



MEMO

TO: Monroe Planning Commission Members
FROM: Mr. Hunt Neely, Chairman
DATE: October 24, 2025

The regular meeting of the Monroe Planning Commission will be held on **Monday, November 3, 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

None

PLANNING

XIII East Parkview: Request for a Final Resubdivision of a 7.453- acre tract of land, to reconfigure 3 existing lots, in order to construct a new hotel. (Resubdivision of Lots A, B & C of Country Inn & Suites by Radisson Subd.) The property is located south of Century Boulevard and west of Accent Drive. (10 Accent Drive) – **Lazenby & Associates, LLC**

PUBLIC HEARING

None

ZONING

CUP 113-25 (Major): Starns Kenny & Easterling Law Firm/Dollar General – Request to allow the applicant to allow off-premises alcohol sales, in the B-3 (General Business/Commercial) District, for an existing retail goods establishment – 4203 Jackson Street

CUP 114-25 (Major): Iglesia Peniel International – Request to allow a house of worship (small) in the B-3 (General Business/Commercial) District – 7942 DeSiard Street

CUP 115-25 (Major): Daily Press, LLC – Request to allow off-premises alcohol sales in the B-3 (General Business/Commercial) District – 2899 Sterlington Road

PUBLIC HEARING

None

OTHER BUSINESS

None

CASE NO.: XIII East Parkview (Country Inn & Suites by Radisson Subd.)

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 Lots A, B & C of Country Inn & Suites by Radisson Subdivision, from Country Inn & Suites by Radisson Subdivision, located along Accent Drive.

PURPOSE
OF REQUEST: The purpose of the request is to allow the applicant to reconfigure 3 existing lots, in order to construct a new hotel.

SIZE OF
PROPERTY: 7.453-acres, more or less

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

LAND USE: Vacant Land

MOST NEARLY
BOUNDED BY: South of Century Boulevard and west of Accent Drive

SURROUNDING
LAND USE: The surrounding land use consists of the State Office Building to the north, Dept. of Children and Family Service Building to the south and single family residential to the east.

ADVERSE
INFLUENCES: Development will increase traffic in the area.

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

COMPREHENSIVE
PLAN:

The future land use map shows this area as more intense highway commercial mixed-use. The B-3 (General Business/Commercial) District will allow for office/commercial, and retail uses for development.

LETTERS OR
CONCERNS
STATED:

The Planning and Zoning Division has not received any letters or verbal comments regarding this application as of the time of this report.

The proposed subdivision will allow the applicant to prepare for future development and will comply with all zoning and landscape regulations. The subdivision will create a safer and more attractive area within the City.

COMMENTS/
RECOMMEN-
DATIONS

The area does allow for the resubdivision of a 7.453-acre tract of land, for the construction of a new hotel building. The existing lots will be reconfigured in size to accommodate future development within the area. The proposed three (3) lot reconfiguration will be created from Lots A, B & C, into lots that range in size, from Lot A-1 (2.314 acres), Lot B-1 (0.613 acres) and Lot C-1 (4.527 acres) in size.

Hotel	Acreage	Lot
Country Inn & Suites by Radisson	2.314	A-1
-	0.613	B-1
-	4.527	C-1

At the time of this report, all 3 lots will have access onto a public street roadway. Access for emergency services and any other customary access will be provided.

Utility reviews will be ready by meeting time.

The flood zone designation of the proposed resubdivision is the "A-E" flood zone. This is a special flood hazard area subject to inundation by the 1% annual chance flood with the base flood elevation determined. The remainder of the property lies in the "X" flood zone, which is determined to be an area of 0.2% annual chance flood. A Drainage Impact Statement will need to be submitted to the Engineering Department for review before the land can be developed.

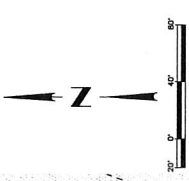
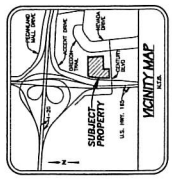
The proposed lots will meet the new subdivision regulations. The newly proposed development will comply with the landscape and new zoning regulations.

OPTIONS:

Approve the applicant's request for a final resubdivision of Lot A, B, C of Country Inn & Suites by Radisson Subdivision, as presented.

Deny the applicant's request for a final resubdivision of Lot A, B, C of Country Inn & Suites by Radisson Subdivision, as presented.

Proposed



LEGEND

Public Subdivision
Center Line of Road
Right-of-Way Line
Section or Quarter Line
Servitude or Easement
Right-of-Way Line
Point of Beginning
P.O.B.
Flood Zone "AZ"

DEDICATION

STATE OF LOUISIANA
PARISH OF OUCHITA

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY ONE AND THE SAME, BANKS REALTY FAMILY LIMITED PARTNERSHIP, A PARTNERSHIP DOMICILED IN THE STATE OF LOUISIANA, REPRESENTED BY SHERIN E. BANICH, GENERAL PARTNER, WHO HAS PRESENTED TO ME THE ORIGINAL INSTRUMENTS THAT SHE IS THE OWNER OF THE SAME AND ACKNOWLEDGED THAT SHE IS THE OWNER OF THE SAME AND SIGNED AT THE END OF THE INSTRUMENTS THE DAY OF AND SIGNED AT MOBILE, IN THE PRESENCE OF THE UNDERSIGNED COMPETENT WITNESSES AND ME, SAID NOTARY PUBLIC.

WITNESSES:

BANKS REALTY FAMILY LIMITED PARTNERSHIP
BY: SHERIN E. BANICH, GENERAL PARTNER
PRINT NAME _____
PRINT NAME _____
NOTARY PUBLIC _____
PRINT NAME _____

SURVEYOR'S NOTES:

1. THE BEARINGS SHOWN HEREON ARE CORRECT BEARINGS AND ARE BASED ON GPS SURVEYS CONDUCTED IN THE STATE OF LOUISIANA, PARISH OF OUCHITA, IN THE VICINITY OF U.S. HIGHWAY 165, U.S. HIGHWAY 170, AND U.S. HIGHWAY 175, NORTH OF THE INTERSECTION OF U.S. HIGHWAY 165 AND U.S. HIGHWAY 170, AS SHOWN HEREON.

2. THE BEARINGS OF THE FLOOD ZONE SHOWN ARE APPROXIMATE AND WERE OBTAINED FROM THE FLOOD ZONE DATA FOR THE PARISH OF OUCHITA, LOUISIANA, AND WERE OBTAINED ON JULY 4, 2016.

3. THE BEARINGS OF THE FLOOD ZONE SHOWN ARE APPROXIMATE AND WERE OBTAINED FROM THE FLOOD ZONE DATA FOR THE PARISH OF OUCHITA, LOUISIANA, AND WERE OBTAINED ON JULY 4, 2016.

4. THE BEARINGS OF THE FLOOD ZONE SHOWN ARE APPROXIMATE AND WERE OBTAINED FROM THE FLOOD ZONE DATA FOR THE PARISH OF OUCHITA, LOUISIANA, AND WERE OBTAINED ON JULY 4, 2016.

FLOOD ZONE DATA

THE FLOOD ZONE DATA FOR THE PARISH OF OUCHITA, LOUISIANA, IS BASED ON THE FLOOD ZONE DATA FOR THE PARISH OF OUCHITA, LOUISIANA, WHICH IS A PUBLIC RECORD AND IS AVAILABLE TO THE PUBLIC. THE FLOOD ZONE DATA IS BASED ON THE FLOOD ZONE DATA FOR THE PARISH OF OUCHITA, LOUISIANA, WHICH IS A PUBLIC RECORD AND IS AVAILABLE TO THE PUBLIC. THE FLOOD ZONE DATA IS BASED ON THE FLOOD ZONE DATA FOR THE PARISH OF OUCHITA, LOUISIANA, WHICH IS A PUBLIC RECORD AND IS AVAILABLE TO THE PUBLIC.

RESUBDIVISION OF LOTS A, B & C OF COUNTRY INN & SUITES BY RADISSON SUBDIVISION

SITUATED IN SECTION 5, T-17-N, R-4-E & SECTION 5, T-17-N, R-4-E & OUCHITA PARISH, LOUISIANA

SCALE: 1"=40'

SEPTEMBER, 2025

L.A.A. INC. PROJECT NO. 25001.00

CERTIFICATION

I, RONALD J. ROBIN, P.E., A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF LOUISIANA, HAVE CONDUCTED A SURVEY OF THE ABOVE DESCRIBED PROPERTY AND HAVE FOUND THAT THE SAME IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE OF THE PROFESSION OF SURVEYING AND THE STANDARDS OF PRACTICE OF THE PROFESSION OF LAND SURVEYING. I HAVE FOUND THAT THE SURVEY IS CORRECT AND ACCURATE AND THAT THE SAME IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE OF THE PROFESSION OF SURVEYING AND THE STANDARDS OF PRACTICE OF THE PROFESSION OF LAND SURVEYING.

PRELIMINARY

RONALD J. ROBIN, P.E., P.L.S. NO. 5119

DATE _____

LAND DISTRICT NORTH OF RED RIVER
SECTION 5, T-17-N, R-4-E &
SECTION 5, T-17-N, R-4-E &
OUCHITA PARISH, LOUISIANA

STATE OF LOUISIANA
(C.E. 308, P.C. 308)

ZONING NOTES:

1. ZONING DISTRICT: C-3 (GENERAL BUSINESS/COMMERCIAL DISTRICT)

2. NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER THAN THE FOLLOWING BUILDING SETBACKS:

FRONT YARD: 10 FT.
REAR YARD: 5 FT.
SIDE YARD: 5 FT.

(LOT A-1, & B-1)
(LOT C-1)

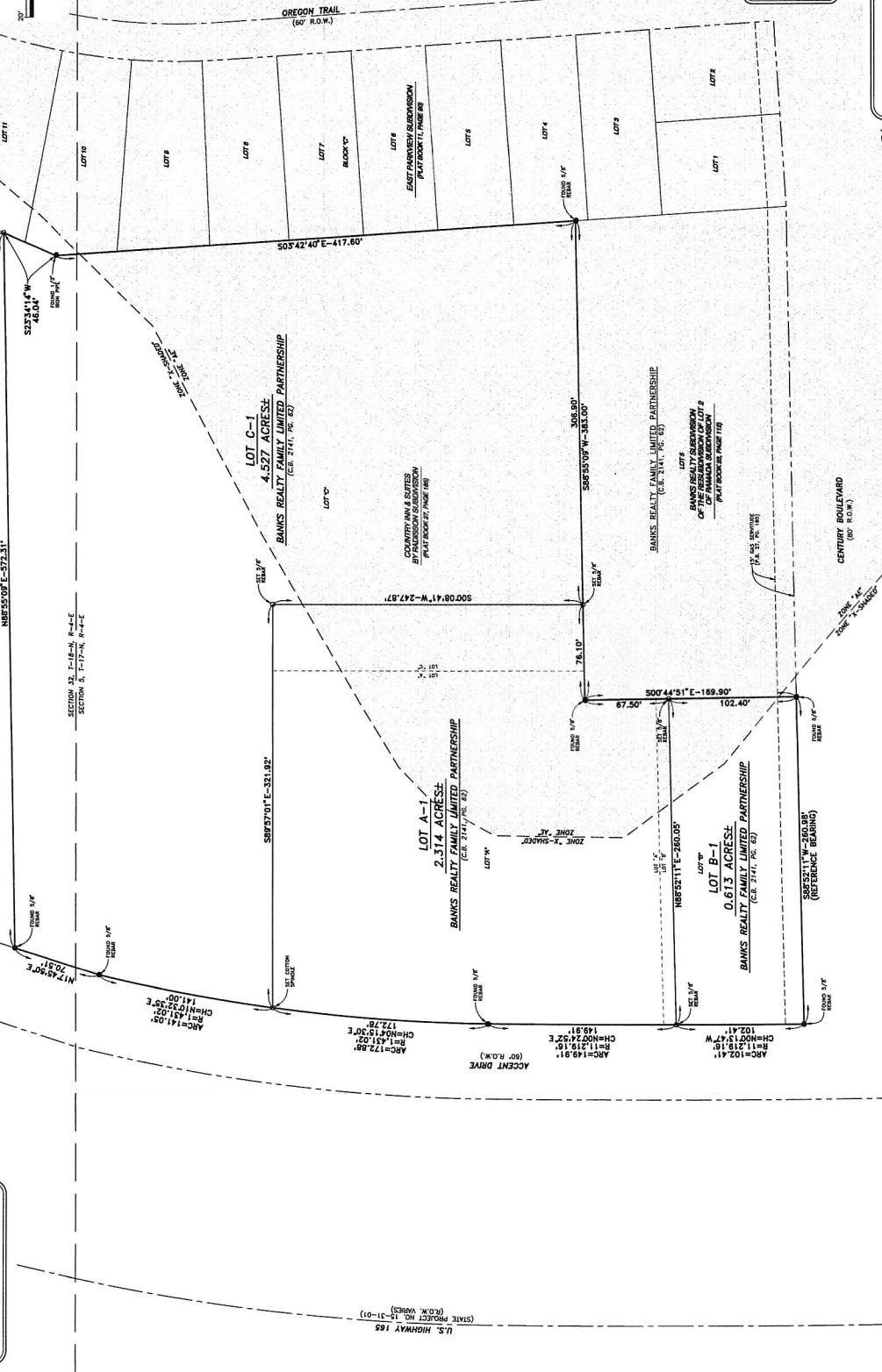
PLAT APPROVAL

DATE: _____

CITY OF MOBILE _____

CITY PLANNING COMMISSION _____

BY: CITY ENGINEER _____



PRELIMINARY

This plat is preliminary and subject to change without notice. It is not to be used for the construction of any building or other structure. It is not to be used for the purpose of recording any deed or other instrument. It is not to be used for the purpose of recording any mortgage or other instrument. It is not to be used for the purpose of recording any other instrument.

Prepared by: Ronald J. Robin, P.E., P.L.S. No. 5119

Surveyor: Ronald J. Robin, P.E., P.L.S. No. 5119

Address: 2500 North 16th Street, New Orleans, LA 70110



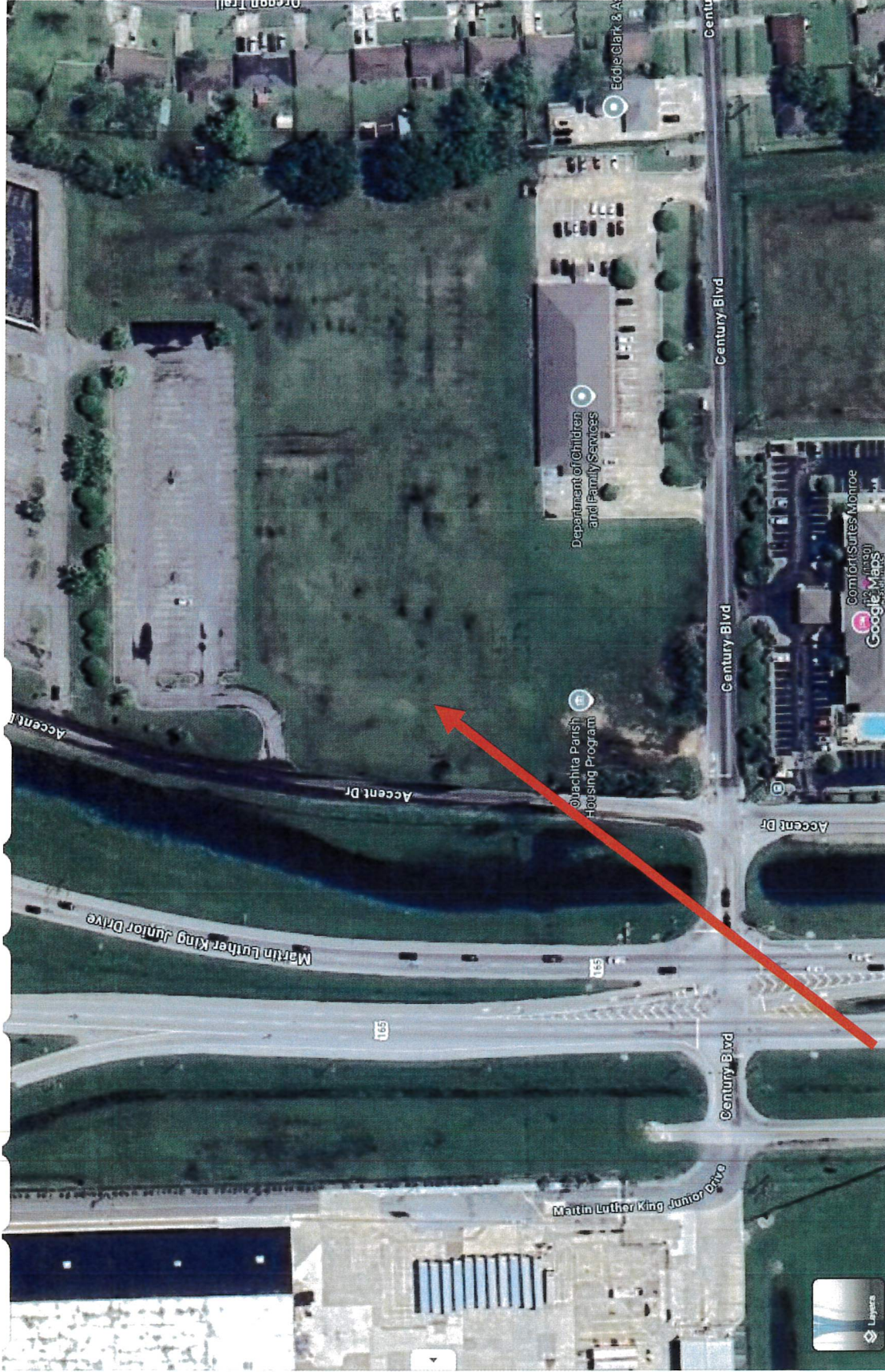
U.S. HIGHWAY 165 (SOUTH R.O.W.)

STATE PROJECT NO. 15-31-01



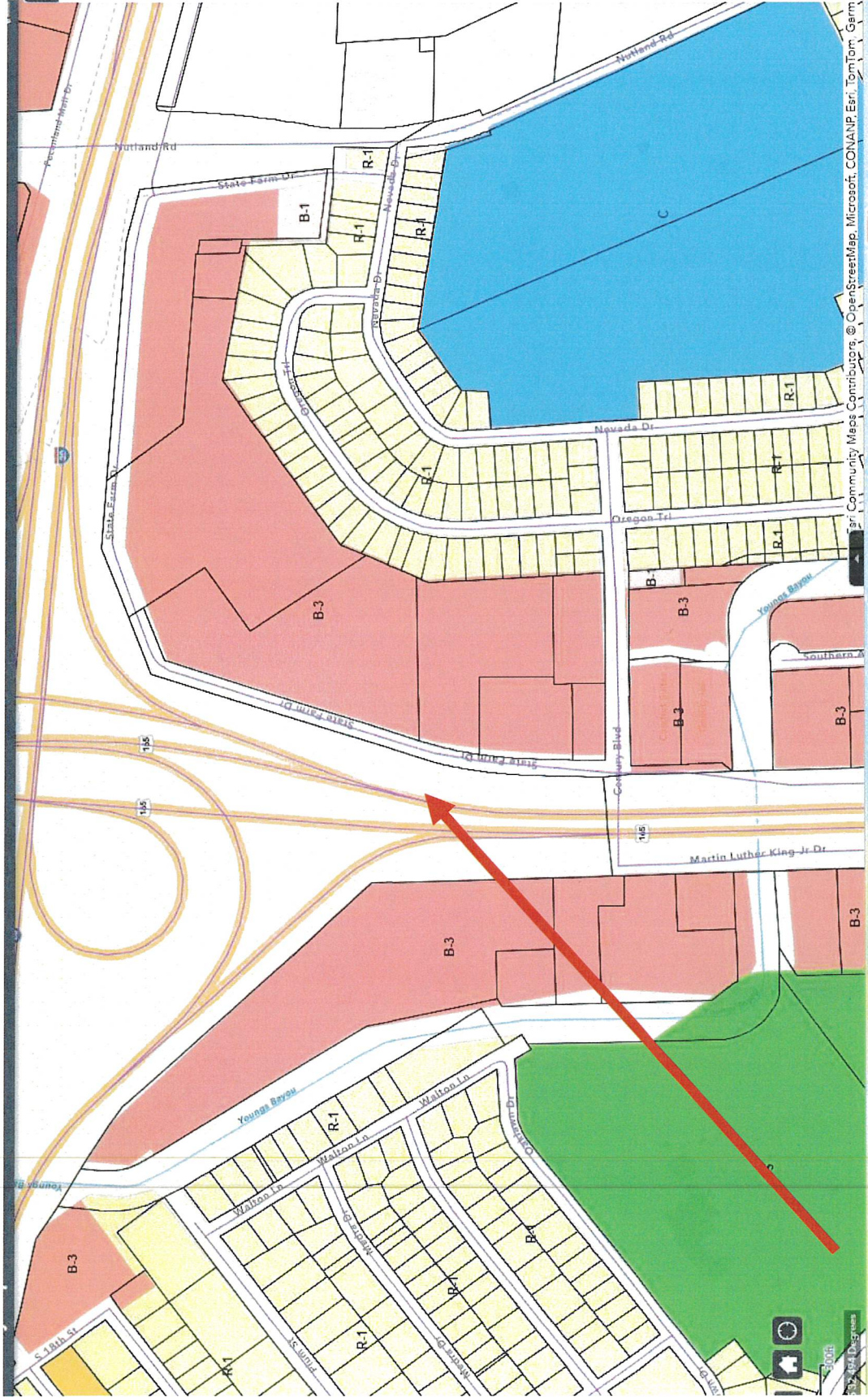
XIII East Parkview – Resub. of Country Inn & Suites by Radisson Subd.

Lazenby & Assocs. – 10 Accent Drive



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**City of Monroe
Planning Commission**

CASE NO.: CUP 113-25
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.

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.

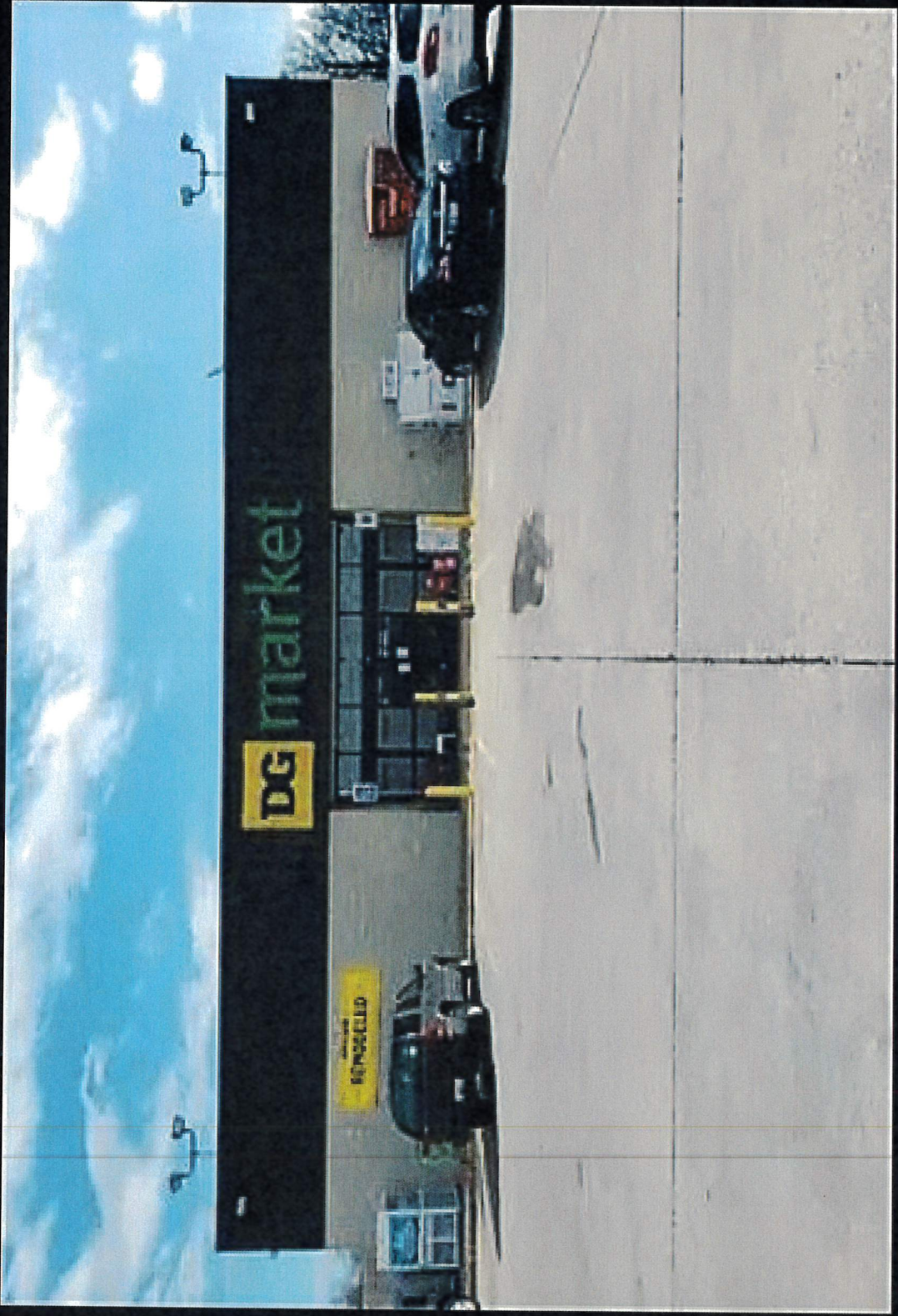
Approve the applicant's request with conditions.

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 114-25
NAME OF APPLICANT: **Iglesia Peniel International**
ADDRESS OF PROPERTY: 7942 DeSiard Street
COUNCIL DISTRICT: 3

REQUEST: A **Major** Conditional Use Permit (CUP) to allow a house of worship (church) in the B-3 (General Business/Commercial) District. The property is located at 7942 DeSiard Street.

PURPOSE OF REQUEST: The purpose of the request is to allow the applicant to operate a house of worship (small).

SIZE OF PROPERTY: 6.648-acres (more or less)

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

PRESENT USE: Vacant commercial space

MOST NEARLY BOUNDED BY (STREETS): North of Airport Avenue, south of DeSiard Street, east of DeSiard Plaza Drive and west of HWY 80 E

SURROUNDING LAND USES: The surrounding land use consists of commercial properties in all directions.

ADVERSE INFLUENCES: Increase in traffic to the area

POSITIVE INFLUENCES:

**COMMENTS/
RECOMMENDATIONS:** The applicant is requesting to use the building for a small meeting place, to provide space for religious services. There are approximately eight (8) members. Services will occur after business hours. Parking spaces will be shared with the existing shopping center parking lot, which can be provided on-site.

As per the Comprehensive Zoning Ordinance, this request does follow the guidelines for said request. The future land use is Neighborhood Commercial Mixed-Use, which is planned to be commercial and residential, lending to a vibrant urban street life and vitality.

The applicant has signed and submitted a general waiver of distance requirement for alcohol permits. The church is irrevocably waiving the distance requirements for any existing or future permit applications.

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

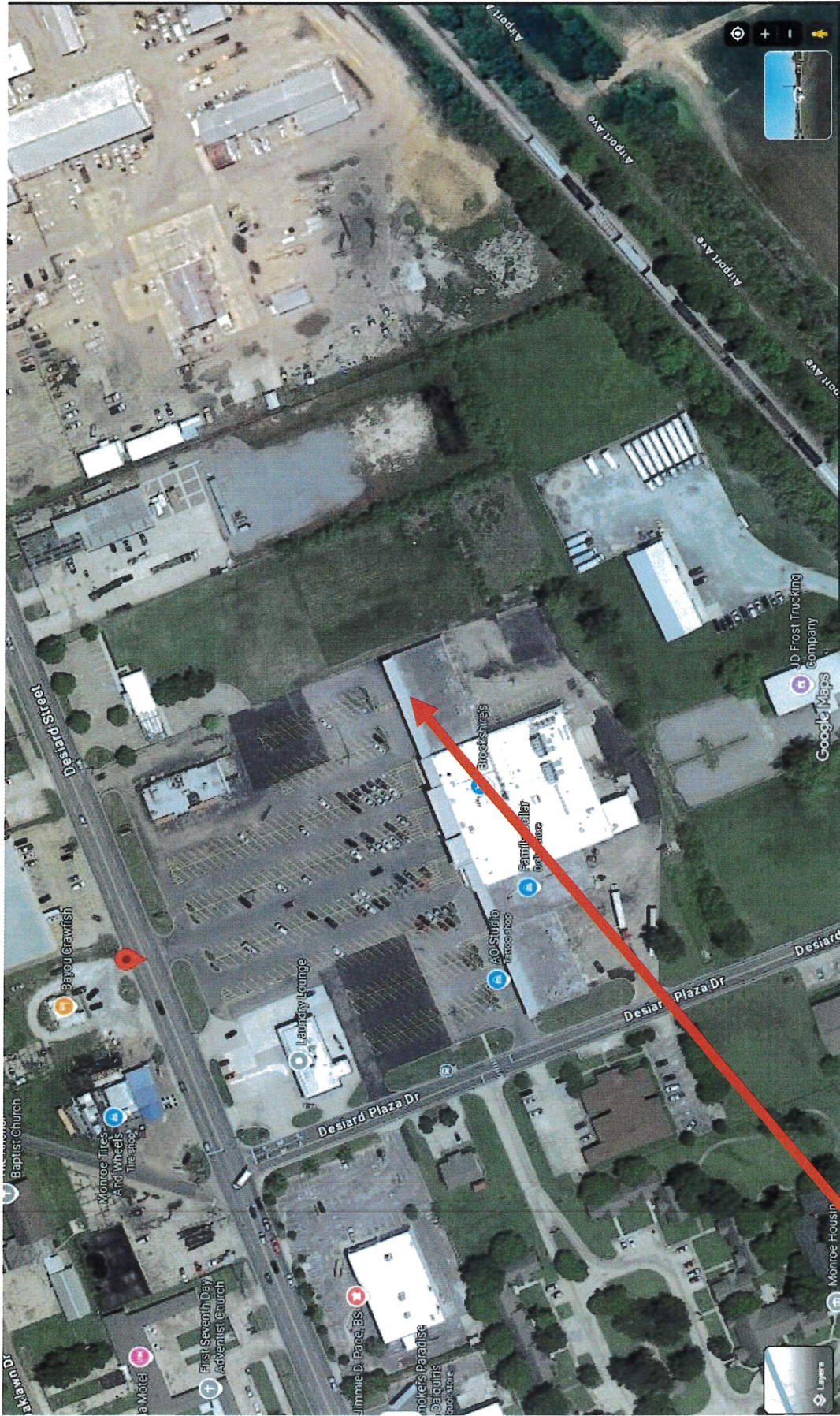
These conditions may include, but are not limited to the following:

- 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.



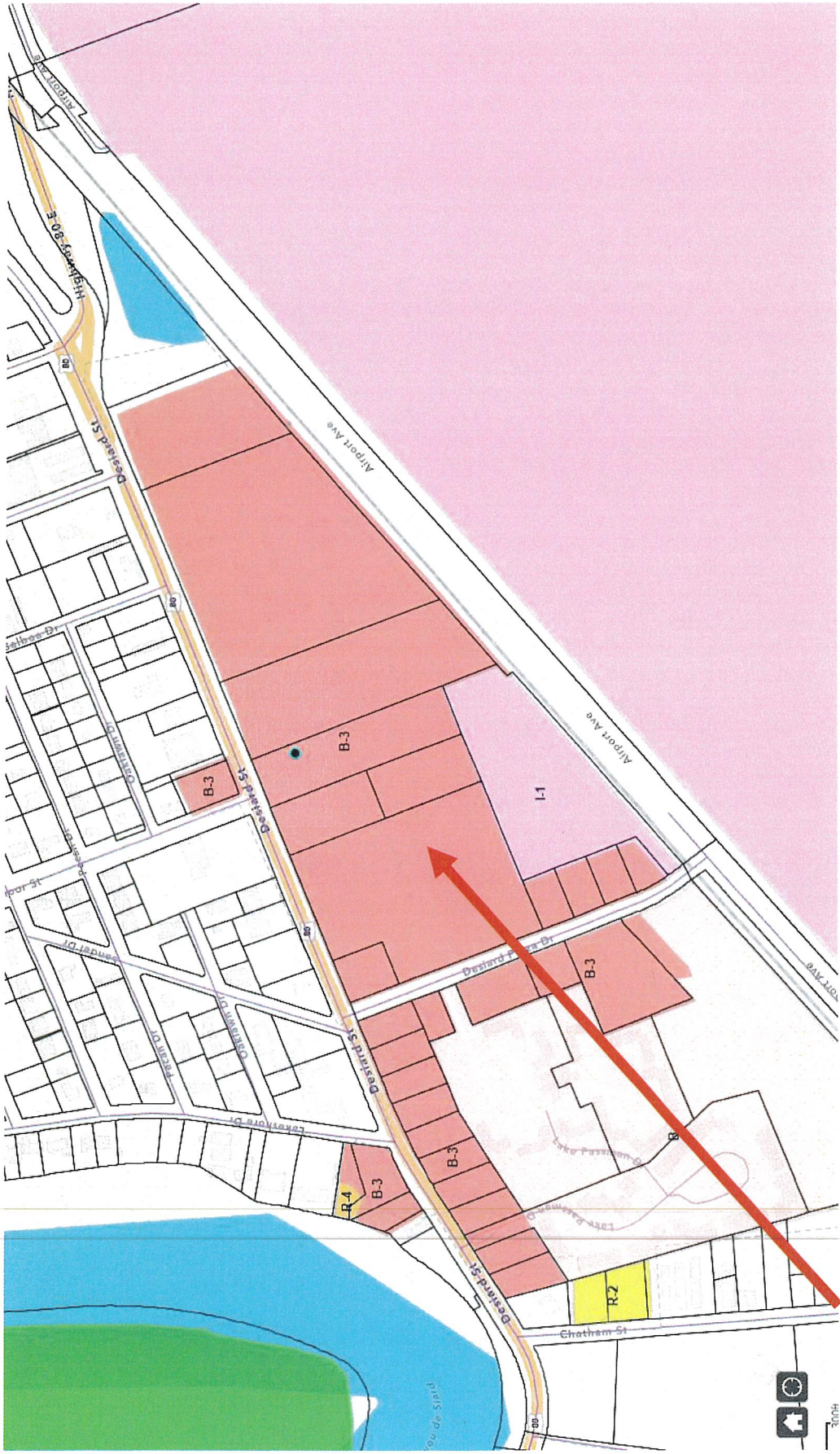
CUP 114-25

Iglesia Peniel Internation - 7942 DeSiard Street



CUP 114-25

Iglesia Peniel Internation – 7942 DeSiard Street



CUP 114-25

Iglesia Peniel Internation – 7942 DeSiard Street

**City of Monroe
Planning Commission**

CASE NO.: CUP 115-25
NAME OF APPLICANT: **Daily Press**
ADDRESS OF PROPERTY: 2899 Sterlington Road
COUNCIL DISTRICT: 3

REQUEST: A **Major** Conditional Use Permit (CUP) to allow the sale of alcohol for consumption on-premises, in the B-3 (General Business/Commercial) District. The property is located at 2899 Sterlington Road.

PURPOSE OF REQUEST: The purpose of the request is to allow the applicant to sell alcohol for consumption off-premises for an existing convenience store/gas station.

SIZE OF PROPERTY: 1.296-acres (more or less)

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

PRESENT USE: Existing convenience store/gas station

MOST NEARLY BOUNDED BY (STREETS): North of Northgate Drive, south and east of Forsythe Bypass and west of Sterlington Road.

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

ADVERSE INFLUENCES: Increase in traffic for the area.

POSITIVE INFLUENCES: Increase sales taxes for the City.

**COMMENTS/
RECOMMENDATIONS:** The applicant is requesting permission to sell alcoholic beverages for consumption off-premises for an existing convenience store/gas station. The business stopped selling alcoholic beverages many years ago but would like to begin selling the products again. There is additional business growth and traffic with the recent opening of Airport Expressway (Forsythe Extension).

The applicant must obtain an inspection approval certificate and an occupational license for this location, once the application is approved by Planning Commission and City Council.

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

As per the Comprehensive Zoning Ordinance, this request does follow the guidelines for said request. The future land use is **Highway Commercial Mixed-Use**– The future land use is planned for highway and office/commercial and retail uses located along the I-20 spine and Martin L. King, Jr. Drive to Sterlington Road and north to the edge of the City.

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.



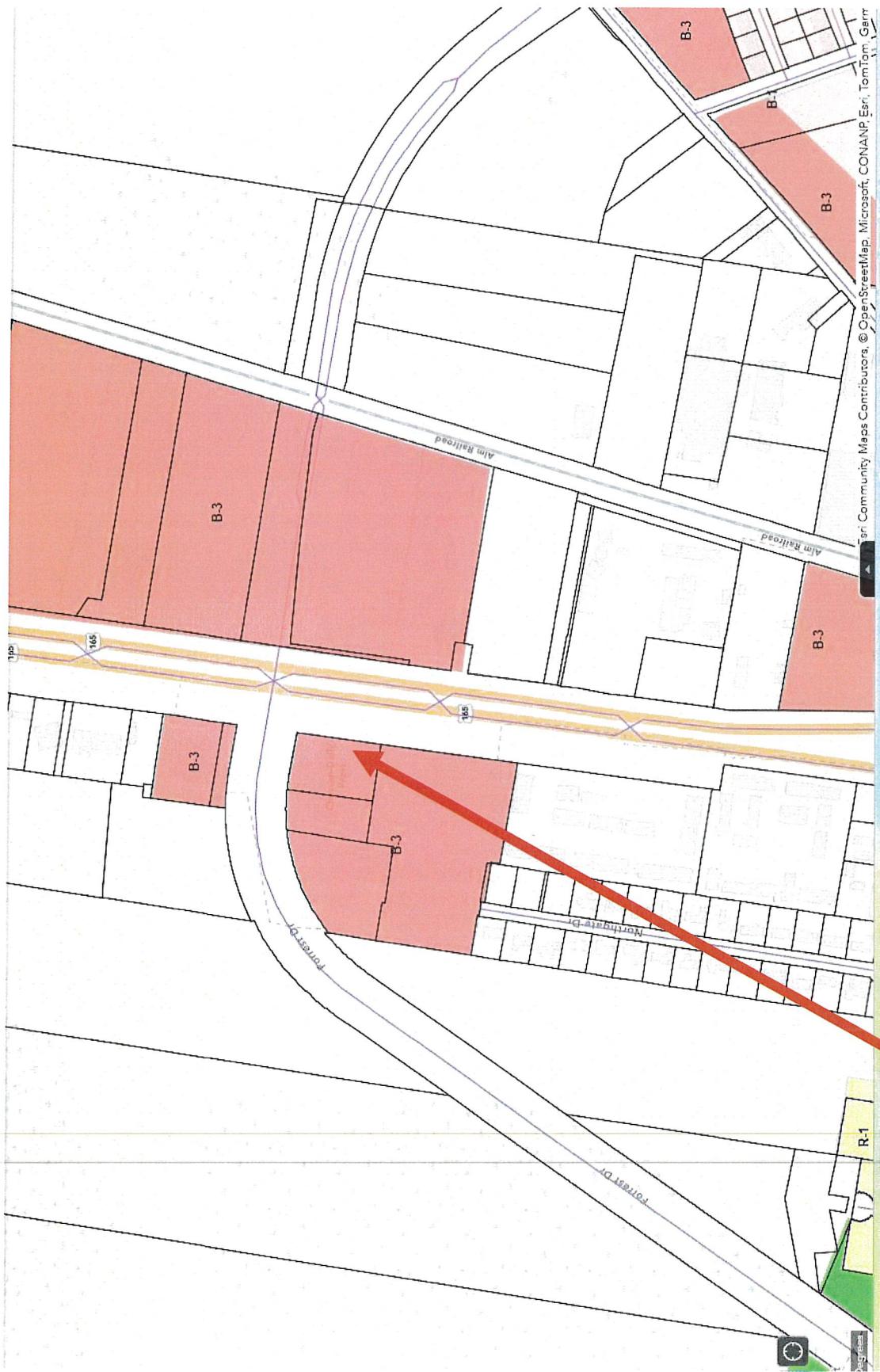
CUP 115-25

Daily Press, LLC – 2899 Sterlington Road



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