



MEMO

TO: Monroe Planning Commission Members
FROM: Mr. Hunt Neely, Chairman
DATE: July 25, 2025

The regular meeting of the Monroe Planning Commission will be held on **Monday, August 4, 2025, at 5:30 P.M.** in the Council Chamber, First Floor, City Hall, Monroe, Louisiana.

The tentative agenda will include the following items:

MINUTES

Approval of July 7, 2025 minutes

PLANNING

X Garrett Road – Final Resubdivision Plat of Lot 5 of the Resub of Lots 1 & 4, of Sam’s Club I-20 East Resub (Request to resubdivide a 7.84-acre tract from 1 lot to 3 lots to construct 3 new hotel buildings) – **Lazenby & Associates**

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 110-25 (Minor): Katherine Zimmerman – Request to operate an educational facility (tutoring service), in the B-3 (General Business/Commercial) District – 1863 Avenue of America

PUBLIC HEARING

MA 102-25: Zoning Map Amendment to rezone a 7.84-acre tract of land, more or less, from the B-2 (Neighborhood Business) District to the B-3 (General Business/Commercial) District, at 1863 Avenue of America – **Katherine Zimmerman**

OTHER BUSINESS

None

CASE NO.: X Garrett Road (Sam's Club I-20 East Resubdivision)

APPLICANT: Lazenby & Associates, Inc.

SITE ADDRESS: 5200 Frontage Road

COUNCIL DISTRICT: 3

REQUEST: This is a request for a final resubdivision plat of the proposed resubdivision of Lot 5 of the Resubdivision of Lots 1 & 4 of the Sam's Club -20 East Resubdivision, from the Resubdivision Lots 1 & 4 of the the Sam's Club I-20 East Resubdivision, located along the North Frontage Road.

PURPOSE OF REQUEST: The purpose of the request is to allow the applicant to resubdivide this land in order to build three (3) new hotels, on Lot 5-A, 5-B and 5-C

SIZE OF PROPERTY: 7.84-acres, more or less

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

LAND USE: Vacant Land

MOST NEARLY BOUNDED BY: East of Garrett Road, south of Frontage Road and west of Woolsey Road

SURROUNDING LAND USE: The surrounding land use consists of I-20 & the Monroe Airport Property to the north; vacant land to the south; Sam's Wholesale to the east; Pecanland Mall and Lowe's to the west.

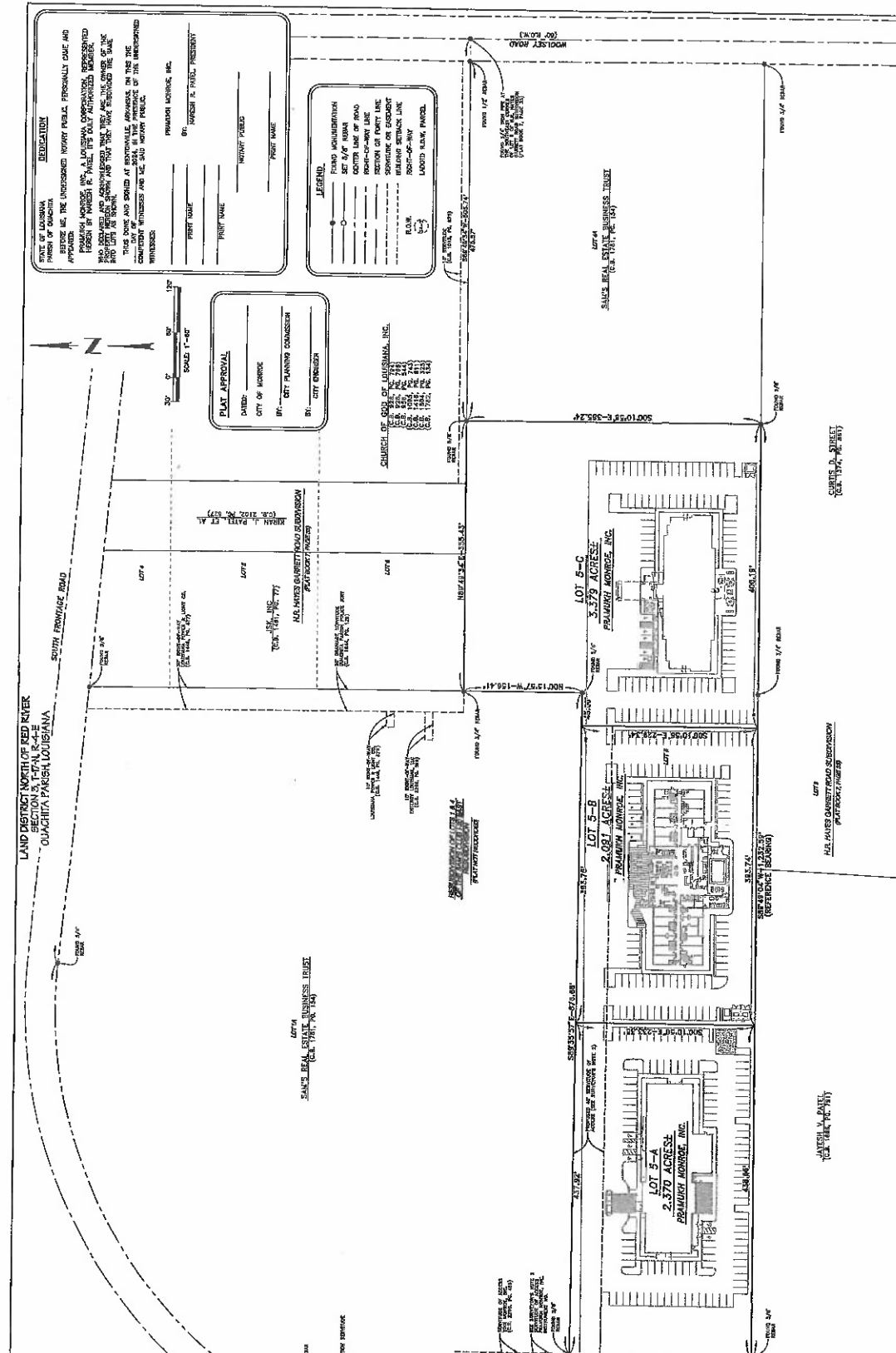
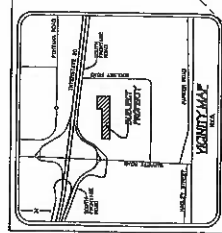
ADVERSE INFLUENCES: Development will increase traffic in the area.

POSITIVE INFLUENCES: Development will increase sales and property tax revenue for the City.

OPTIONS:

Approve the applicant's request for a final resubdivision of Lot 5 of the Resubdivision of 1 & 4 of Sam's Club -20 East Resubdivision, as presented.

Deny the applicant's request for a final resubdivision of Lot 5 of the Resubdivision of 1 & 4 of Sam's Club -20 East Resubdivision, as presented.



DEDICATION

STATE OF LOUISIANA
 PARISH OF BOSSIERE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY ONE AND APPROVED

PREMIER MONROE, INC. A LOUISIANA CORPORATION, REPRESENTED BY _____, PRESIDENT, HAS REQUESTED THAT I BE AUTHORIZED TO SIGN AND RECORD THIS INSTRUMENT AND THAT I BE AUTHORIZED TO SIGN AND RECORD THIS INSTRUMENT AND THAT I BE AUTHORIZED TO SIGN AND RECORD THIS INSTRUMENT.

THIS DOCUMENT BEING APPROVED AND BONDED AT BOSSIERE, LOUISIANA, ON THE _____ DAY OF _____, 20____, IN THE PRESENCE OF THE UNDERSIGNED NOTARY PUBLIC, ONE AND APPROVED.

PREMIER MONROE, INC.
 BY _____, PRESIDENT

NOTARY PUBLIC

LEGEND

● FOUND FOUNDATION
 ○ SET 1/4" RADIUS
 --- RECONSTRUCTION LINE
 --- SECTION OF FRONT LINE
 --- SERVICE OR EXISTING
 --- MAINLINE SERVICE LINE
 --- 10'-0" RADIUS
 --- 15'-0" RADIUS
 --- 20'-0" RADIUS
 --- 30'-0" RADIUS
 --- 40'-0" RADIUS
 --- 50'-0" RADIUS
 --- 60'-0" RADIUS
 --- 70'-0" RADIUS
 --- 80'-0" RADIUS
 --- 90'-0" RADIUS
 --- 100'-0" RADIUS

PLAT APPROVAL

DATE: _____
 CITY OF BOSSIERE
 BY: _____
 CITY ENGINEER

COUNCIL OF BOSSIERE, LOUISIANA, INC.

1201 N. BOSSIERE BLVD.
 BOSSIERE, LA 70301
 (504) 781-1111
 (504) 781-1112
 (504) 781-1113
 (504) 781-1114
 (504) 781-1115
 (504) 781-1116
 (504) 781-1117
 (504) 781-1118
 (504) 781-1119
 (504) 781-1120

LAND ZONE DATA

THE ZONE DESIGNATION IS BASED ON THE ZONING MAP OF BOSSIERE, LOUISIANA, AS AMENDED TO DATE OF THE INSTRUMENT. THE ZONE DESIGNATION IS BASED ON THE ZONING MAP OF BOSSIERE, LOUISIANA, AS AMENDED TO DATE OF THE INSTRUMENT. THE ZONE DESIGNATION IS BASED ON THE ZONING MAP OF BOSSIERE, LOUISIANA, AS AMENDED TO DATE OF THE INSTRUMENT.

RECORDING NOTES

1) THE SURVEY IS BASED ON THE SURVEY OF THE LAND DISTRICT NORTH OF RED RIVER, QUACHITA PARISH, LOUISIANA, AS AMENDED TO DATE OF THE INSTRUMENT. THE SURVEY IS BASED ON THE SURVEY OF THE LAND DISTRICT NORTH OF RED RIVER, QUACHITA PARISH, LOUISIANA, AS AMENDED TO DATE OF THE INSTRUMENT.

FOUND LOTS

1) FOUND LOTS
 2) FOUND LOTS
 3) FOUND LOTS

PROCLAMATORY

THIS DOCUMENT IS NOT TO BE RECORDED IN THE PUBLIC RECORDS OF A PARISH, COUNTY, OR STATE, UNLESS IT IS FIRST RECORDED IN THE PUBLIC RECORDS OF A PARISH, COUNTY, OR STATE.

RESUBDIVISION OF LOT 5 OF THE RESUBDIVISION OF LOTS 1 & 4 OF THE SAM'S CLUB 1-20 EAST RESUBDIVISION



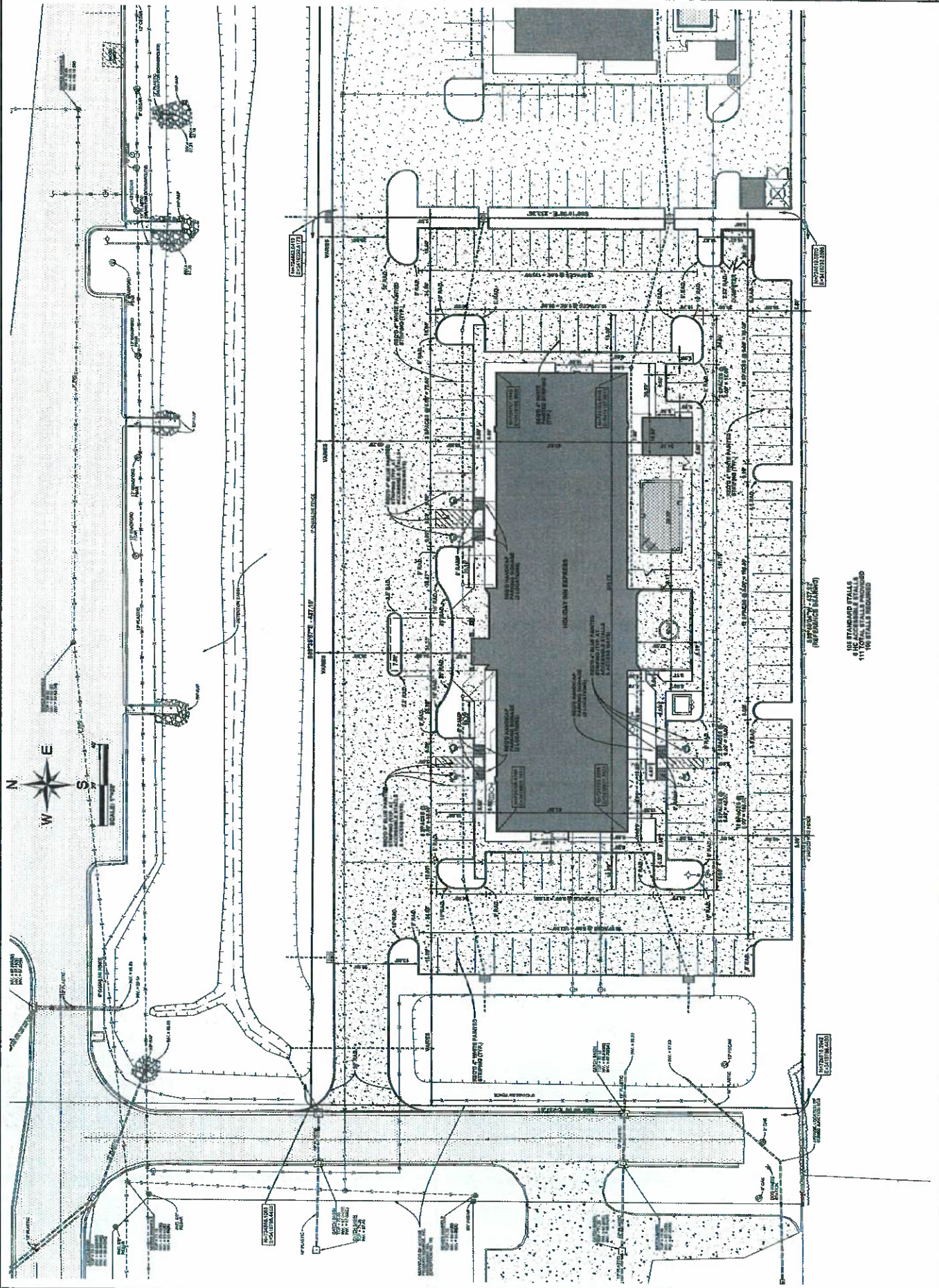
LAZENBY & ASSOCIATES, INC.
 CONSULTING ENGINEERS & LAND SURVEYORS



HOLIDAY INN EXPRESS
 MONROE, LOUISIANA
 1234 FRONT ST. ROAD

DESIGNED BY: J.L.L.
 CHECKED BY: J.L.L.
 DRAWN BY: J.L.L.
 DATE: 06/07
 SCALE: 1" = 2'-0"
 FILE: 12345
 PROJ. NO. 234567
 SHEET 1 OF 1

SITE PLAN

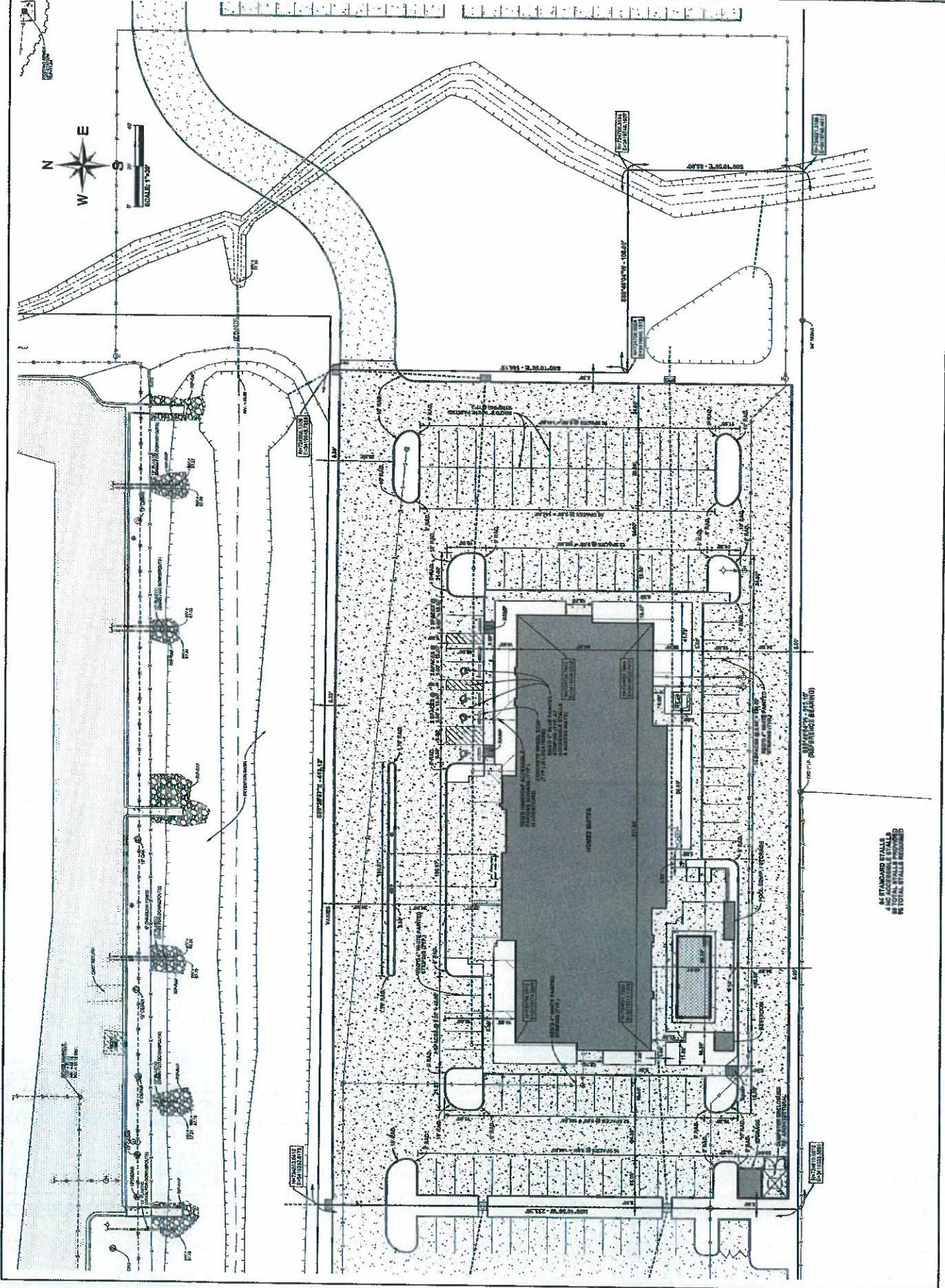


5-A

PREPARED BY: J.E. L.L.
 CHECKED BY: L.L.
 DRAWN BY: L.L.
 DATE: 11/11/03
 SCALE: AS SHOWN
 SHEET NO. 5-6
 PROJECT: HOMER2 SUITES
 SHEET 3 OF 1

SITE PLAN
HOMER2 SUITES
MONROE, LOUISIANA
 4200 BROADWAY
 MONROE, LA 70130

LAZENBY & ASSOCIATES, INC.
 CONSULTING ENGINEERS & LAND SURVEYORS



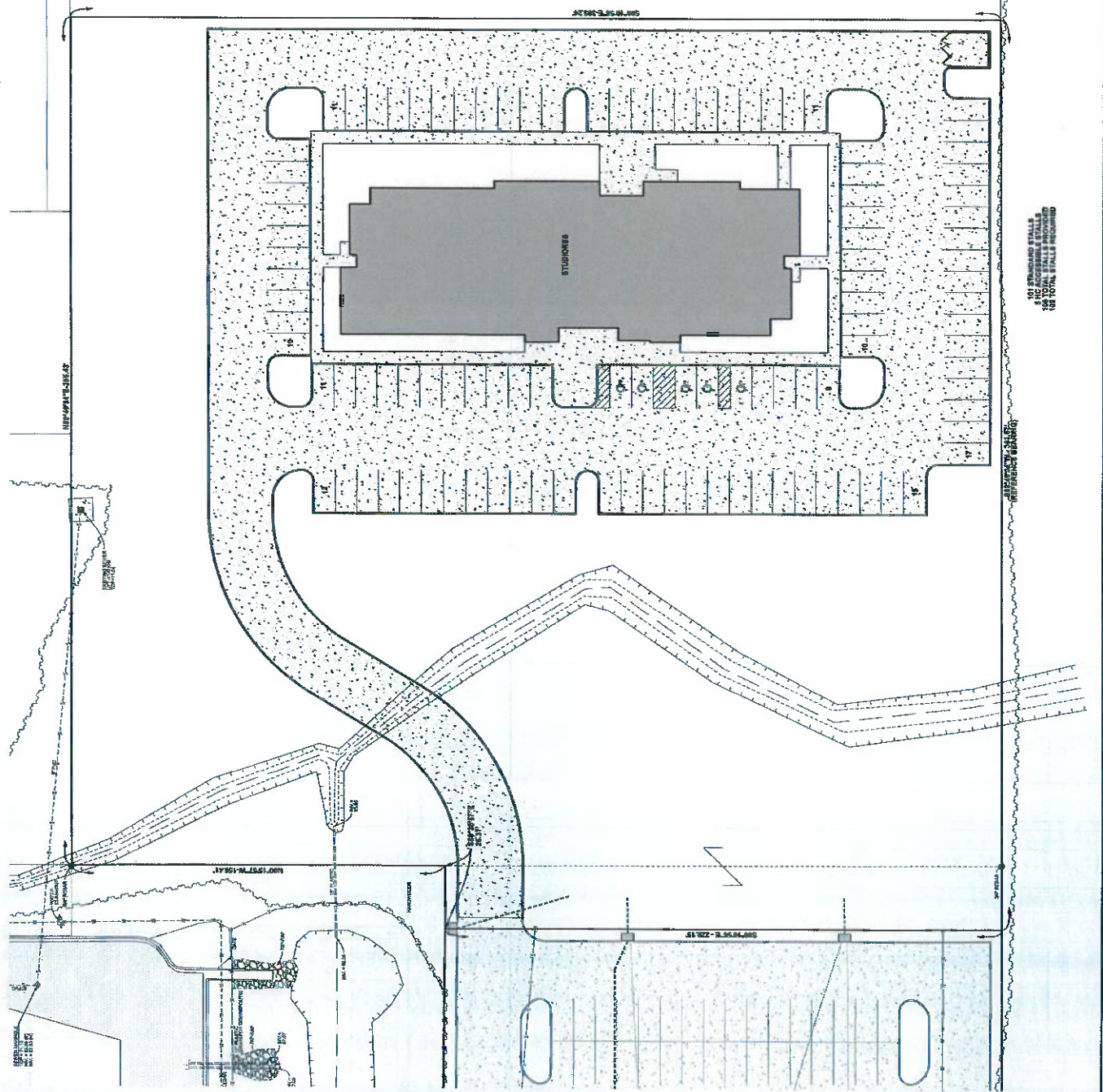


DESIGNED BY:	J.T.T.
DRAWN BY:	L.L.M.
CHECK BY:	00/00/00
DATE:	00/00/00
SCALE:	1" = 20'
TITLE:	STUDORES
PROJECT NO.:	20080001
SHEET NO.:	1 OF 10

5-c



PRELIMINARY
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, RECORDS, RECONSTRUCTION, CONTRACTS, SALES, OR FOR THE BASIS FOR THE ISSUANCE OF A PERMIT.
PREPARED BY: JAZELLE BERNARD, L.L.M. LICENSE NO. 2008
LADANA P. WASSON, INC., CONSULTING ENGINEERS & LAND SURVEYORS
500 NORTH 7TH STREET, SUITE 1000, MONROE, LA 71201



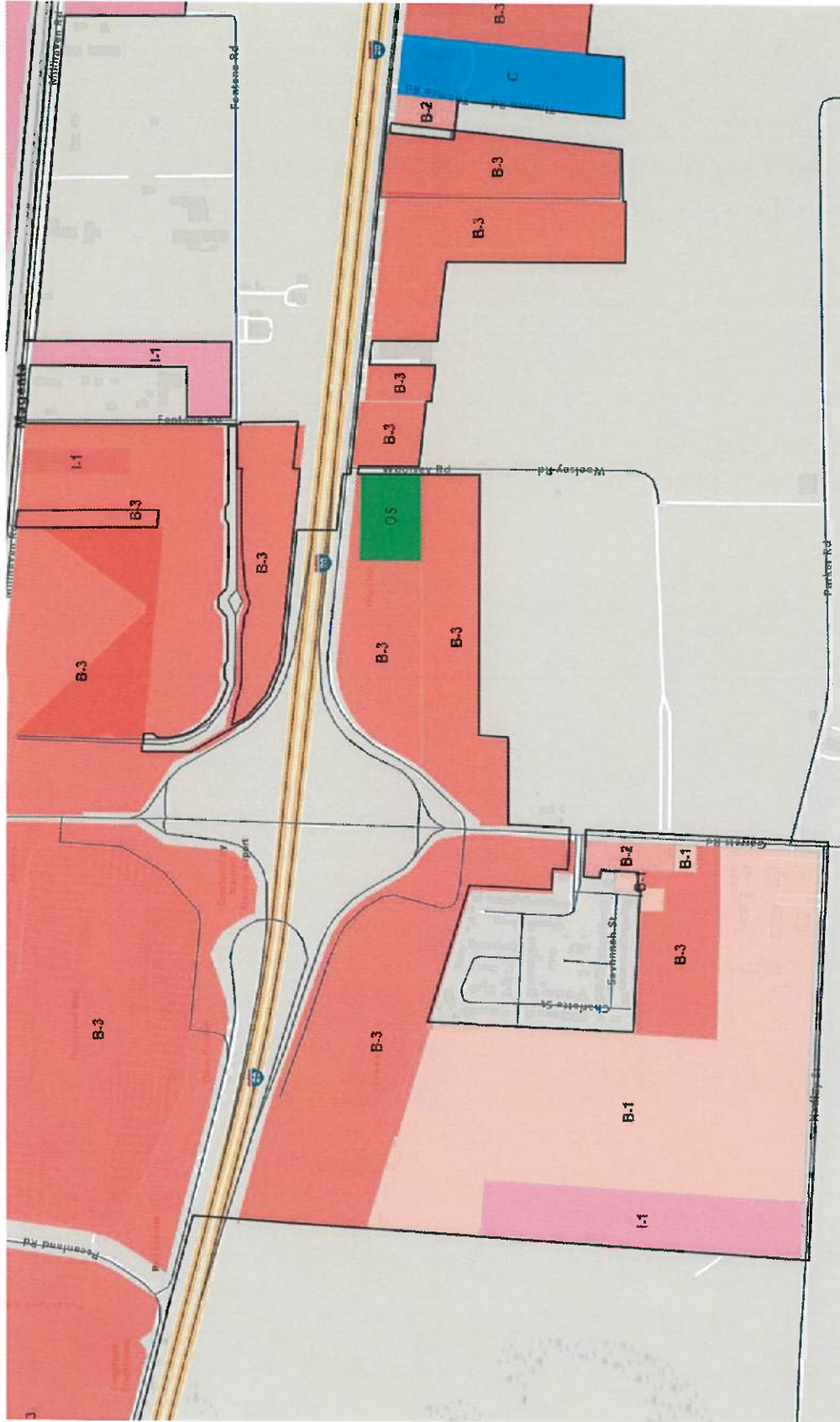
101 EXISTING STALLS
145 NEW STALLS
246 TOTAL STALLS PROVIDED

IMAGE OF THE SITE



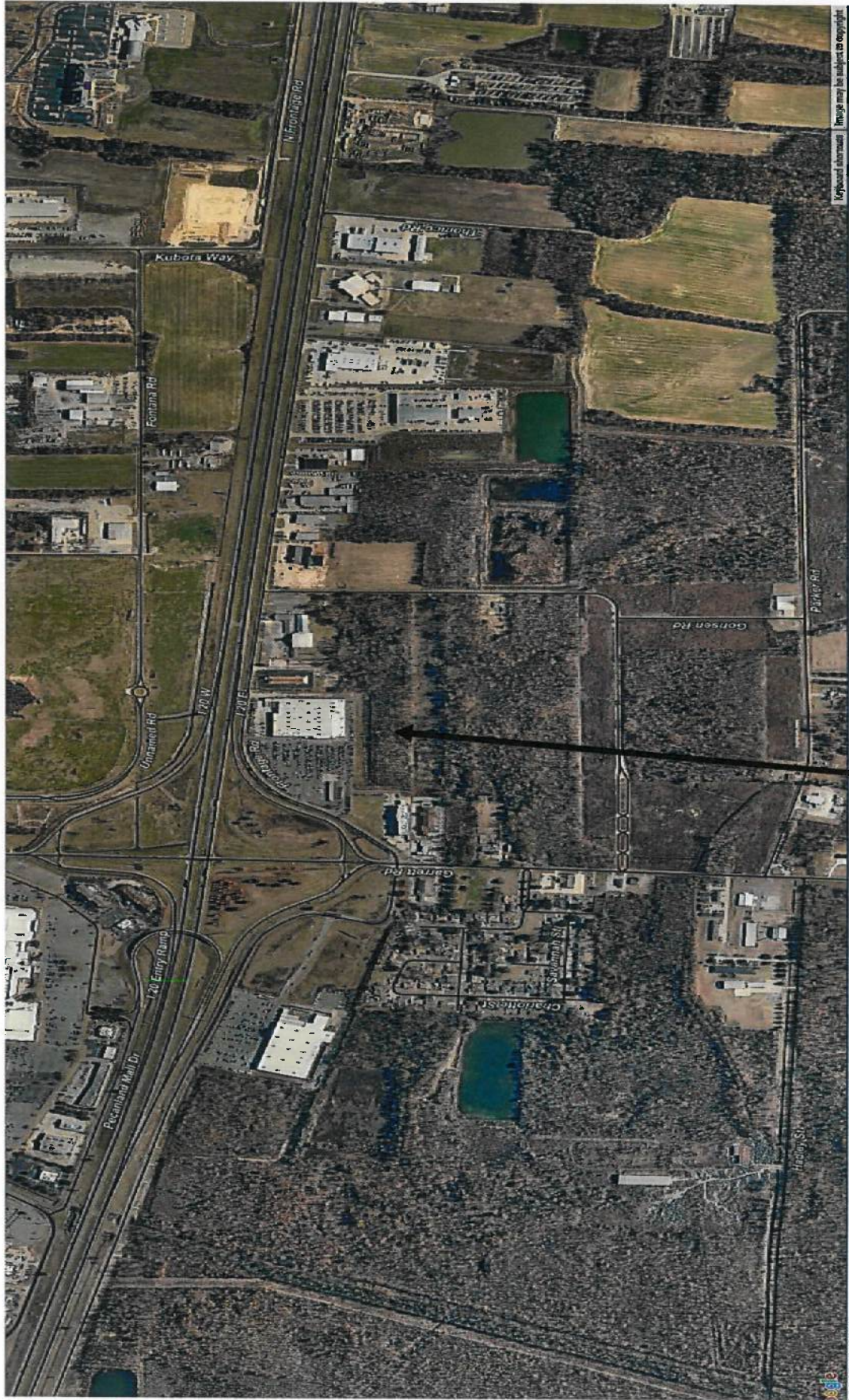
5200 FRONTAGE ROAD

IMAGE OF SITE AND SITE LOCATION



5200 FRONTAGE ROAD

IMAGE SHOWING AN AERIAL OF THE SITE



5200 FRONTAGE ROAD

**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 intends to sell packaged alcoholic beverages (beer and wine). Minimum parking requirements can be met on-site for the new establishment.

The applicant must obtain an inspection approval certificate (IAC) and an occupational license for this location.

Starns Kenny & Easterling Law Firm/Dollar General

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.

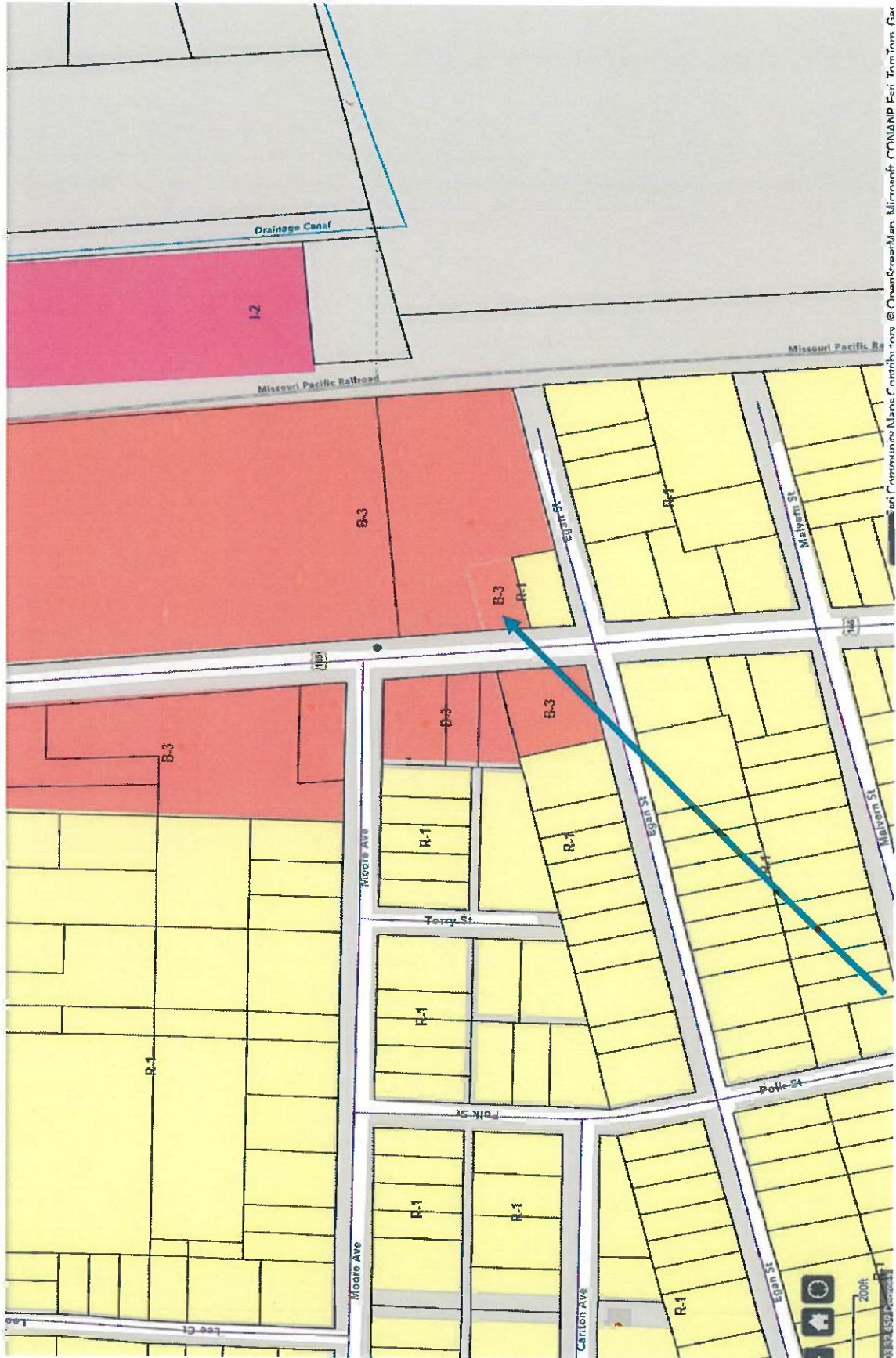
Deny the applicant's request as presented.

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.





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**City of Monroe
Planning Commission**

CASE NO.: CUP 110-25
NAME OF APPLICANT: KATHERINE ZIMMERMAN
ADDRESS OF PROPERTY: 1863 Avenue of America
COUNCIL DISTRICT: 1

REQUEST: A Minor Conditional Use Permit (CUP) to operate an educational facility (tutoring service) in the B-3 (General Business/Commercial) District. The property is located at 1863 Avenue of America.

PURPOSE OF REQUEST: The purpose of the request is to allow the applicant to operate a tutoring service.

SIZE OF PROPERTY: 2.128-acres (more or less)

PRESENT ZONING: B-2 (Neighborhood Business) District

PRESENT USE: Existing office building

MOST NEARLY BOUNDED BY (STREETS): North of Avenue of America, south of Hudson Circle, east of North 18th Street and west of North 19th Street

SURROUNDING LAND USES: The surrounding land use consists of commercial and residential in all directions with Neville Jr. High School to the east.

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 an educational facility (tutoring service), to provide services to approximately 25 students from pre-k to 2nd grade. The use of the facility will allow the applicant to conduct small group enrichment as opposed to only one on one tutoring. There are nine (9) rooms available for use with plenty of space for the students to be able to work in small groups of 5 or more. The center's operating hours will be from 3pm to 6pm, Monday thru Friday, with 4 people on staff.

There is adequate parking provided on-site. Approximately 14-15 parking spaces are available for this building. A bus will be provided to pick up students from Lexington

Elementary School to the facility, all in one trip. This use should not cause any traffic hazards. The surrounding businesses will close between 4pm and 5pm daily.

The mission is to enhance and foster relationships with families, schools and community partners, that aims to close the achievement gap, reduce risky behaviors, and build the confidence and resilience students need to thrive academically and socially. The core components of the program include homework help and tutoring, STEM and arts enrichment and mentorship opportunities.

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

Approval of this request will be contingent upon the rezoning request on the agenda for MA 102-25, to rezone the property to the B-3 General Business/Commercial District. An educational facility is not permitted in the B-2 (Neighborhood Business) District.

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

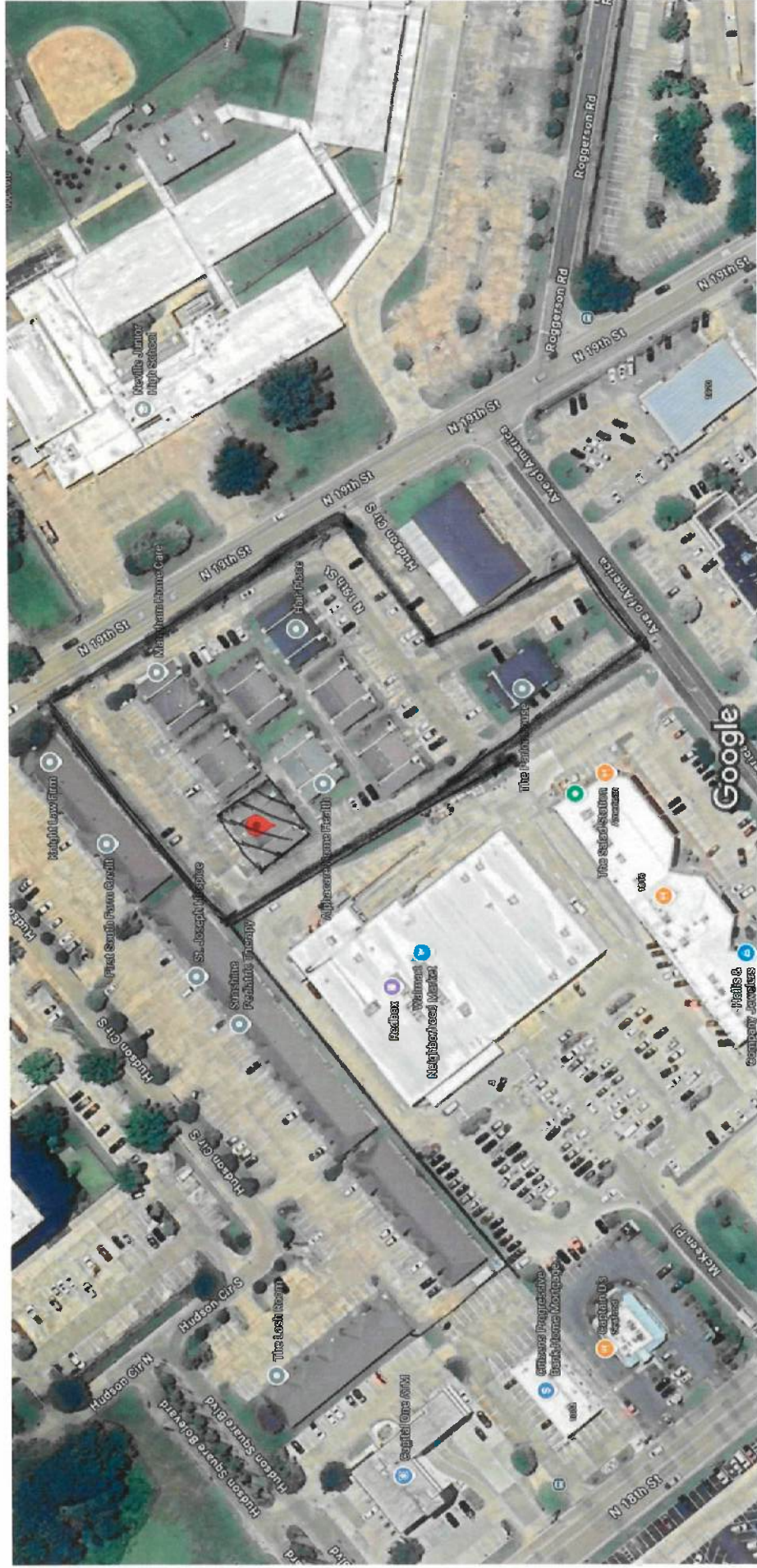
These conditions may include, but are not limited to the following:

- 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.

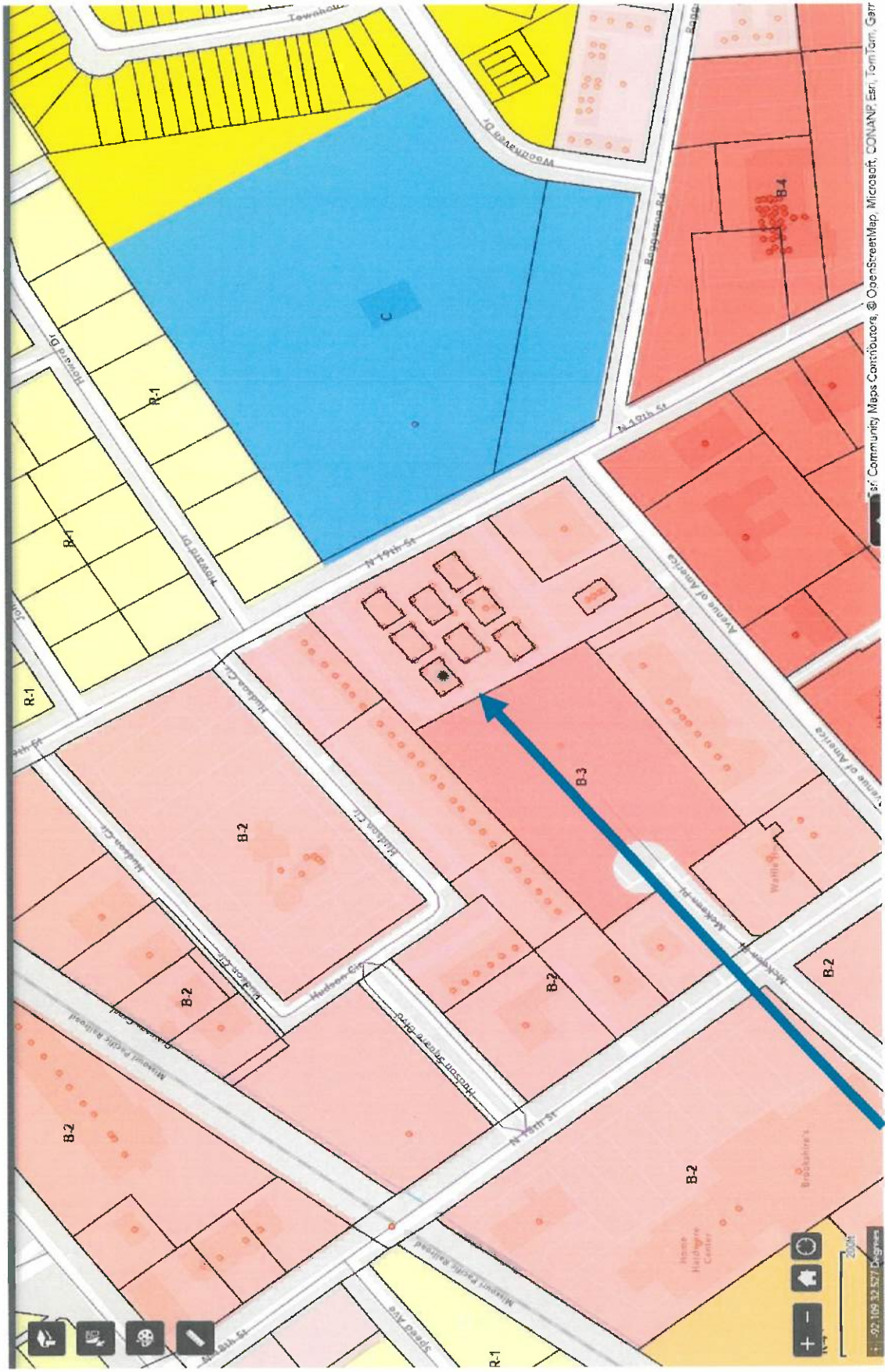
- 5) Increase the number of required off-street parking spaces.
- 6) Limit the number, size, location or lighting of signs.
- 7) Require additional fencing, screening, landscaping or other facilities to protect adjacent or nearby property.
- 8) Designate sites for open space.
- 9) Provide ease of access 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.

W Building





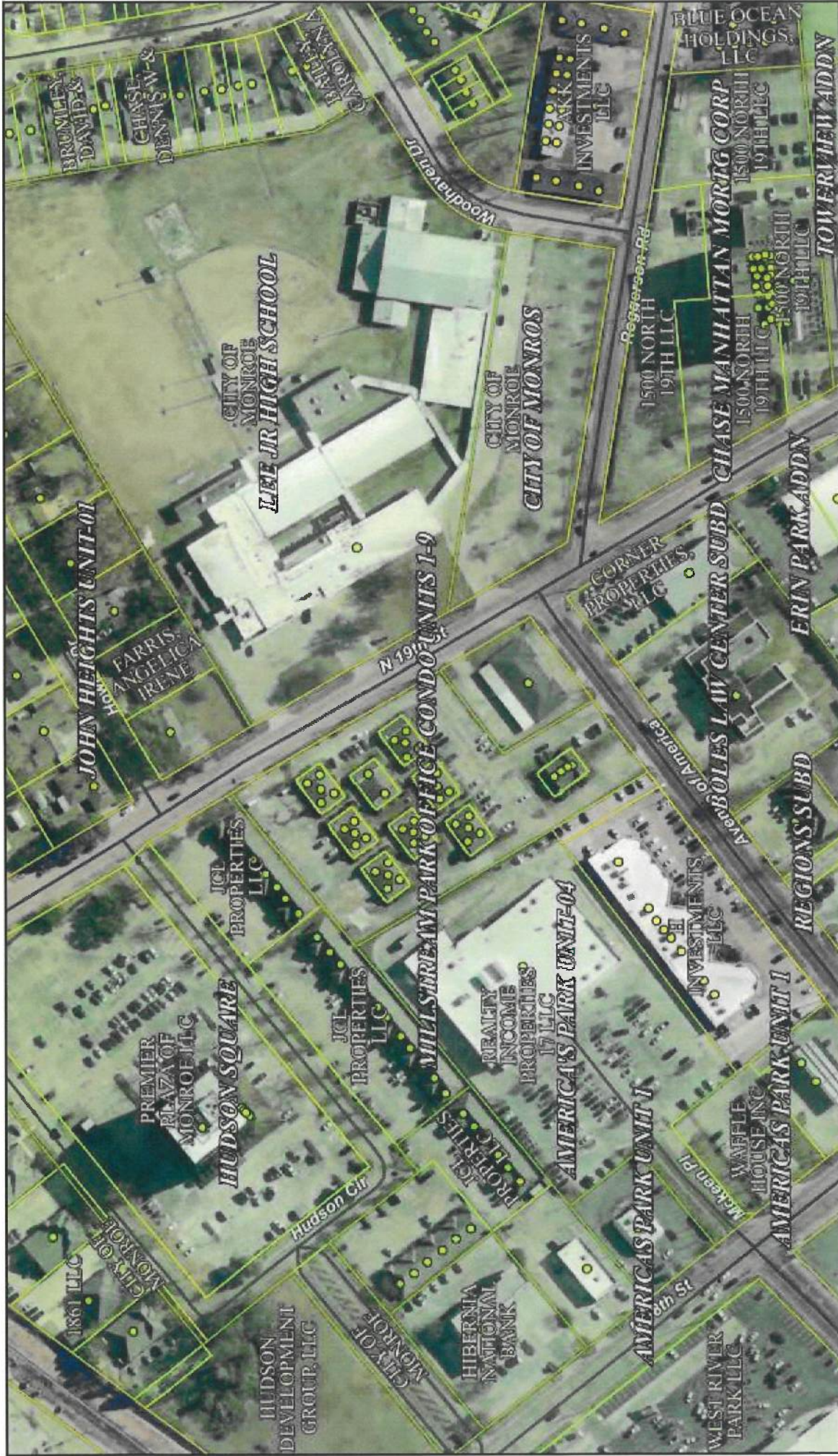
Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025 50 ft



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Katherine Zimmerman
1863 Avenue of America

Ouachita Parish
Assessor's Office
Ouachita, Assessor



Date Created: 7/28/2025
Created By: anonymous

1 inch = 200 feet

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**City of Monroe
Planning Commission**

Case No.:	MA 102-25
Name of Applicant:	KATHERINE ZIMMERMAN
Address of Property:	1863 Avenue of America 3601 Bon Aire Drive
Size of Property:	±2.128-acres (more or less)
Present Zoning:	B-2 (Neighborhood Business) District
Proposed Zoning:	B-3 (General Business/Commercial) District
Council District:	2
Future Land Use:	Neighborhood Mixed-Use Commercial
Consistent to the Comprehensive Plan:	Yes

REQUEST: This is a request to rezone a 2.128-acre tract of land from the B-2 (Neighborhood Business) District to the B-3 (General Business/Commercial) District.

PRESENT USE: Existing office building

MOST NEARLY BOUNDED BY (STREETS): The property is located north of Avenue of America, south of Hudson Circle, east of North 18th Street and west of North 19th Street

SURROUNDING LAND USES: The surrounding land use consists of commercial and residential in all directions with Neville Jr. High School to the east.

ADVERSE INFLUENCES: Increase traffic in the area.

POSITIVE INFLUENCES: Business will generate taxes for the City.

**COMMENTS/
RECOMMENDATIONS:**

The applicant would like to rezone a 2.128-acre tract of land from the B-3 (General Business/Commercial) District to the B-2 (Neighborhood Business) District. The purpose of the request is to allow the applicant to have the ability to operate an educational facility (tutoring service) at this location. This property will attach onto an existing B-3 zone that is immediately to the west of this site. The B-3 (General Business/Commercial) District designation will be the most appropriate zoning classification for the proposed request for the educational facility.

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 Neighborhood Mixed-Use Commercial. This area typically lends itself to areas that will accommodate residential and commercial uses, but at a lower intensity of seven units per acre. 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.

Ouachita Parish
Assessor's Office
Ouachita, Assessor



Date Created: 7/28/2025
Created By: anonymous

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