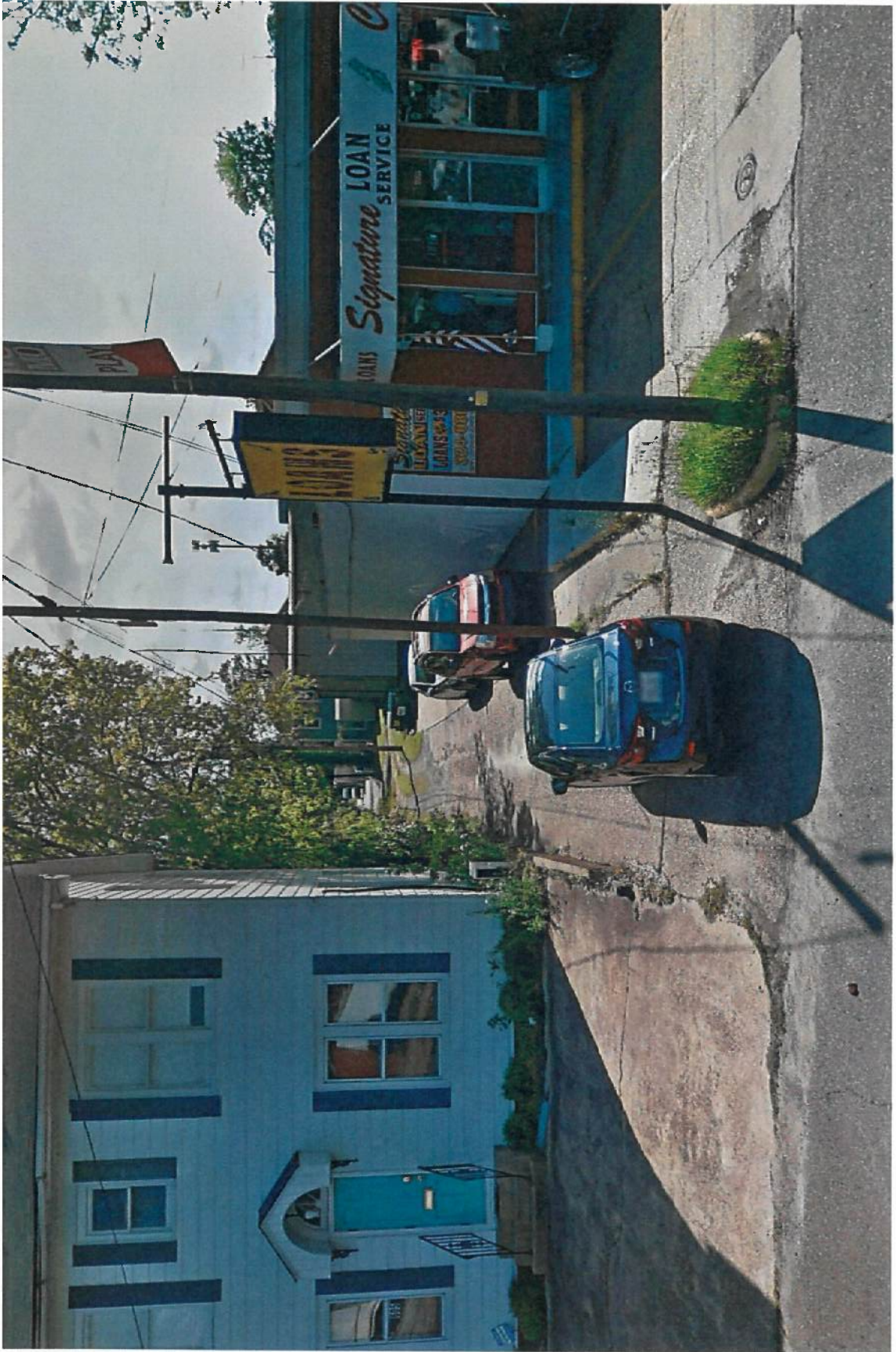




Bosley Investments

Alley revocation between N 3rd & N 4th Streets





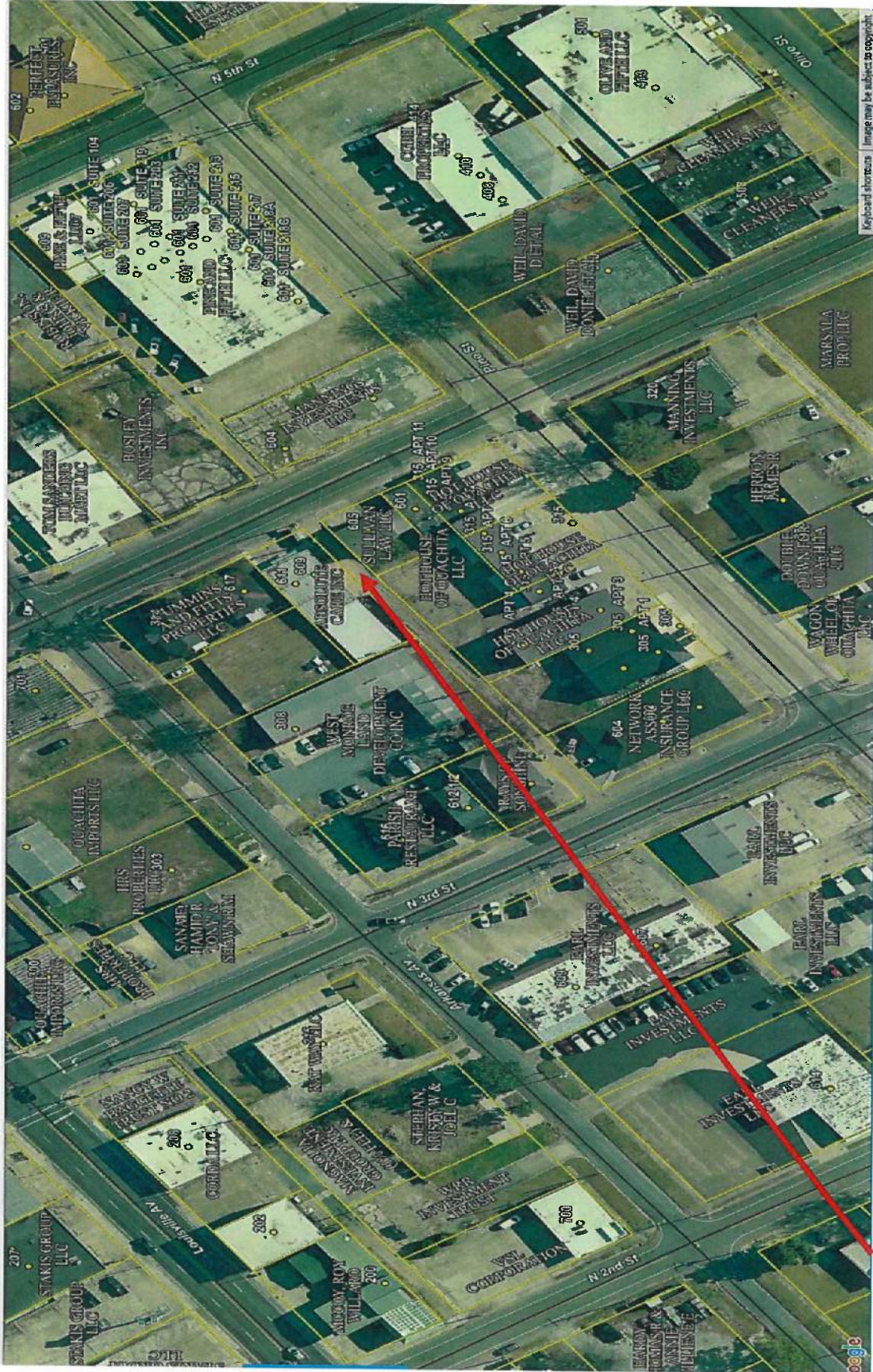


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Bosley Investments
Alley revocation between N 3rd & n 4th Streets

