



MEMO

**TO:** Monroe Planning Commission Members  
**FROM:** Mr. Hunt Neely, Chairman  
**DATE:** February 21, 2025

The regular meeting of the Monroe Planning Commission will be held on **Monday, March 3, 2025, at 5:30 P.M.** in the Council Chamber, First Floor, City Hall, Monroe, Louisiana.

The tentative agenda will include the following item:

MINUTES

Approval of February 3, 2025 minutes

PLANNING

XIII Lakeshore – Final Resubdivision Plat of LBD Properties Subdivision – Request to resubdivide a 7.647-acre tract of land from 1 to 2 lots, located at 7944 DeSiard Street

XIV Lamyville – Final Resubdivision Plat of Danville Subdivision – Request to resubdivide a 12.02-acre tract land from 1 to 2 lots, located at 1950 Louisville Avenue

XXIII Renwick – Final Resubdivision Plat of Calypso’s Resubdivision – Request to resubdivide a 0.18-acre tract of land from 1 to 2 lots, located at 501 South 23<sup>rd</sup> Street

PUBLIC HEARING

None

ZONING

**CUP 102-25 (Major): Starns Kenny & Easterling Law Firm/Dollar General** – Request to allow the sale of alcohol for off-premises consumption in the B-3 (General Business/Commercial) District – 4203 Jackson Street

**CUP 103-25 (Major): Muhammad Haseeb** – Request to allow the sale of alcohol for off-premises consumption in the B-3 (General Business/Commercial) District – 1215 Orange Street

**CUP 104-25 (Major): Natalie Devine** – Request to operate a small group home in the R-1 (Single Family Residence) District – 2404 Georgia Street

**CUP 105-25 (Minor): Devine Helping Hands Childcare Center** – Request to operate a child day care, small, in the R-1 (Single Family Residence) District – 2400 Georgia Street

PUBLIC HEARING

**MA 100-25: Peters Realty & Mgmt**  
Zoning Map Amendment request to rezone a 2.53-acre tract of land from the B-3 (General Business/Commercial) District to the I-1 (Industrial Business Park) District, to operate a heavy equipment rental company. The property is located at 900 Martin L. King, Jr. Drive

OTHER BUSINESS

**2025 Officers:** Hunt Neely – Chairman  
Charles Scott – Vice-Chairman  
Pamela Saulsberry – 2<sup>nd</sup> Vice-Chairman

**City of Monroe  
Planning Commission**

**CASE NO.:** XIII Lakeshore  
**NAME OF APPLICANT:** Civil Engineering Svcs. /Nathaniel Palmer  
**ADDRESS:** 7944 DeSiard Street  
**COUNCIL DISTRICT:** 3

---

**REQUEST:** This is a request for a final resubdivision plat review of Lot 2, Sq. A. DeSiard Plaza into Lots 2A, DeSiard Plaza into Lots 2A and 2B of the LBD Properties Subdivision, within the B-3 (General Business/Commercial) District.

**PURPOSE OF REQUEST:** The applicant wishes to resubdivide a tract of land from one (1) lot to two (2) commercial lots. The applicant would like to develop Lot 2-B.

**SIZE OF PROPERTY:** 7.647-acre tract of land, more or less

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

**MOST NEARLY BOUNDED BY:** To the north of Airport Avenue, south of DeSiard Street, east of DeSiard, and west of HWY 80 East.

**SURROUNDING LAND USE:** The surrounding land use consists of commercial in all directions, with the existing Brookshire's Shopping Center located to the south.

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

**POSITIVE INFLUENCES:** Once the smaller lot is developed, the property tax revenue will increase.

**COMMPREHENSIVE PLAN:** The Future Land Use map shows this area as **Neighborhood Mixed Use Commercial** - The future land is planned to be commercial and residential, lending to a vibrant street life and vitality.

**COMMENTS/ RECOMMENDATIONS:** The applicant is requesting to resubdivide Lot 2, Sq. A, DeSiard Plaza into Lot 2A and Lot 2B. The proposed acreage for each lot is as follows: Lot 2A is (288,626 square feet) or 1.022 acres and Lot 2B is (44,498 square feet) or 6.626 acres, which is 7.647 acres, more or less. There are no new streets proposed for the site. Water and sewer are available for the site.

This is a resubdivision of one (1) lot into two (2) lots. The owner desires to retain Lot 2A and sell Lot 2B, for the development of a new Autozone Parts Store. Lot 2B is currently vacant. Lot 1B is currently occupied by the Brookshire's Shopping Strip Center, with various retail outlets.

Both proposed lots will meet all the subdivision regulation requirements.

Any servitude(s) within the subdivision will remain the same as the current approved subdivision.

The current subdivision provides two (2) existing lots fronting along DeSiard Street, with three (3) existing access points to Lot 2A, along DeSiard Plaza Drive.

The flood zone designation is "X", which means that the minimum floor slab must be at least 8" above grade or 8" above the crown of the nearest street, whichever is higher.

Utility reviews will be ready by meeting time.

**OPTIONS:**

Approve the applicant's request for a final resubdivision of Lot 2, of Sq. A of DeSiard Plaza, into Lots 2A and 2B of LBD Properties Subdivision, as presented.

Deny the applicant's request for a final resubdivision of Lot 2, of Sq. A of DeSiard Plaza, into Lots 2A and 2B of LBD Properties Subdivision, as presented.

# LBD PROPERTIES SUBDIVISION

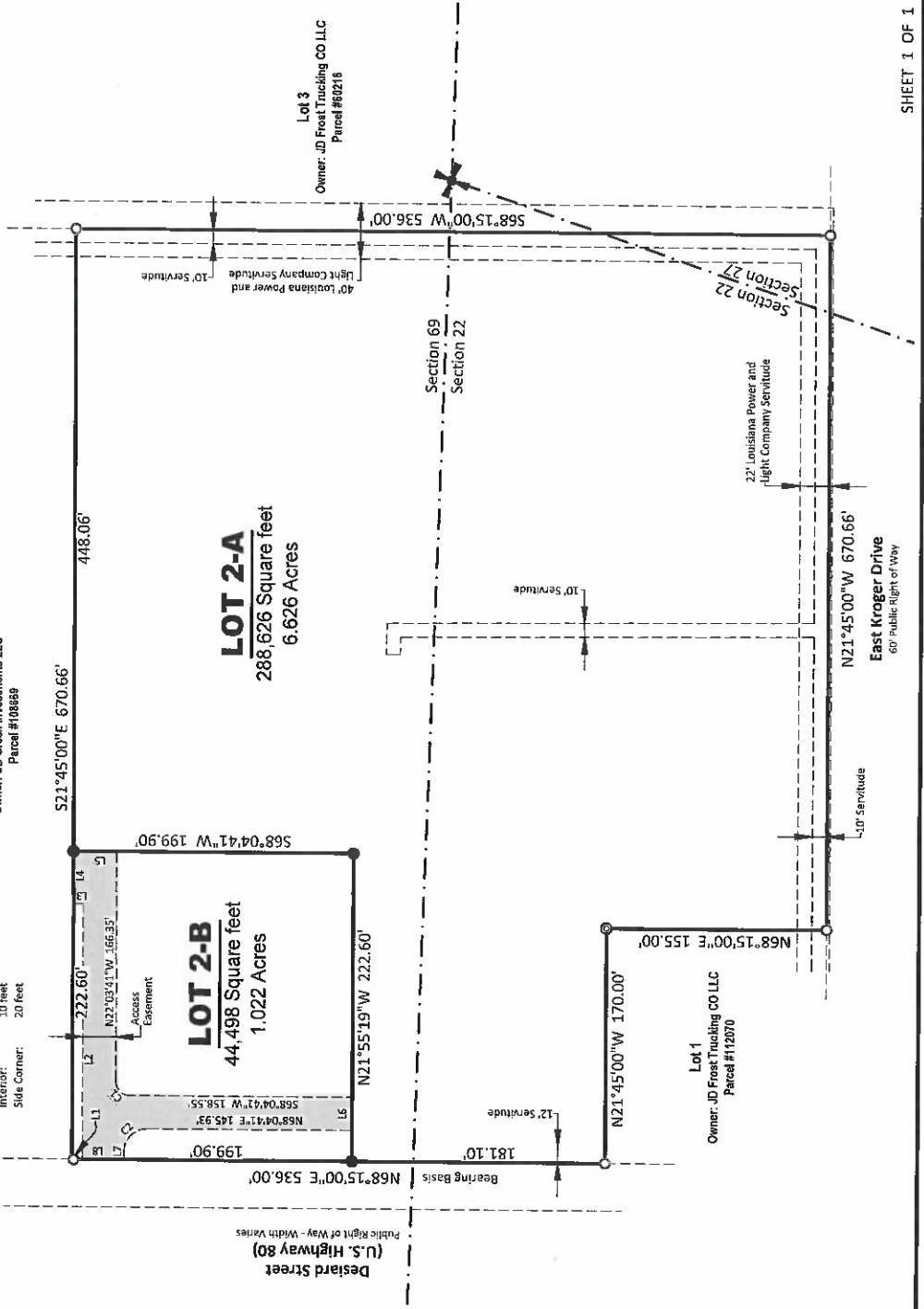
Portion of  
Sections 22, 27, and 69 Township 18 North, Range 4 East  
Land District North of Red River Louisiana Meridian  
Oachita Parish, Louisiana

Line Table		Curve Table				
Line#	Direction	Length	Radius	Delta	Chord Bearing	Chord Distance
L1	S68°04'41"W	7.40'				
L2	S21°55'19"E	184.60'	10.00'	89°54'138"	N65°59'30"W	141.32'
L3	N88°04'41"E	7.04'	16.50'	50°08'22"	N23°00'30"E	23.35'
L4	S21°45'00"E	38.00'				
L5	S68°04'41"W	24.00'				
L6	N21°55'19"W	24.00'				
L7	N22°03'41"E	5.66'				
L8	N67°55'19"E	30.00'				

**ZONING**  
 Lot 2-A: B-3: General Business/Commercial District  
 Lot 2-B: B-3: General Business/Commercial District

**SETBACK REQUIREMENTS**  
 Front: 25 feet  
 Rear: 10 feet  
 Interior: 10 feet  
 Side Corner: 20 feet

**Lot 4**  
 Owner: CB Green Investments LLC  
 Parcel #108660



**LEGEND**

Hatching & Line Type

- Property Line
- Easement Line
- Access Easement Area

Monumentation

- Found 1/2" Iron Rod and No Cap
- Found Nail & Disk
- Set 1/2" Iron Rod & Cap

**PLAT APPROVAL**

Date: \_\_\_\_\_  
 City Engineer \_\_\_\_\_  
 City of Monroe, Louisiana

Date: \_\_\_\_\_  
 Planning Commission \_\_\_\_\_  
 City of Monroe, Louisiana

**DEDICATION**

State of Louisiana  
 Parish of \_\_\_\_\_  
 Before me, The undersigned Notary Public, personally came and appeared <NAME> of LBD Properties, LLC who declared and acknowledged that they are the owners of the property hereon shown and that they have re-subdivided the property into lots as shown.

This \_\_\_\_\_ Day of \_\_\_\_\_, 2025

Witness \_\_\_\_\_ <NAME>

Witness \_\_\_\_\_

**SURVEYOR'S NOTES**

1. BASIS OF BEARING : Bearings shown hereon are based on the Southeastly right-of-way line of Dillard Street (Louisiana Highway 80), as being North 68°15'00" East.
2. Property restrictions, servitudes, right-of-ways, easements and/or other burdens, other than those noted, may exist on this property. Abstracting for verification of title and/or actual ownership was not in the scope of this sketch.

**PERFORMED BY:**

Southern Geomatics Services, LLC  
 SOUTHERN  
**GEOMATICS**  
 SERVICES

3737 S. Atlantic Avenue, Suite 402  
 Daytona Beach Shores, Florida 32118  
 akesler@southerngeomatrics.com  
 905.801.9980

DATE: 25-02-2025  
 DRAWN BY: JRM  
 CHECKED BY: JRM  
 CALC BY: JRM  
 APPROVED BY: JRM

**SURVEYOR'S CERTIFICATION**

I certify that this plat represents an actual ground survey made by me or under my direction, and it does conform to the requirements for the minimum standards for property boundary surveys as found in Louisiana Administrative Code Title 46: LXI, Chapter 26 for a Class B survey. The survey depicted hereon is in accordance with the applicable standards of practice as stipulated in chapter 29 of title 46, State of Louisiana Professional Engineers and Surveyors, subpart 1. Based on current Class B survey classification

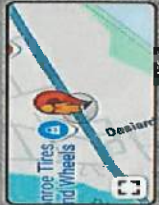


Alfred J. Kesler  
 Professional Land Surveyor #5051  
 in the State of Louisiana





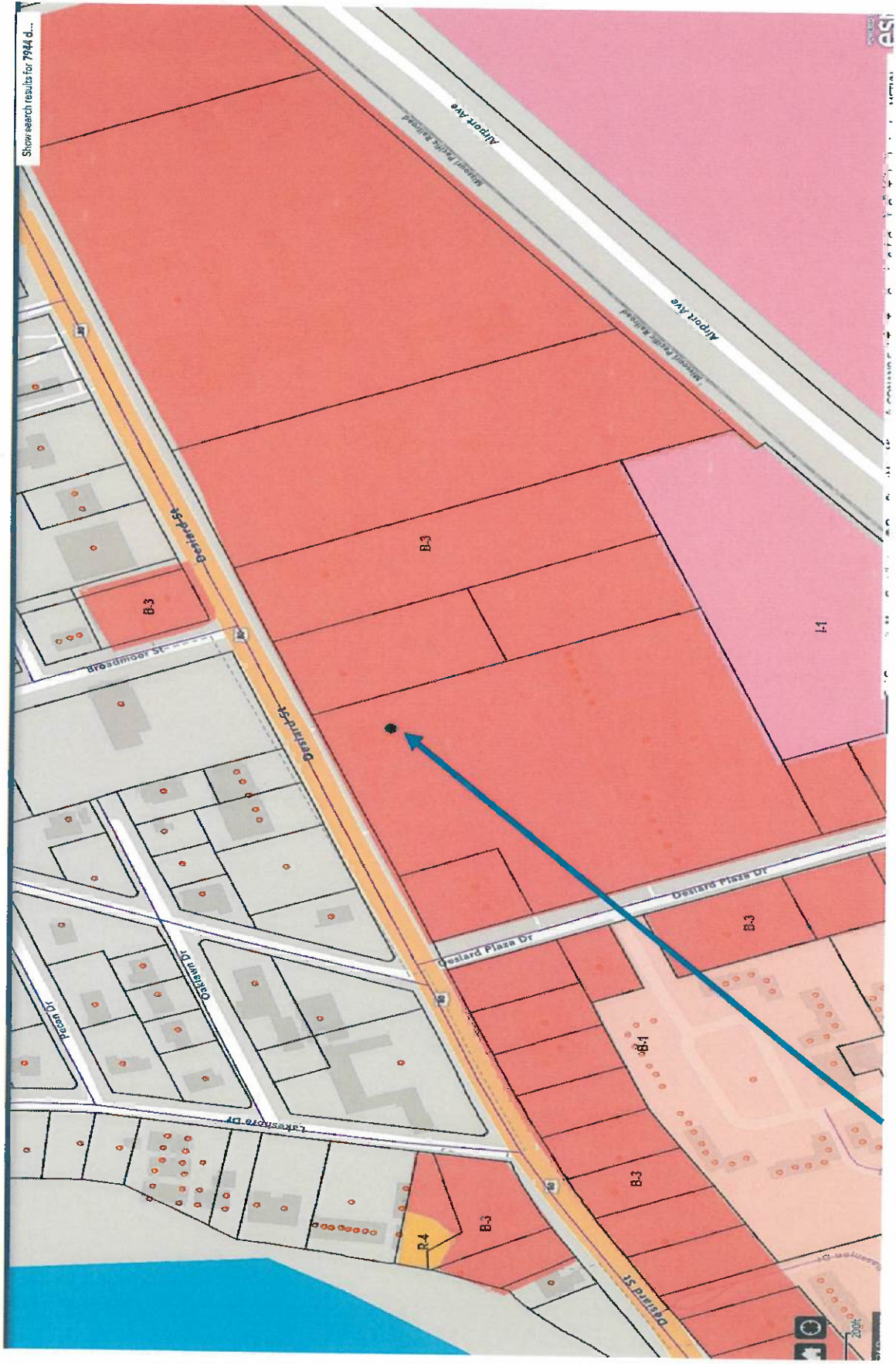
7944 Desiard Street  
Monroe, Louisiana  
Google Street View  
Nov 2014 See more dates



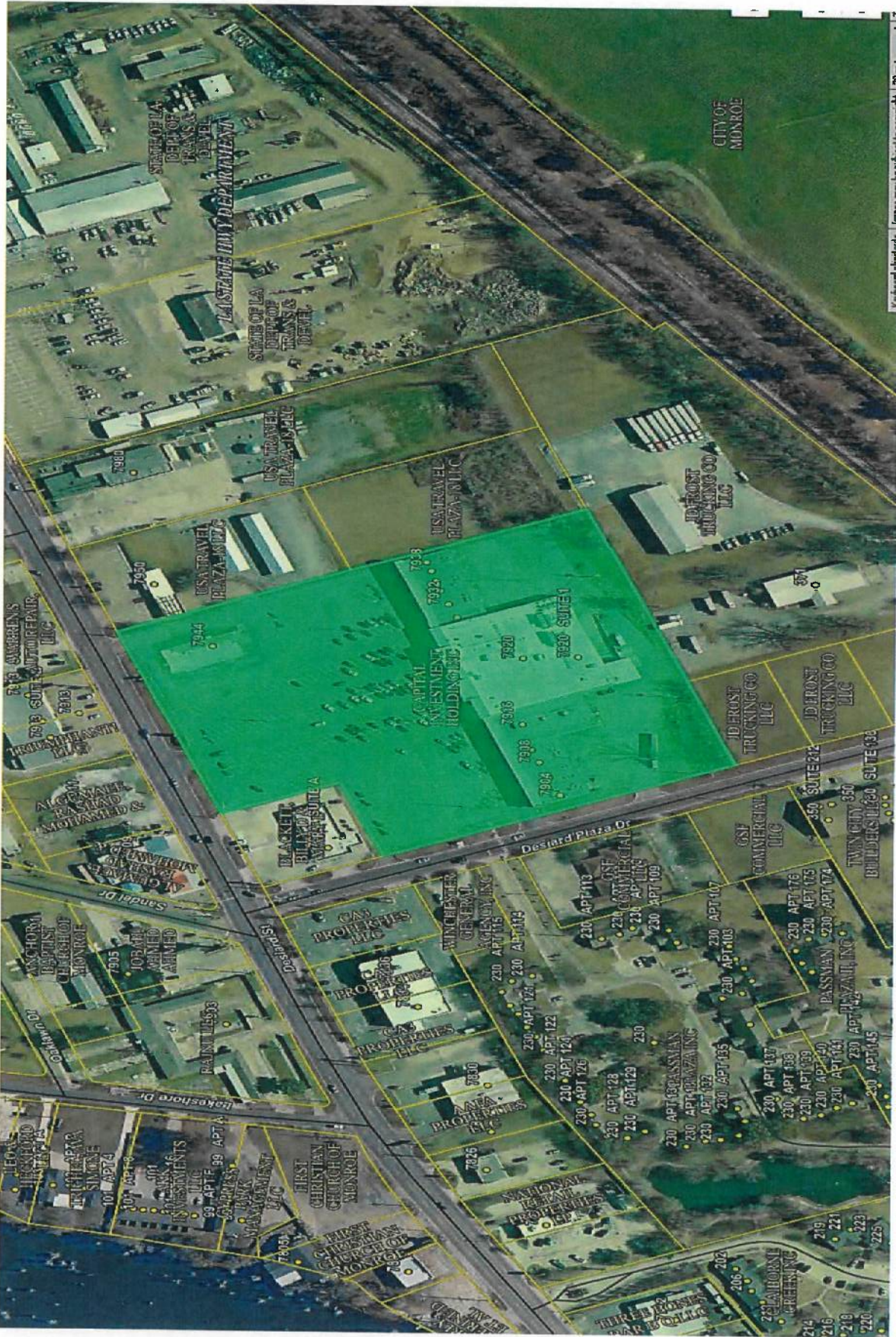
Google



Show search results for 7944 d...







**City of Monroe  
Planning Commission**

**CASE NO.:** XIV Lamyville  
**NAME OF APPLICANT:** Danville Partners/Jonathan Walker  
**ADDRESS:** 1950 Louisville Avenue  
**COUNCIL DISTRICT:** 3

---

**REQUEST:** This is a request for a final resubdivision plat review of a 12.023-acre tract of land, from four (4) lots into two (2) lots, into Lots 1 and 2 of Danville Subdivision, within the B-3 (General Business/Commercial) District.

**PURPOSE OF REQUEST:** The applicant wishes to resubdivide one (1) lot into two (2) commercial lots. The applicant would like to create a stand-alone lot (Lot 2) for the existing Popeye's Chicken Restaurant.

**SIZE OF PROPERTY:** 0.189-acre tract of land, more or less

**PRESENT ZONING:** R-4 (High Density Multi-Family Residence) District

**MOST NEARLY BOUNDED BY:** To the north of Pine Street, south of Louisville Avenue, east of North 19<sup>th</sup> Street and west of North 21<sup>st</sup> Street.

**SURROUNDING LAND USE:** The surrounding land use consists of commercial businesses in all directions.

**ADVERSE INFLUENCES:** N/A

**POSITIVE INFLUENCES:** N/A

**COMPREHENSIVE PLAN:** The Future Land Use map shows this area as **Urban Mixed Use** - The future land is planned to be commercial and residential, lending to a vibrant street life and vitality.

**COMMENTS/ RECOMMENDATIONS:** The applicant is requesting to resubdivide 12.023-acre tract of land from four (4) lots to two (2), into two (2) lots, Lot 1 and Lot 2 of Danville Subdivision. The proposed acreage for each lot is as follows: Lot 1 is (497,192.52 square feet) or 11.426 acres and Lot 2 is (26,009.93 square feet) or 0.597 acres, which is 12.023 acres, more or less. There are no new streets proposed for the site. Water and sewer are available for the site.



This is a resubdivision of four (4) lots into two (2) lots. The owner desires to retain Lot 1 and sell Lot 2, for the continued use of Popeye's Chicken Restaurant. Lot 1 is currently occupied by the Danville's Shopping Center, with various retail outlets.

Both proposed lots will meet all the subdivision regulation requirements.

Any servitude(s) within the subdivision will remain the same as the current approved subdivision.

The current subdivision provides five (5) existing lots fronting along Louisville Avenue, with three (3) existing access points to Lot 1, along North 20<sup>th</sup> and North 21<sup>st</sup> Streets.

The flood zone designation is "X", which means that the minimum floor slab must be at least 8" above grade or 8" above the crown of the nearest street, whichever is higher.

Utility reviews will be ready by meeting time.

**OPTIONS:**

Approve the applicant's request for a final resubdivision of the 12.023-acre tract of land, into 2 lots, Lot 1 and Lot 2 of Danville Subdivision, as presented.

Deny the applicant's request for a final resubdivision of 12.023-acre tract of land, into 2 lots, Lot 1 and Lot 2 of Danville Subdivision, as presented.







1944 Louisville Ave  
Monroe, Louisiana  
Google Street View  
Dec 2023 See more dates



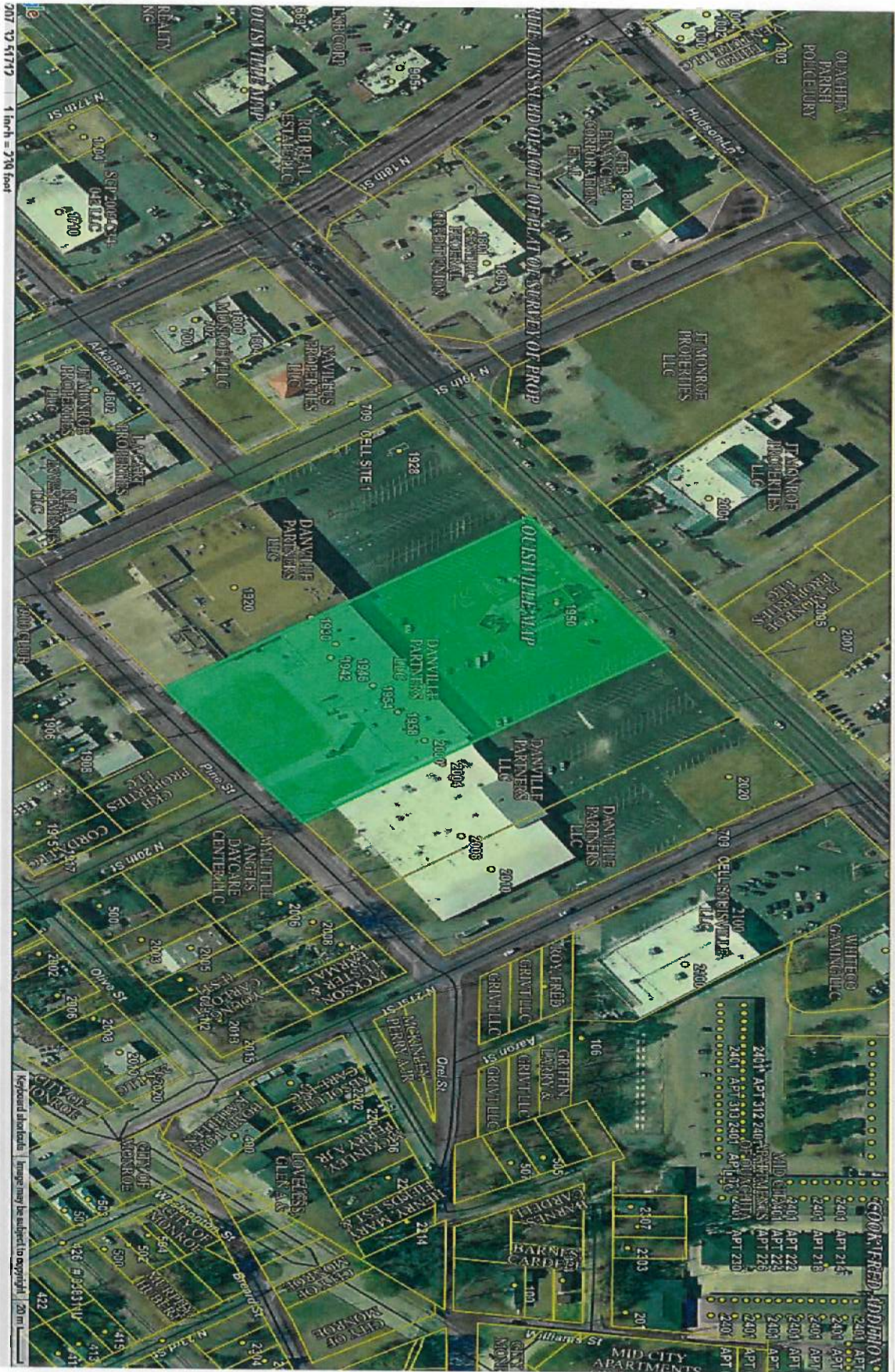
Google

© 2023 Google. All rights reserved. Terms Privacy









207 12 51712 1 inch = 219 feet

600' FERRED ADDITION

Legend: 600' FERRED ADDITION



**City of Monroe  
Planning Commission**

**CASE NO.:** XXIII Renwick  
**NAME OF APPLICANT:** Unity in the Community  
**ADDRESS:** 501 South 23<sup>rd</sup> Street  
**COUNCIL DISTRICT:** 3

---

**REQUEST:** This is a request for a final resubdivision plat review of a 0.189-acre tract of land, from one (1) lot into two (2) lots, into Lots 5A and 5B of Calypso's Resubdivision of Lot 5, Block 8, within the R-4 (High Density Multi-Family Residence) District.

**PURPOSE OF REQUEST:** The applicant wishes to resubdivide one (1) lot into two (2) lots into two (2) residential lots. The applicant would like to create a stand-alone lot (Lot2) for the existing Popeye's Chicken Restaurant.

**SIZE OF PROPERTY:** 0.189-acre tract of land, more or less

**PRESENT ZONING:** R-4 (High Density Multi-Family Residence) District

**MOST NEARLY BOUNDED BY:** To the south of Calypso Street, east of South 23<sup>rd</sup> Street and west of South 24<sup>th</sup> Street.

**SURROUNDING LAND USE:** The surrounding land use consists of single-family residences in all directions.

**ADVERSE INFLUENCES:** N/A

**POSITIVE INFLUENCES:** Increase in housing for the City of Monroe

**COMPREHENSIVE PLAN:** The Future Land Use map shows this area as **Low Density Residential** - The future land is planned to offer residences in densities of between four and seven units per acre. These areas include currently developed city and new residential areas.

**COMMENTS/ RECOMMENDATIONS:** The applicant is requesting resubdivide 0.189-acre tract of land from one (1) lot to two (2) lots, Lot 5A and Lot 5B of Calypso's Resubdivision. The proposed acreage for each lot is as follows: Lot 5A is (4,399.95 square feet) or 0.1010 acres and Lot 5B is (3,849.97 square feet) or 0.0884 acres, which is 0.18 acres, more or less. There are no new streets proposed for the site. Water and sewer are available for the site.



This is a resubdivision of one (1) lot into two (2) lots. The owner desires to retain both lots and construct a new residence on Lot 5B. Lot 5A is currently being remodeled and Lot 5B is vacant.

Both proposed lots will meet all the subdivision regulation requirements.

Any servitude(s) within the subdivision will remain the same as the current approved subdivision.

The current lot provides one (1) existing lot fronting along Calypso Street, with one (1) existing access point on South 23<sup>rd</sup> Street.

The flood zone designation is "X", which means that the minimum floor slab must be at least 8" above grade or 8" above the crown of the nearest street, whichever is higher.

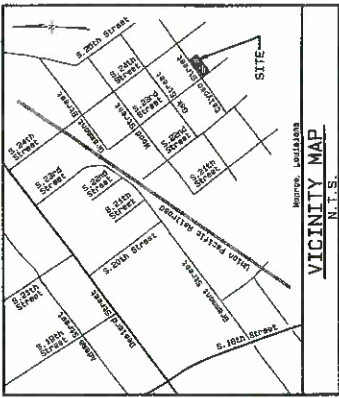
Utility reviews will be ready by meeting time.

**OPTIONS:**

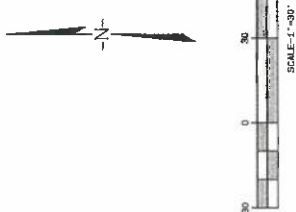
Approve the applicant's request for a final resubdivision of the 0.189-acre tract of land, into 2 lots, Lot 5A and Lot 5B of Calypso's Resubdivision, as presented.

Deny the applicant's request for a final resubdivision of 0.189-acre tract of land, into 2 lots, Lot 5A and Lot 5B of Calypso's Resubdivision, as presented.

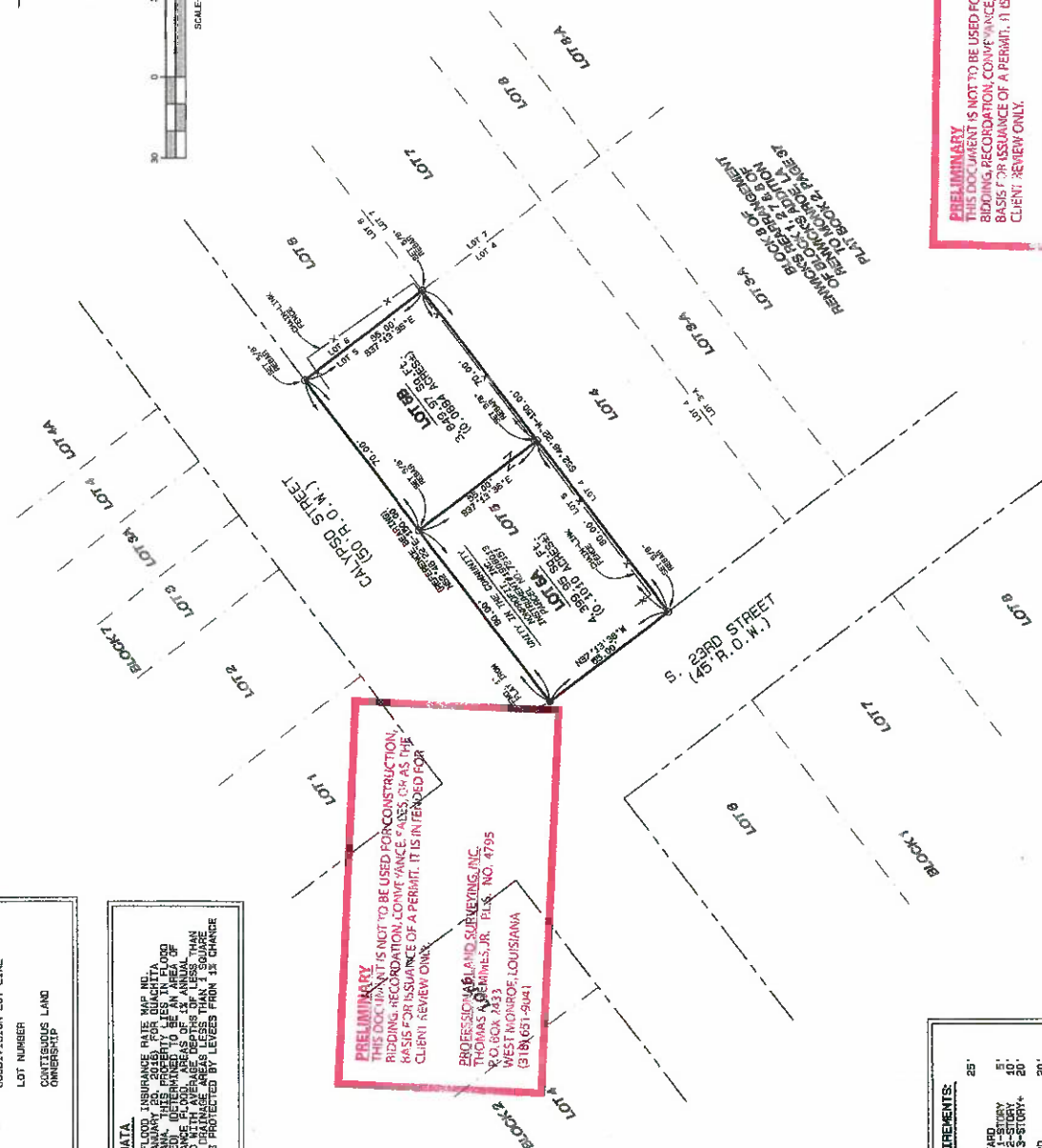
SECTION 56, TOWNSHIP 10 NORTH, RANGE 4 EAST  
 LAND DISTRICT NORTH OF RED RIVER  
 QUACHITA PARISH, LOUISIANA



VICINITY MAP  
 QUACHITA, LOUISIANA  
 N.T.S.



SCALE: 1" = 30'



**PRELIMINARY**  
 THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION,  
 BIDDING, RECORDATION, CONFIRMANCE, SALES, OR AS THE  
 BASIS FOR ISSUANCE OF A PERMIT. IT IS INTENDED FOR  
 CLIENT REVIEW ONLY.

PROFESSIONAL LAND SURVEYING, INC.  
 THOMAS A. SEMMES, JR., P.L.S. NO. 4795  
 P.O. BOX 2433  
 WEST MONROE, LOUISIANA  
 (318) 651-9441

**SETBACK REQUIREMENTS:**

FRONT YARD	25'
INTERIOR SIDE YARD	5'
MULTI-FAMILY 2-STORY	10'
MULTI-FAMILY 3-STORY*	20'
CORNER SIDE YARD	20'
REAR YARD	20'
MAXIMUM BUILDING HEIGHT:	65'

**ZONING REQUIREMENTS:**  
 ZONE R-4  
 HIGH DENSITY RESIDENTIAL DISTRICT

**LEGEND**

- FOUND MONUMENTATION
- SETBACK OR EASEMENT (NOTED)
- RIGHT-OF-WAY LINE
- SUBDIVISION LOT LINE
- LOT NUMBER
- CONTRACTOR'S LAND OWNERSHIP

**FLOOD ZONE DATA**  
 BASED ON EFTM FLOOD INSURANCE RATE MAP NO. 220750101001 (JANUARY 03, 2016) FOR QUACHITA PARISH, LOUISIANA. DETERMINED TO BE IN FLOOD ZONE "X" - STABLE. FLOOD AREAS OF 12 ANNUAL CHANCE FLOOD AREAS OF 1% ANNUAL CHANCE FLOOD AREAS LESS THAN 1 SQUARE FOOT OR 1/100 CHANCE AREAS LESS THAN 1 SQUARE FOOT AND AREAS PROTECTED BY LEVEES FROM 1% CHANCE FLOOD.

**DEDICATION**

STATE OF LOUISIANA  
 PARISH OF QUACHITA

Before me, the undersigned Notary Public, personally came and appeared:

UNITY IN THE COMMUNITY NONPROFIT, INC., herein represented by Ella Blaine, its Heber, who declares and acknowledges that they are the owners of the property hereon shown, and they have subdivided the property into the lots as shown hereon.

THIS DONE AND SIGNED at Monroe, Louisiana, on this the \_\_\_ day of \_\_\_\_\_, 2025, in the presence of the undersigned competent witnesses and me, said Notary Public.

UNITY IN THE COMMUNITY NONPROFIT, INC.

DATE: \_\_\_\_\_  
 SIGNATURE: \_\_\_\_\_  
 TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_  
 SIGNATURE: \_\_\_\_\_  
 TITLE: \_\_\_\_\_

APPROVED:

CITY ENGINEER  
 CITY OF MONROE

DATE: \_\_\_\_\_  
 SIGNATURE: \_\_\_\_\_  
 TITLE: \_\_\_\_\_

CALYPSO'S REBUIDING OF  
 LOT 5, BLOCK 9 OF RENICK'S REARRANGEMENT OF  
 BLOCKS 1, 2, 7 & 8 OF  
 RENICK'S ADDITION  
 SITUATED IN  
 SECTION 56, TOWNSHIP 10 NORTH, RANGE 4 EAST  
 LAND DISTRICT NORTH OF RED RIVER  
 QUACHITA PARISH, LOUISIANA

TOMMY SEMMES, JR.  
 PROFESSIONAL LAND SURVEYING CO., INC.  
 P.O. BOX 2433, WEST MONROE, LOUISIANA 71284  
 (337) 388-4040

CHECKED T.A.S. DATE 02/05/2025 SCALE 1" = 30'  
 JOB NO. CONTACT: ELLA BLAINE

**PRELIMINARY**  
 THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION,  
 BIDDING, RECORDATION, CONFIRMANCE, SALES, OR AS THE  
 BASIS FOR ISSUANCE OF A PERMIT. IT IS INTENDED FOR  
 CLIENT REVIEW ONLY.

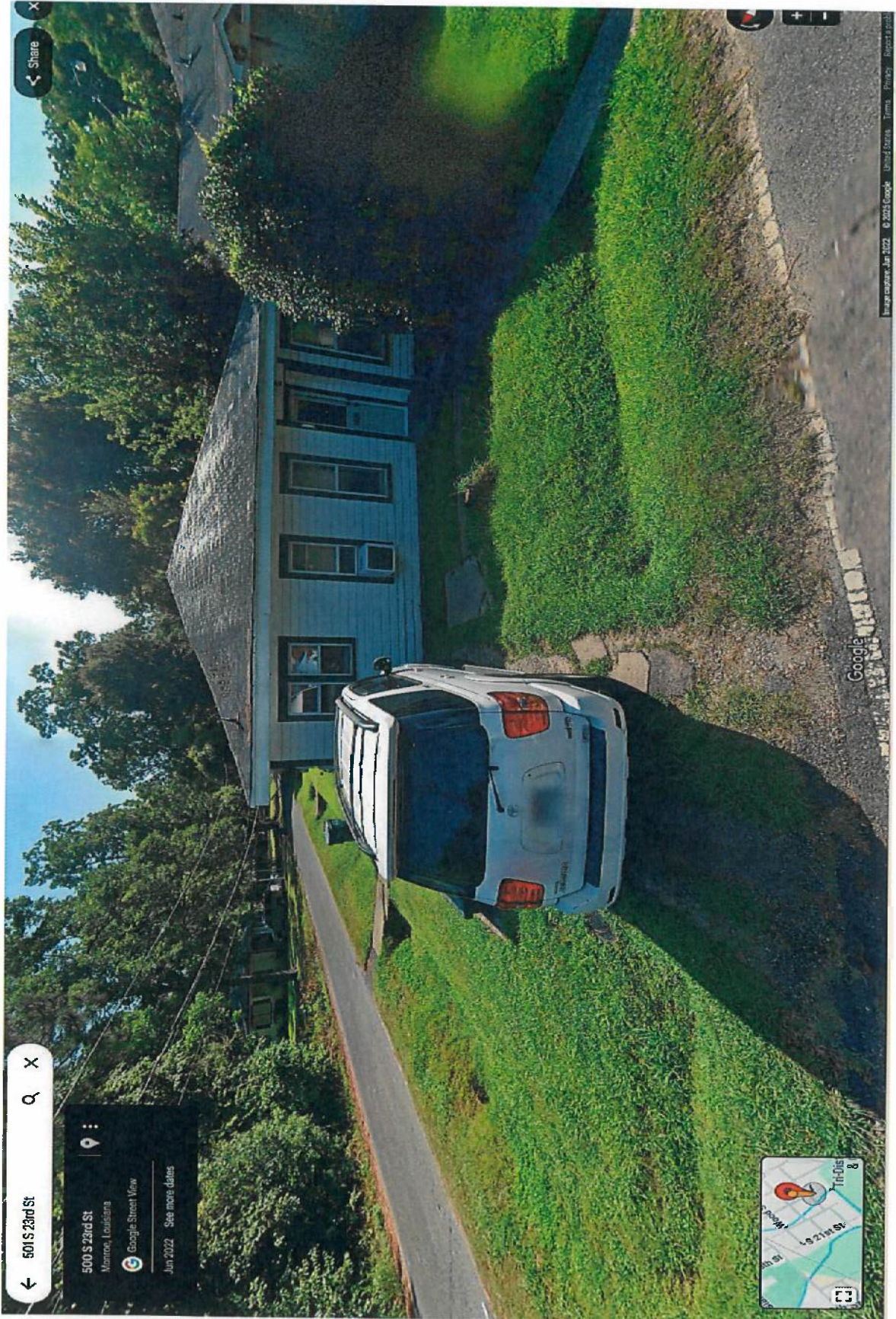
**PROFESSIONAL LAND SURVEYING, INC.**  
 THOMAS A. SEMMES, JR., P.L.S. NO. 4795  
 P.O. BOX 2433, WEST MONROE, LOUISIANA 71284  
 (318) 651-9441

PROFESSIONAL LAND SURVEYING, INC.  
 THOMAS A. SEMMES, JR., P.L.S. NO. 4795  
 P.O. BOX 2433, WEST MONROE, LOUISIANA 71284  
 (318) 651-9441

**SURVEYOR'S NOTES:**

- 1) READINGS SHOWN HEREON HAVE BEEN DETERMINED BY S.P.S. OBSERVATION TAKEN AT SITE BASED ON MAY 89 DATUM, BEARING ALONG THE NORTH LINE OF SUBJECT TRACT.
- 2) RESEARCH FOR RIGHTS-OF-WAYS, EASEMENTS & SERVITUDES WAS NOT PERFORMED NOR REQUESTED. THE SURVEYOR MAKES NO GUARANTEE AS TO THE ACCURACY OF ANY RIGHTS-OF-WAY, EASEMENTS OR SERVITUDES THAT EXIST. THIS PARCEL ARE SHOWN ON THIS PLAN.





← 501 S 23rd St 🔍 ✕

📍  
500 S 23rd St  
Marrero, Louisiana  
Google Street View  
Jun 2022 See more dates



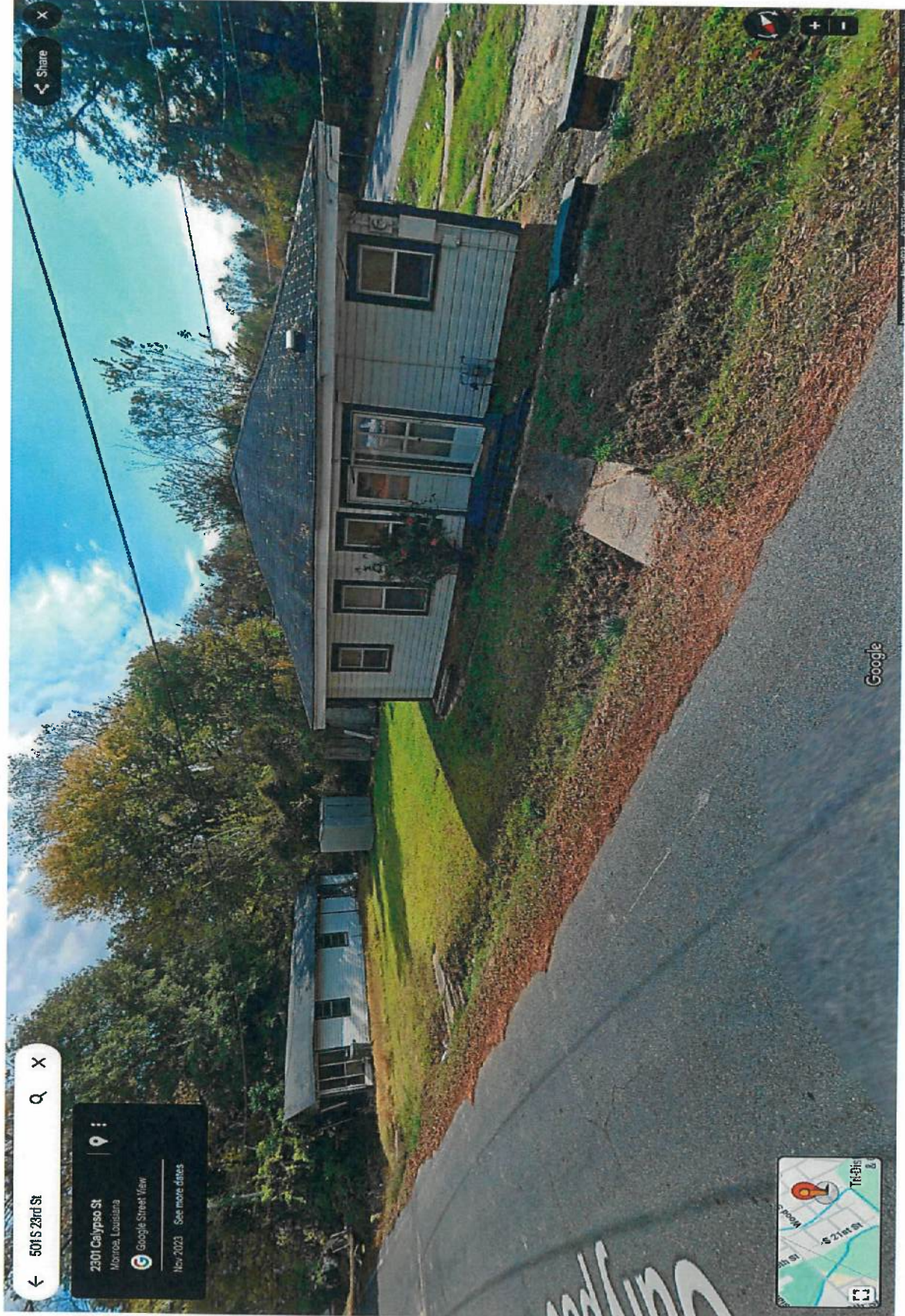
← Share ✕



Image copyright: Jan 2022 © 2023 Google - United States - Terms - Privacy - Report a problem

Google





← 5015 23rd St 🔍 ✕

2301 Calypso St  
 Monroe, Louisiana  
 Google Street View  
 Nov 2023 · See more dates

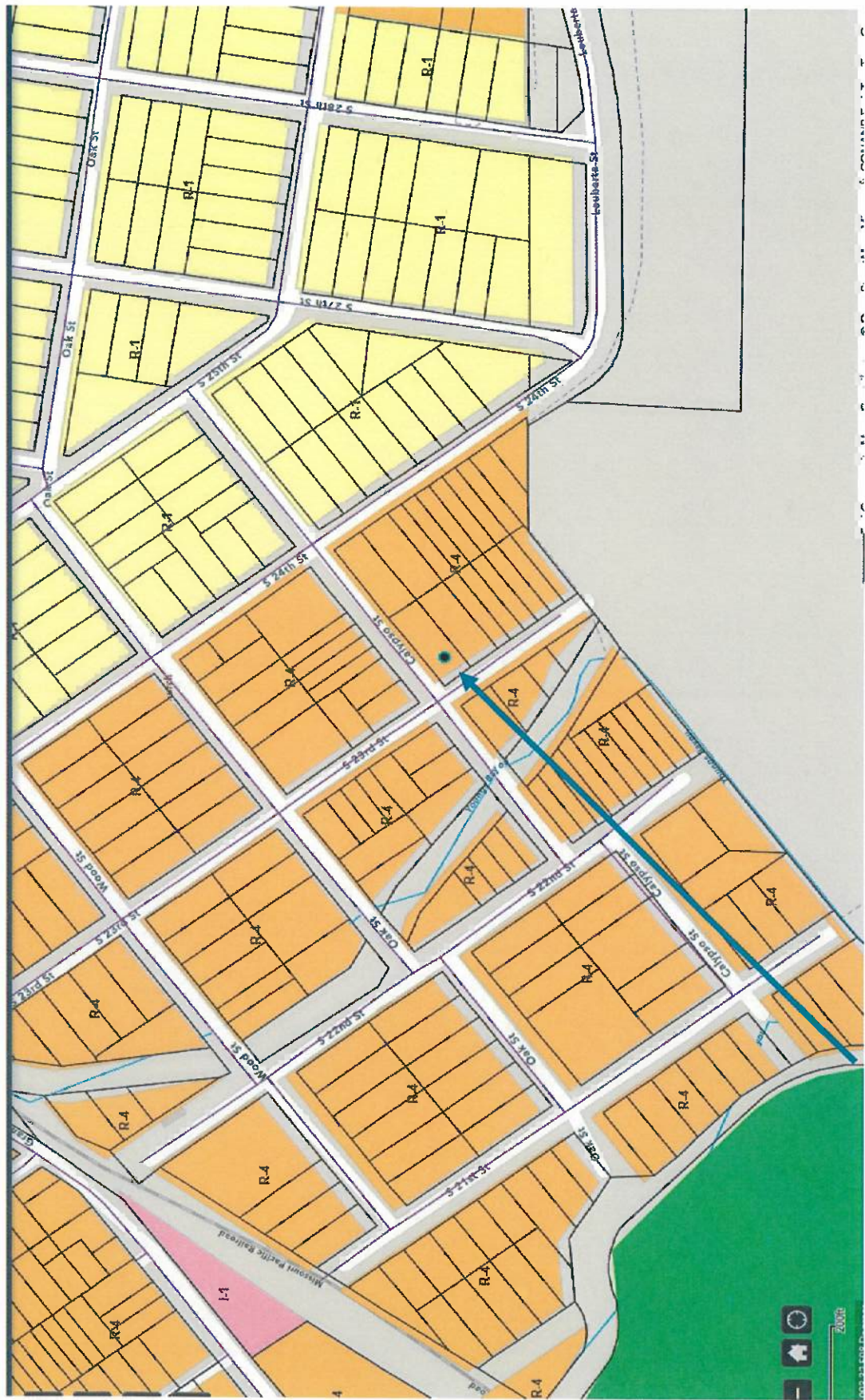


Google

← Share ✕













**City of Monroe  
Planning Commission**

**CASE NO.:** CUP 102-25  
**NAME OF APPLICANT:** STARNES KENNY & EASTERLING LAW FIRM/  
**DOLLAR GENERAL**  
**ADDRESS OF PROPERTY:** 4203 Jackson Street  
**COUNCIL DISTRICT:** 5

---

**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 4203 Jackson Street.

**PURPOSE OF REQUEST:** The purpose of the request is to allow the applicant to sell alcohol for consumption off-premises for an existing retail goods establishment.

**SIZE OF PROPERTY:** 2.296-acres (more or less)

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

**PRESENT USE:** Existing Dollar General Store

**MOST NEARLY BOUNDED BY (STREETS):** North of Egan Street, south of Standifer Avenue, east of Jackson Street and west of the Missouri Pacific Railroad.

**SURROUNDING LAND USES:** The surrounding land use consists of single family residential in all directions, with the City of Monroe's Annex Building to the north.

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

**POSITIVE INFLUENCES:** Increase retail sales taxes for the City.

**COMMENTS/  
RECOMMENDATIONS:** The applicant is requesting permission to sell alcoholic beverages for consumption off-premises for an existing Dollar General. The applicant proposes to sell packaged alcoholic beverages (beer and wine). Minimum parking requirements can be met on-site for the new business establishment.

The applicant must obtain a certificate of occupancy and an occupational 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 is **Low Density Residential** – The future land use is planned to offer residences in densities of between four and seven units per acre. These areas include currently developed City and new residential areas.

**OPTIONS:**

Approve the applicant's request as presented.

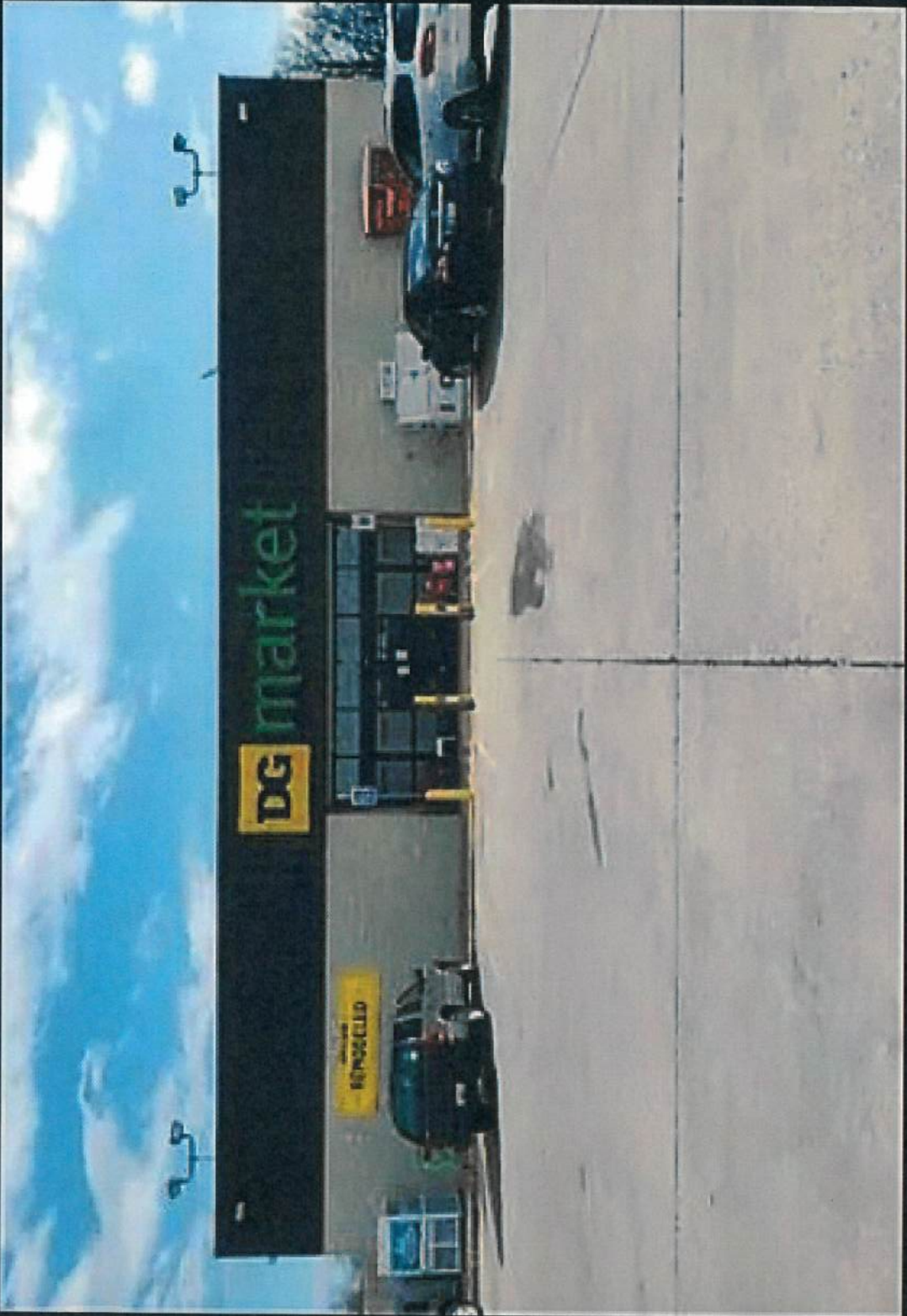
Approve the applicant's request with conditions.

Deny the applicant's request as presented.

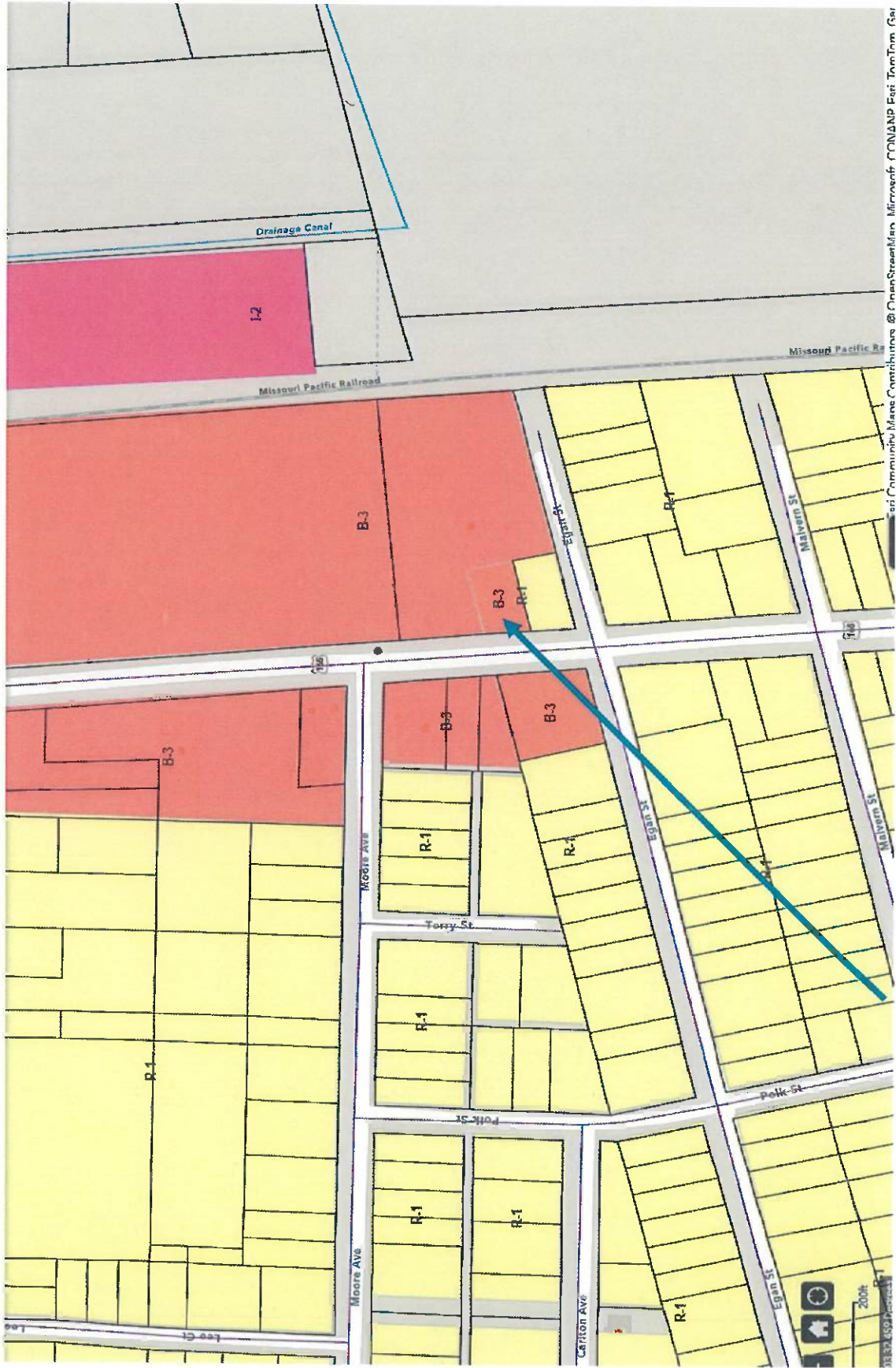
**Major and Minor Conditional Use Criteria**

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.













**City of Monroe  
Planning Commission**

**CASE NO.:** CUP 103-25  
**NAME OF APPLICANT:** Muhammad Haseeb  
**ADDRESS OF PROPERTY:** 1215 Orange Street  
**COUNCIL DISTRICT:** 5

---

**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 1215 Orange Street.

**PURPOSE OF REQUEST:** The purpose of the request is to allow the applicant to sell alcohol for consumption off-premises for a new grocery store.

**SIZE OF PROPERTY:** 0.260-acres (more or less)

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

**PRESENT USE:** Vacant building

**MOST NEARLY BOUNDED BY (STREETS):** North of Orange Street, south of Girod Street, east of South 8<sup>th</sup> Street and west of South 10<sup>th</sup> Street.

**SURROUNDING LAND USES:** The surrounding land use consists of single family residential in all directions, with the Seafood Express and Massey's Meat Market to the west and Family Stop & Shop to the east.

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

**POSITIVE INFLUENCES:** Increase retail sales taxes for the City.

**COMMENTS/  
RECOMMENDATIONS:** The applicant is requesting permission to sell alcoholic beverages for consumption off-premises for an existing Dollar General. The applicant proposes to sell alcoholic beverages. Minimum parking requirements are met on-site for this business.

The applicant must obtain a certificate of occupancy and an occupational 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 is **Low Density Residential** – The future land use is planned to offer residences in densities of between four and seven units per acre. These areas include currently developed City and new residential areas.

**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:

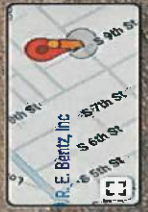
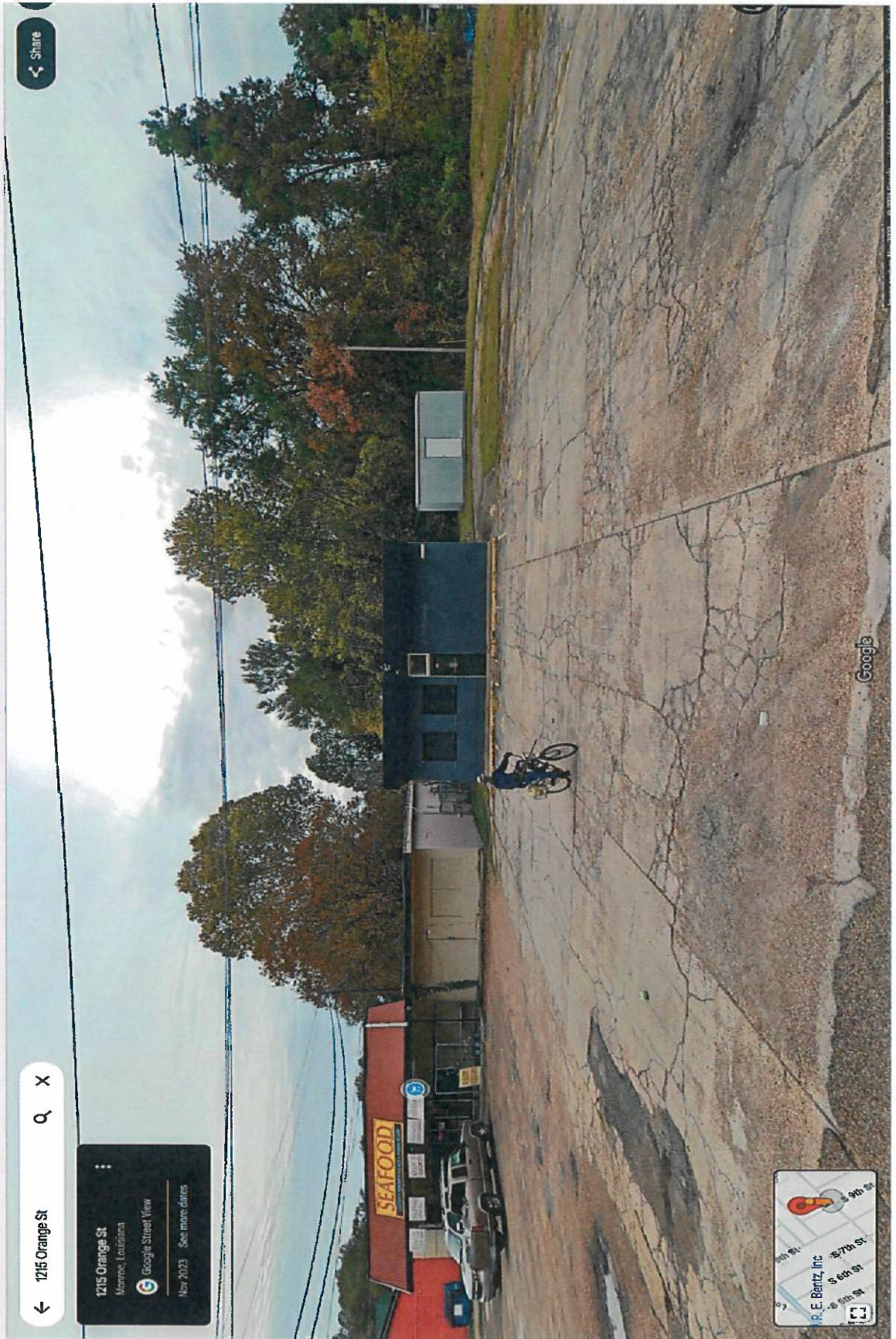
- 1) Stipulate the exact location as a means of minimizing hazards to life, limb, property damage, erosion or traffic.
- 2) Increase the required lot size or yard dimension.
- 3) Limit the height, size or location of buildings, structures and facilities.
- 4) Control the location and number of vehicle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



Share

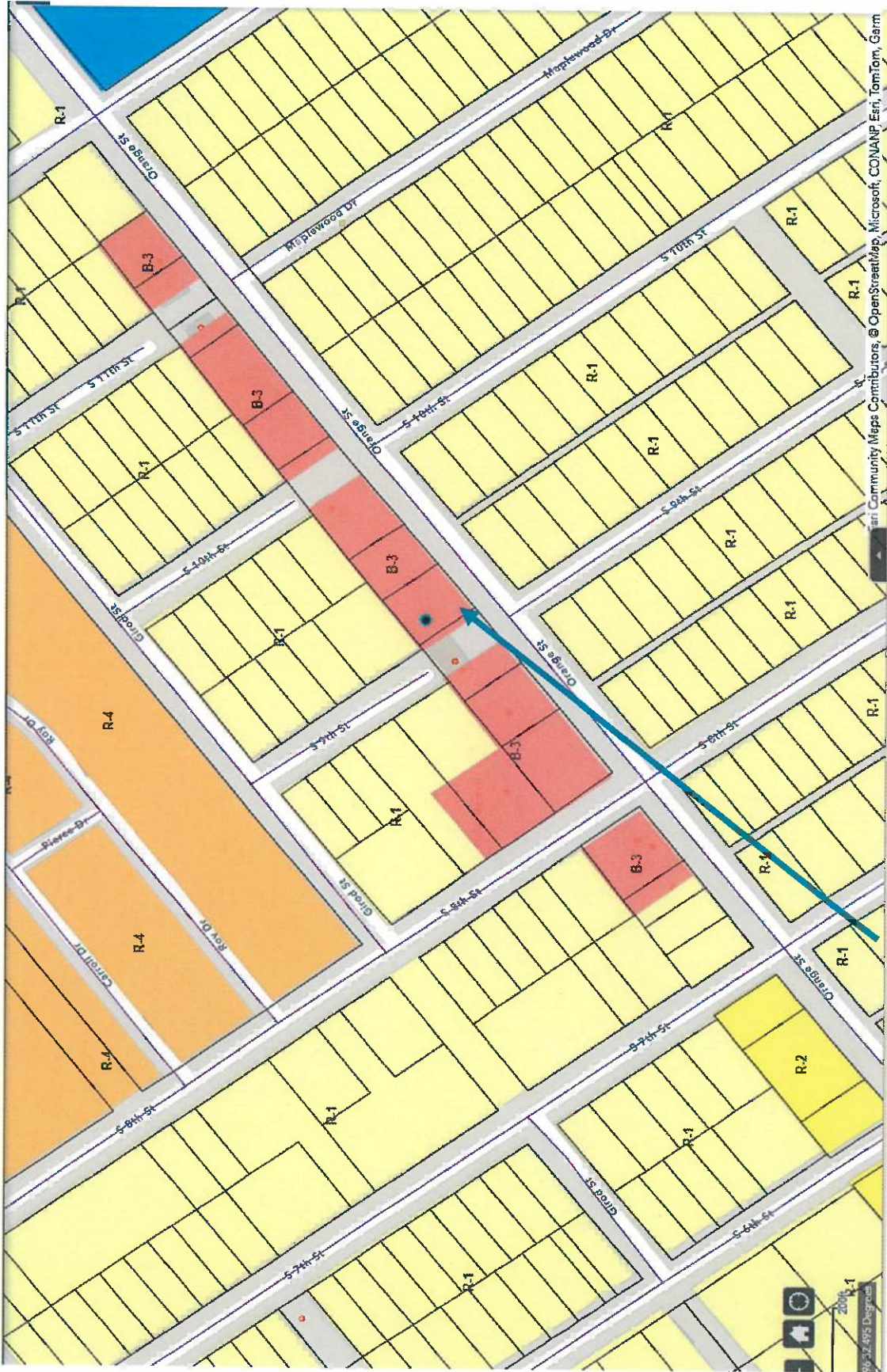
1215 Orange St

1215 Orange St  
Monroe, Louisiana  
Google Street View  
Nov 2023 See more dates

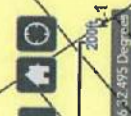


Google





© 2014 TomTom, Garmin, Microsoft, OpenStreetMap contributors, CNR/VLDB, Esri, TomTom, Garmin









**City of Monroe  
Planning Commission**

**CASE NO.:** CUP 104-25  
**NAME OF APPLICANT:** Natalie Devine  
**ADDRESS OF PROPERTY:** 2404 Georgia Street  
**COUNCIL DISTRICT:** 4

---

**REQUEST:** A MAJOR conditional use approval to use this location as a small group home.

**SIZE OF PROPERTY:** ±0.258-acres (more or less)

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

**PRESENT USE:** Vacant single family residence

**MOST NEARLY BOUNDED BY (STREETS):** North of Reed Street, south of McReynolds Street, east of Alabama Street and west of Georgia Street.

**SURROUNDING LAND USES:** The surrounding land use consists of residential in all directions

**ADVERSE INFLUENCES:**

**POSITIVE INFLUENCES:** Providing a service to the community.

**COMPREHENSIVE PLAN:** The **Future Land Use Classification** for this area is **Low Density Residential**. These are areas where the predominant land use will be single family residences.

Outside of permitted home occupations, very limited commercial land uses should be considered and those should not interfere with the quality of life of the nearby residential uses.

**COMMENTS/  
RECOMMENDATIONS:**

The applicant would like to open a residential group home for teenagers from ages 13-18 years old. Her mission is to partner with the state and provide housing for teenagers that require assistance. She also plans to partner with Delta Community College and Nova for assistance with introducing the residents to independent living skills and training.

*Small group homes may have up to six (6) occupants and one (1) or more resident counselors/trained care givers on staff twenty-four (24) hours a day. A small group home must be licensed by an agency of the State of Louisiana, the political subdivision, and/or a state-licensed child placement agency, as a group home, receiving home, or similar care facility.*



This residence has only two (2) bedrooms. The applicant has stated that she will only have six (6) residents but will have six (6) staff on-hand twenty-four (24) hours a day. Two (2) people (per shift) will be on staff per the 3 shifts (morning, evening and overnight). The objective of a group home is to provide a residential setting and staff that functions as surrogate parents.

**REVIEW CRITERIA:**

The Planning Commission and the City Council **shall consider** the following criteria in approving or denying a major or minor conditional use permit:

- a. The proposed major or minor conditional use permit is **consistent with the pertinent elements of the City of Monroe Comprehensive Plan** and any other adopted plans.
  - *Low density residential.*
- b. The proposed development meets the requirements of this Ordinance.
- c. The proposed development will **reinforce the existing or planned character of the neighborhood and the City.**
- d. The major or minor conditional use permit complies with any specific use standards or limitations in Section VI (Supplementary Use Standards) of this Ordinance.
- e. Any adverse impacts on adjacent properties attributable to the major or minor conditional use have been minimized or mitigated.

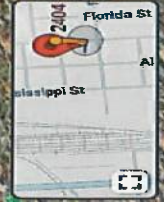
**OPTIONS:** Approve the applicants' request as presented.

Approve the applicants' request with conditions.

Deny the applicant's request as presented.

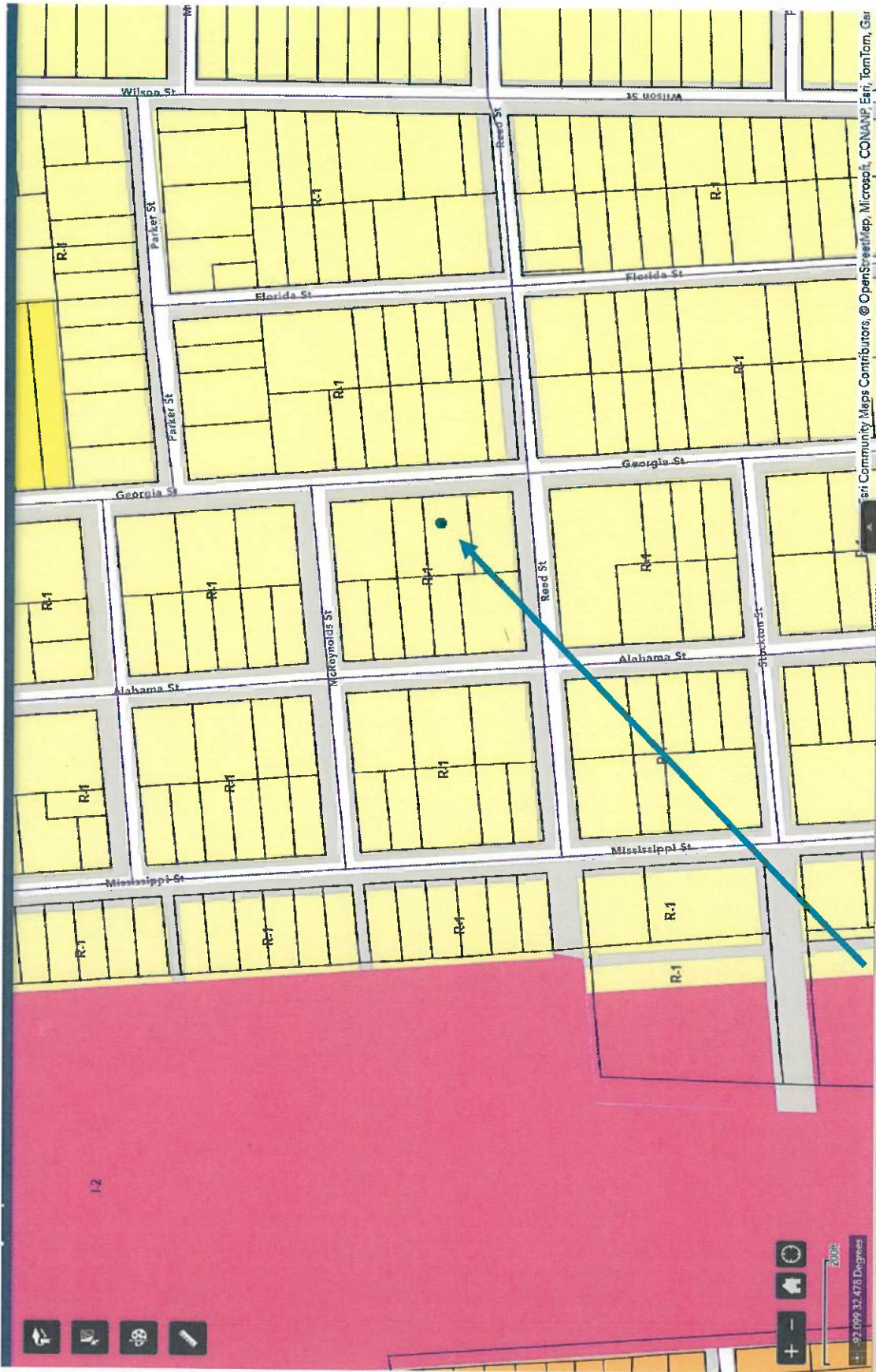


2404 Georgia St  
Monroe, Louisiana  
Google Street View  
Nov 2023 See more dates



Google





eri Community Maps Contributors, © OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Gar



+92.099132 478 Degrees





Keyboard shortcuts | Image may be subject to copyright | 20 m

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50



**City of Monroe  
Planning Commission**

**CASE NO.:** CUP 105-25  
**NAME OF APPLICANT:** Devine Helping hands Childcare Center  
**ADDRESS OF PROPERTY:** 2400 Georgia Street  
**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 2400 Georgia Street.

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

**SIZE OF PROPERTY:** 0.345-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 Reed Street, south of McReynolds, Street, east of Alabama Street and west of Georgia Street

**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 4 weeks old to 13 years old. There are seven (7) parking spaces provided on-site. The center's operating hours will be from 5am to 9pm, with 4 people on staff.

Adequate parking is provided on the front and rear of the proposed day care center.

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.

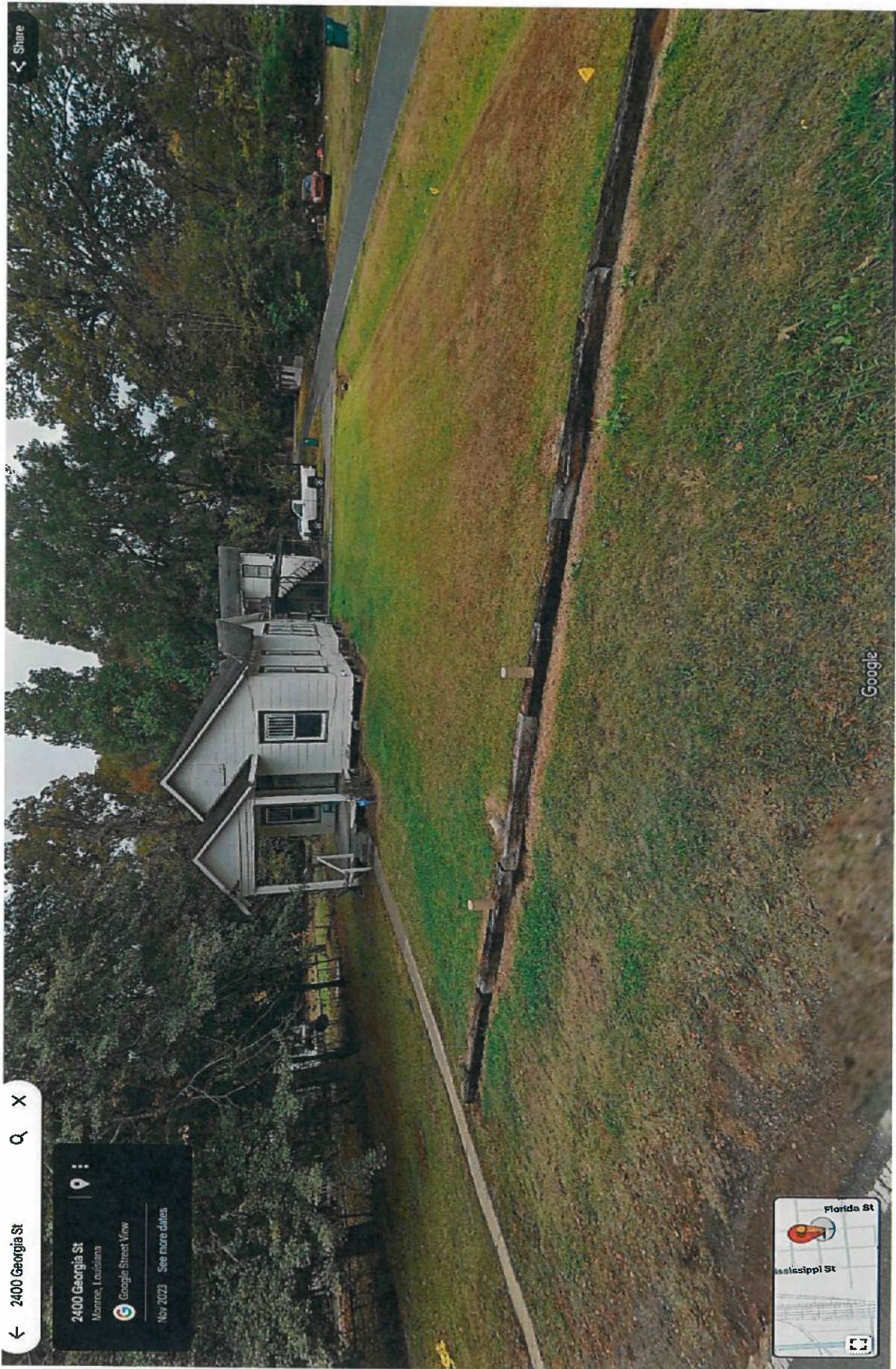
Deny the applicant's request as presented.

**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.





← 2400 Georgia St

Q X

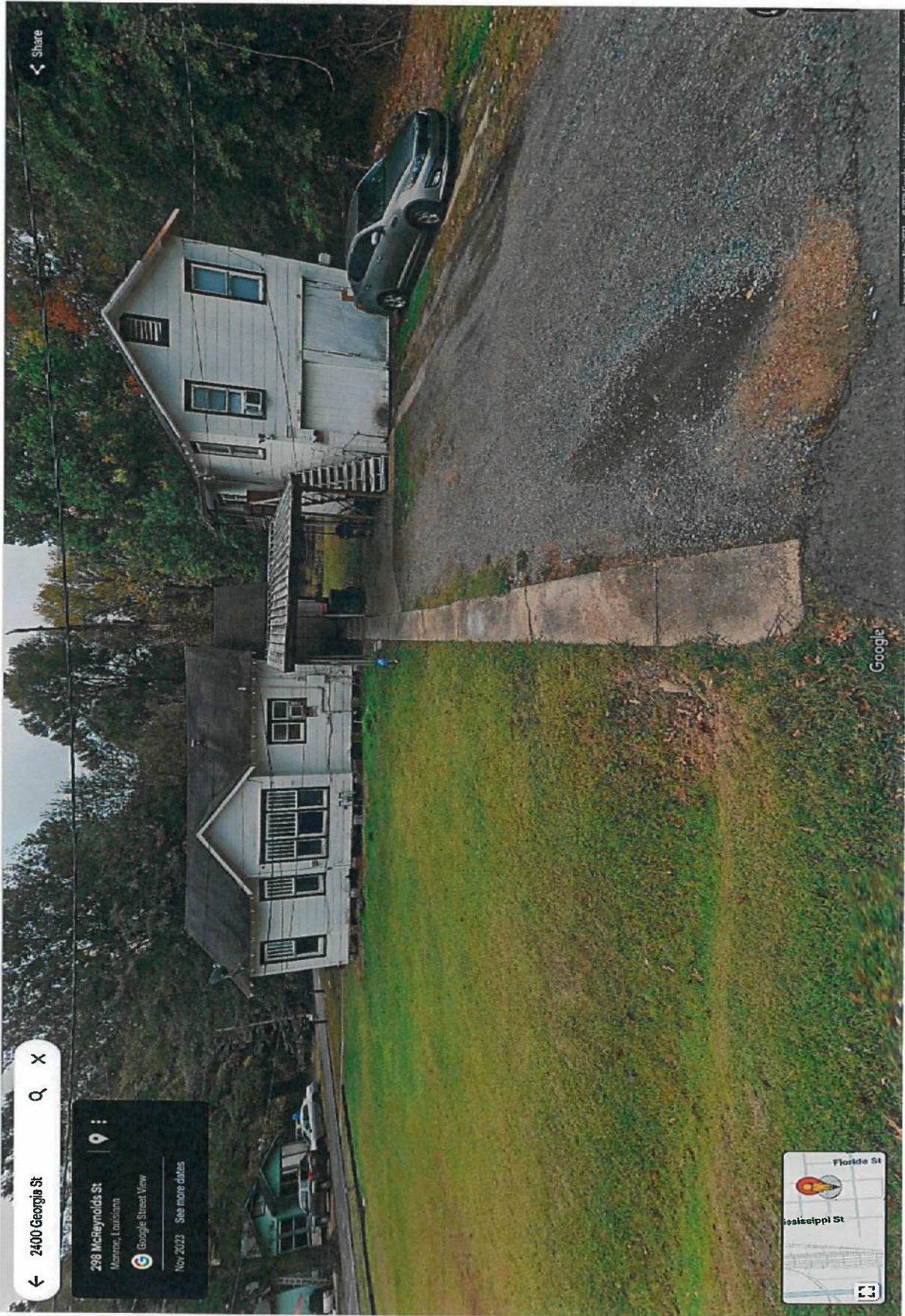
Share

2400 Georgia St  
 Monroe, Louisiana  
 Google Street View  
 Nov 2023 See more dates

Florida St  
 Mississippi St

Google





Share

← 2400 Georgia St

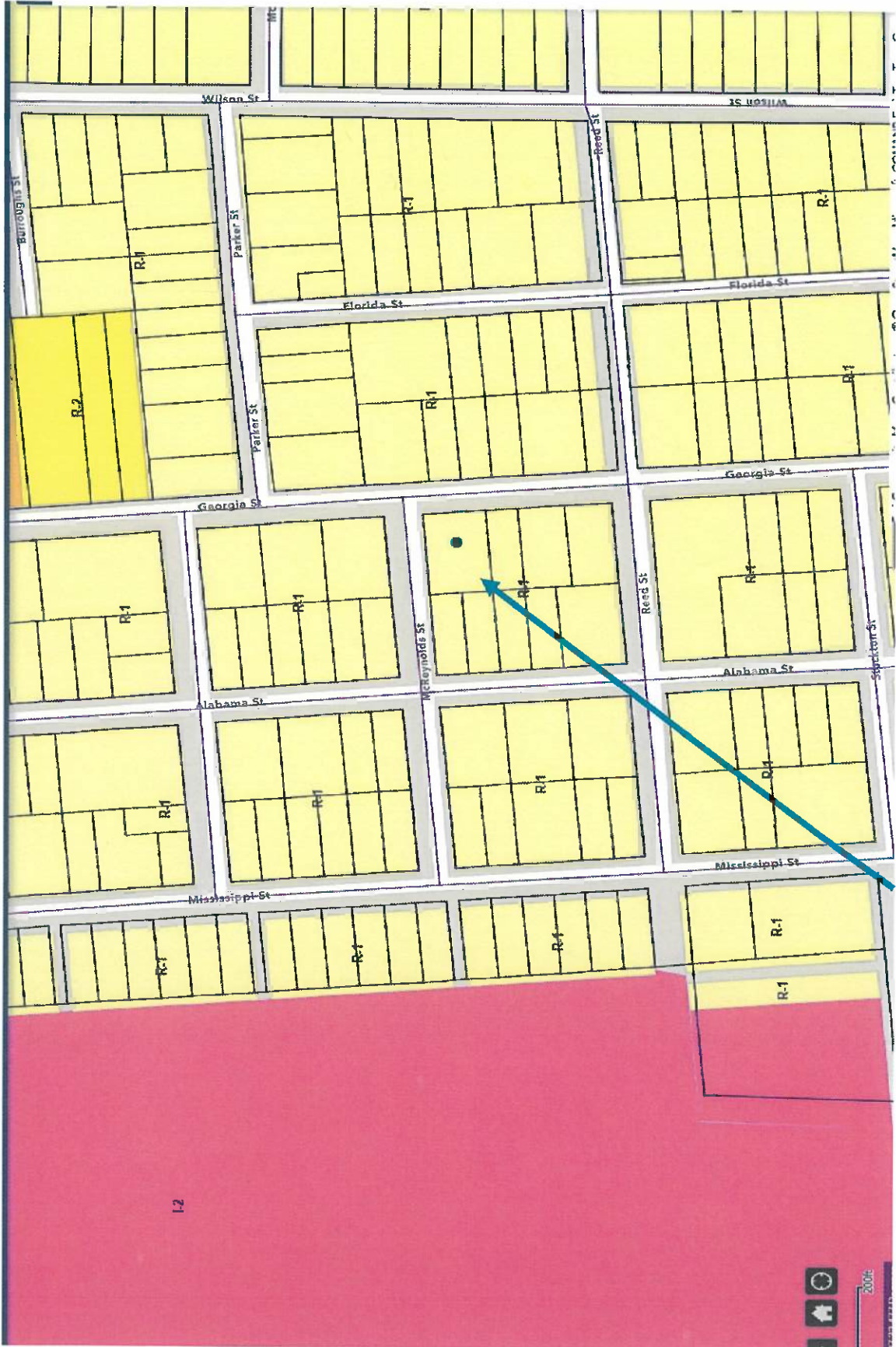


298 McRaynolds St  
 Morency, Louisiana  
 Google Street View  
 Nov 2023 See more dates



Google









Keyboard shortcuts: Image may be subject to copyright. 20 m



**City of Monroe  
Planning Commission**

<b>Case No.:</b>	MA 100-25
<b>Name of Applicant:</b>	<b>Crest Construction</b>
<b>Address of Property:</b>	900 Martin L. King, Jr. Drive
<b>Size of Property:</b>	±2.53-acres (more or less)
<b>Present Zoning:</b>	B-3 (General Business/Commercial) District
<b>Proposed Zoning:</b>	I-1 (Industrial Business Park) District
<b>Council District:</b>	3
<b>Future Land Use:</b>	Highway Commercial Mixed Use
<b>Consistent to the Comprehensive Plan:</b>	No

---

**REQUEST:** This is a request to rezone a 2.53-acre tract of land from the B-3 (General Business/Commercial) District to the I-1 (Industrial Business Park) District.

**PRESENT USE:** Vacant building (old United Rentals & Bruckner's Tire)

**MOST NEARLY BOUNDED  
BY (STREETS):** The property is located north of Turner Street, south of Reese Street, east of Martin L. King, Jr. Drive and west of Canary Street.

**SURROUNDING LAND USES:** The surrounding land use consists of single and two-family residential properties to the west and Scott Equipment to the south and Dazzle Dance to the north.

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

**POSITIVE INFLUENCES:** Increase in the City's sales tax and creating permanent jobs

**COMMENTS/  
RECOMMENDATIONS:**

The applicant would like to rezone a 2.53-acre tract of land from the B-3 (General Business/Commercial) District to the I-1 (Industrial Business Park) District. The purpose of the request is to allow the applicant to have the ability to rent heavy equipment and for the sale of goods (construction related supplies) at this location. This location would support the META Project and extend services to the general public. This business will create 6-8 permanent jobs. There is an existing parking area for the proposed business. A 6' foot tall wrought iron fence currently surrounds the property, to separate the proposed business from the residential zone. The I-1 (Industrial Business Park) District designation will be the most appropriate zoning classification for the proposed request for *heavy sales, rental and storage*.

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

The **Future Land Use Classification** for this area is **Highway Commercial Mixed Use**. This area is typically based along highways for office/commercial and retail uses located along the I-20 spine and Martin Luther King, Jr. Drive to Sterlington Road and north to the edge of the City. This request is not consistent with the comprehensive plan but does follow the *previous* equipment rental business uses at this location.

**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.



← Share

← 900 Martin Luther King Junior Q X

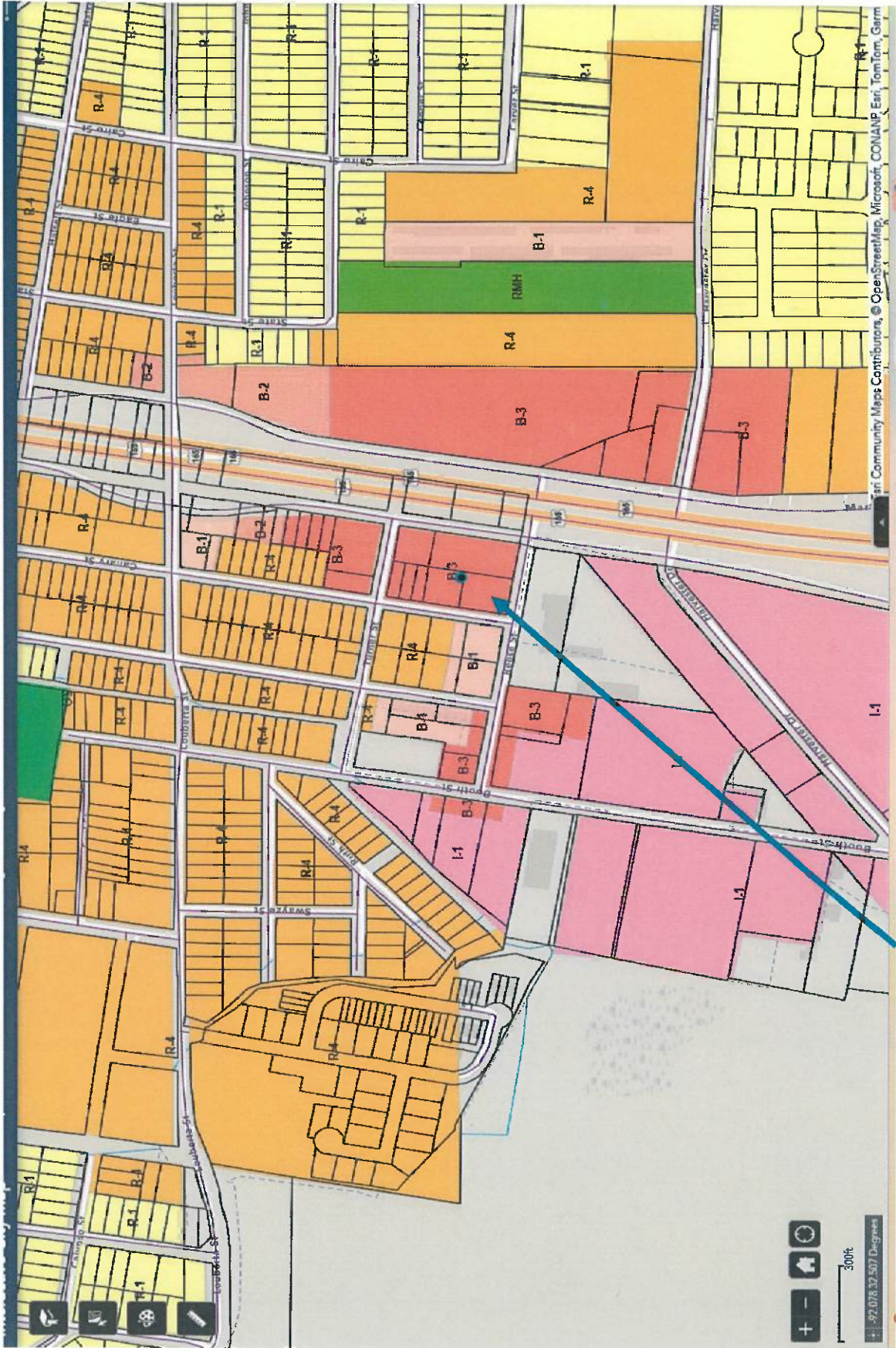
US-165  
Monroe, Louisiana  
Google Street View  
Nov 2023 · See more dates



Google







© 2018 Esri, Contributor to OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin



