



**MEMO**

**TO:** Monroe Planning Commission Members  
**FROM:** Mr. Charles Scott, Chairman  
**DATE:** April 24, 2026

The regular meeting of the Monroe Planning Commission will be held on **Monday, May 4, 2026, 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**

None

**PUBLIC HEARING**

**ANX 101-26: Larry Bennett** – Request to annex 0.38 – acre tract of land, more or less, located at 115 Logan Lane

**ZONING**

**CUP 102-26 (Minor): IMagnificent Minds** – Request to operate an educational facility (vocational) in the B-3 (General Business/Commercial) District, for a tutoring service – 1103 Hudson Lane

**CUP 103-26 (Major): Laura Underwood** - Request for on-premises alcohol sales, in the B-2 (Neighborhood Business) District, for an existing salon/spa – 1851 Avenue of America

**PUBLIC HEARING**

**MA 101-26:** Zoning Map Amendment to zone a 0.38-acre tract of land, more or less, from being in Ouachita Parish to the R-1 (Single Family Residence) District, located at 115 Logan Lane

**OTHER BUSINESS**

None

**City of Monroe  
Planning Commission**

**CASE NO.:** ANX 101-26  
**NAME OF APPLICANT:** **Larry Bennett**  
**SITE ADDRESS:** **115 Logan Lane**  
**COUNCIL DISTRICT:** 3 (once annexed)

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**REQUEST:** The applicant wishes to annex an approximately ±0.38-acre tract of land into the City Limits of Monroe, located at 115 Logan Lane.

**SIZE OF PROPERTY:** ±0.38-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:** Residence

**MOST NEARLY BOUNDED BY (STREETS):** North of Blanks Street, south of DeSiard Street, east of Logan Lane and west of S. Inglewood Drive.

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

**ADVERSE INFLUENCES:** N/A

**POSITIVE INFLUENCES:** The proposed request will allow obtain water and sewer services from the City of Monroe.

**COMPREHENSIVE PLAN:** Yes

**COMMENTS/  
RECOMMENDATIONS:**

The applicant, Larry Bennett currently owns the property in question and wishes to annex a 0.38-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 continue to reside at the current location. This property abuts the Monroe City Limit line along the front property line. There is a separate application on the agenda to zone the property R-1 (Single Family Residence) District (MA 101-26). 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 May 4, 2026.

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 ±0.38-acre tract of land into the City, as presented.

Deny the applicant's request to annex ±0.38-acre tract of land into the City, as presented.



115 Logan Lane





115 Logan Lane

**City of Monroe  
Planning Commission**

**CASE NO.:** CUP 102-26  
**NAME OF APPLICANT:** 1Magnificent Minds  
**ADDRESS OF PROPERTY:** 1103 Hudson Lane  
**COUNCIL DISTRICT:** 3

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**REQUEST:** A Minor Conditional Use Permit (CUP) to allow an educational facility (vocational) for a tutoring center, in the B-3 (General Business/Commercial) District. The property is located at 1103 Hudson Lane.

**PURPOSE OF REQUEST:** The purpose of the request is to allow the applicant to operate a tutoring center at this location.

**SIZE OF PROPERTY:** 0.059-acres (more or less)

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

**PRESENT USE:** Commercial Office Building

**MOST NEARLY BOUNDED BY (STREETS):** North of Hudson Lane, south of DeSiard Street, south of Adams Street, east of Pendleton Avenue and west of North 14<sup>th</sup> Street.

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

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

**POSITIVE INFLUENCES:** Increase retail sales taxes for the City of Monroe

**COMMENTS/  
RECOMMENDATIONS:** The applicant is requesting permission to have a tutoring service, as well as an after-school enrichment program for students in grades pre-k to 2<sup>nd</sup> grade. Most students will arrive by bus from Lexington Elementary School. This space will serve between 20-30 students, 4-9 years of age. The approximate operating hours will be 3:30 pm to 6:00pm. Approximately five (5) parking spaces are provided on-site for visitors. Additional parking is available, if needed, and is provided along the front, back and sides of the building.

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 **Urban Mixed-Use** – The future land use is planned for commercial and residential, lending to a vibrant urban street life and vitality.

**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.



1103 Hudson Lane



1103 Hudson Lane



**City of Monroe  
Planning Commission**

**CASE NO.:** CUP 103-26  
**NAME OF APPLICANT:** **Laura Underwood**  
**ADDRESS OF PROPERTY:** 1851 Avenue of America  
**COUNCIL DISTRICT:** 2

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**REQUEST:** A **Major** Conditional Use Permit (CUP) to allow on-premises alcohol sales, in the B-2 (Neighborhood Business District). The property is located at 1851 Avenue of America.

**PURPOSE OF REQUEST:** The purpose of the request is to allow the applicant to provide on-premises alcohol sales for an existing salon/spa.

**SIZE OF PROPERTY:** 0.165-acres (more or less)

**PRESENT ZONING:** B-2 (Neighborhood Business) District

**PRESENT USE:** Commercial Building

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

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

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

**POSITIVE INFLUENCES:** Increase retail sales taxes for the City of Monroe

**COMMENTS/  
RECOMMENDATIONS:** The applicant is requesting permission to have on-premises alcohol sales for an existing salon/spa (Avenue Studio + Spa, LLC). The business would like to provide complimentary champagne, wine and beer to their clients. 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 **Urban Mixed-Use** – The future land use is planned for commercial and residential, lending to a vibrant urban street life and vitality.

**OPTIONS:**

Approve the applicant's request as presented.

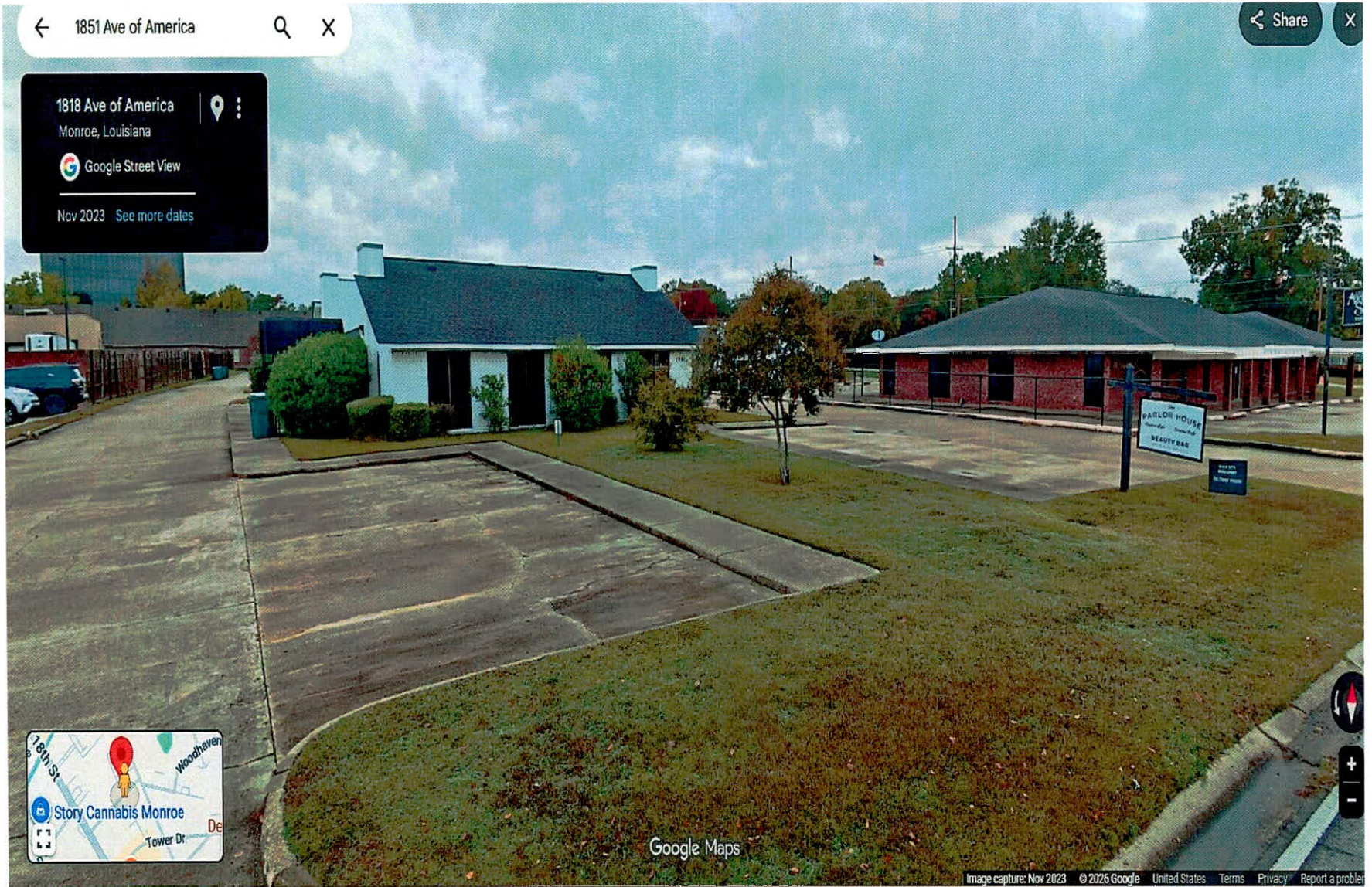
Approve the applicant's request with conditions.

Deny the applicant's request as presented.

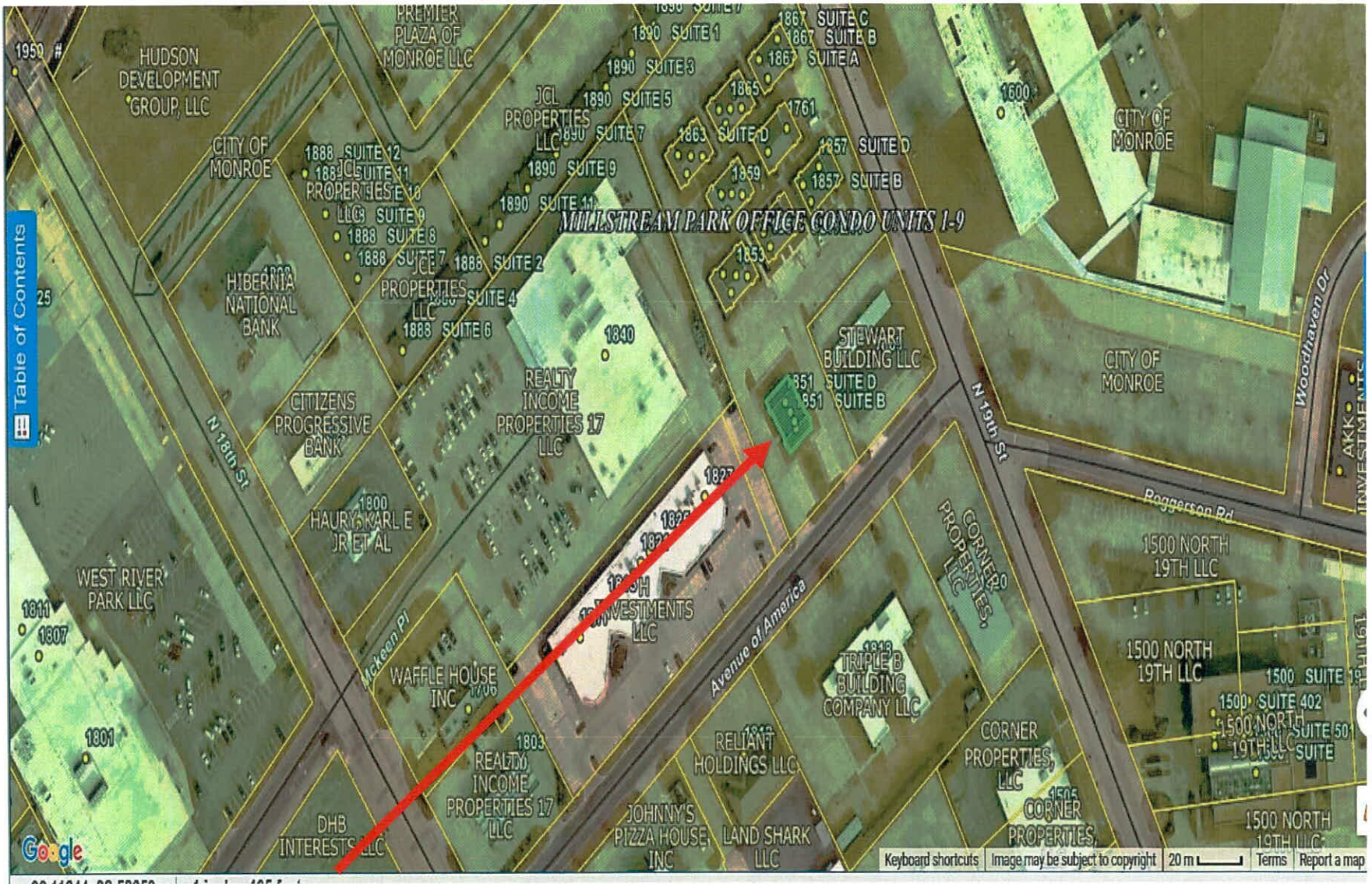
**Major and Minor Conditional Use Criteria**

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

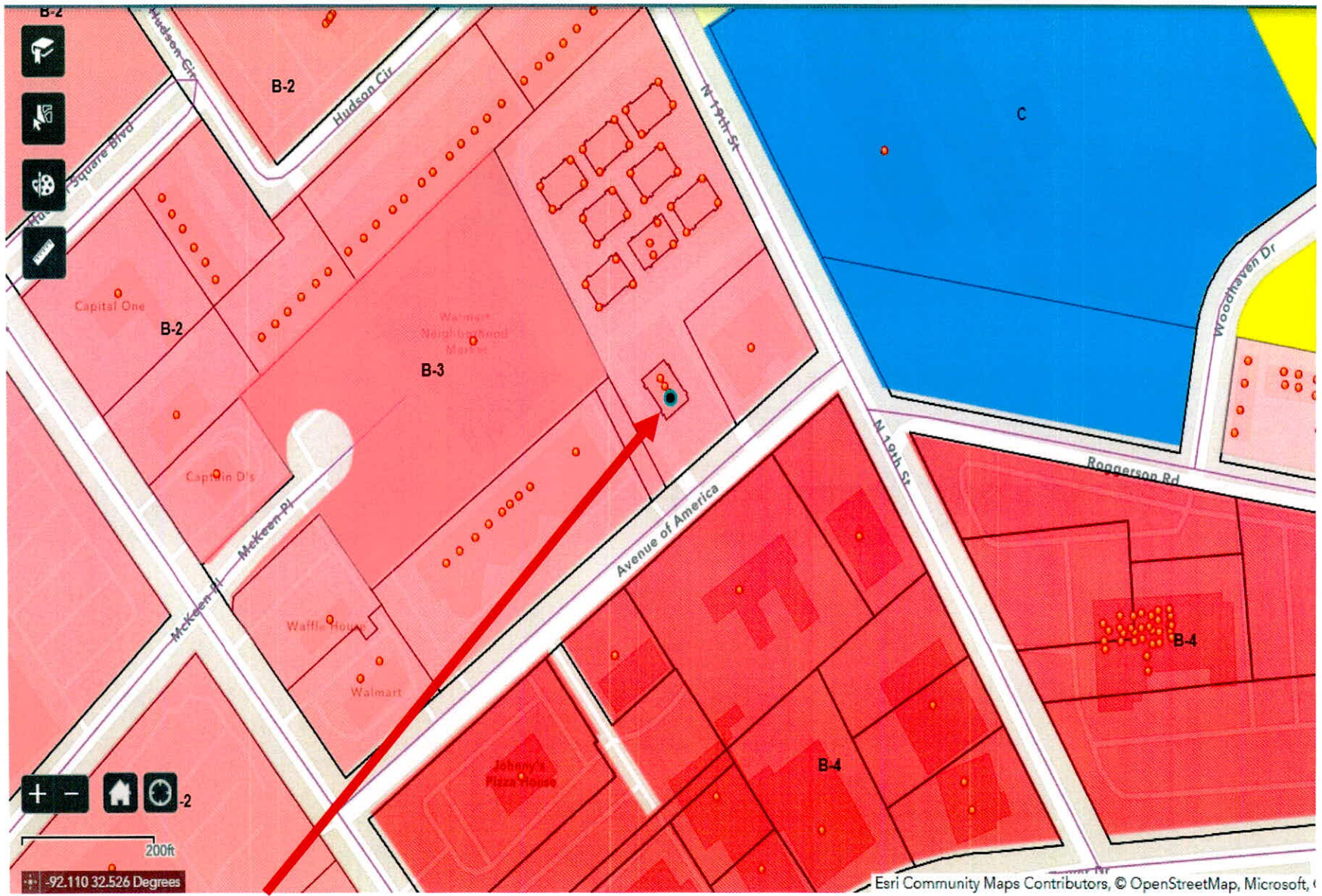
- 1) Stipulate the exact location as a means of minimizing hazards to life, limb, property damage, erosion or traffic.
- 2) Increase the required lot size or yard dimension.
- 3) Limit the height, size or location of buildings, structures and facilities.
- 4) Control the location and number of vehicle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



1851 Avenue of America



1851 Avenue of America



1851 Avenue of America

**City of Monroe  
Planning Commission**

<b>Case No.:</b>	MA 101-26
<b>Name of Applicant:</b>	<b>Larry Bennett</b>
<b>Address of Property:</b>	115 Logan Lane
<b>Size of Property:</b>	±0.38-acres
<b>Present Zoning:</b>	OS (Open Space)
<b>Proposed Zoning:</b>	Ouachita Parish
<b>Council District:</b>	3
<b>Future Land Use:</b>	Low Density Residential
<b>Consistent to the Comprehensive Plan:</b>	Yes

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**REQUEST:** This is a request to zone a 0.38-acre tract of land from Ouachita Parish to the R-1 (Single Family Residential) District.

**PRESENT USE:** Residence

**MOST NEARLY BOUNDED  
BY (STREETS):** The property is located north of Blanks Street, south of DeSiard Street, east of Logan Lane and west of S. Inglewood Drive.

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

**ADVERSE INFLUENCES:** N/A

**POSITIVE INFLUENCES:** The proposed request will allow obtain water and sewer services from the City of Monroe.

**COMMENTS/  
RECOMMENDATIONS:**

The applicant would like to zone a 0.38-acre tract of land from being in Ouachita Parish to the R-1 (Single Family Residence) District. The purpose of the request is to allow the applicant to reside at the abovementioned location. The property is currently occupied with a single family residence. The R-1 (Single Family Residence) District will be the most appropriate zoning classification for the proposed subdivision development.

*Approval is contingent upon ANX 101-26 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.

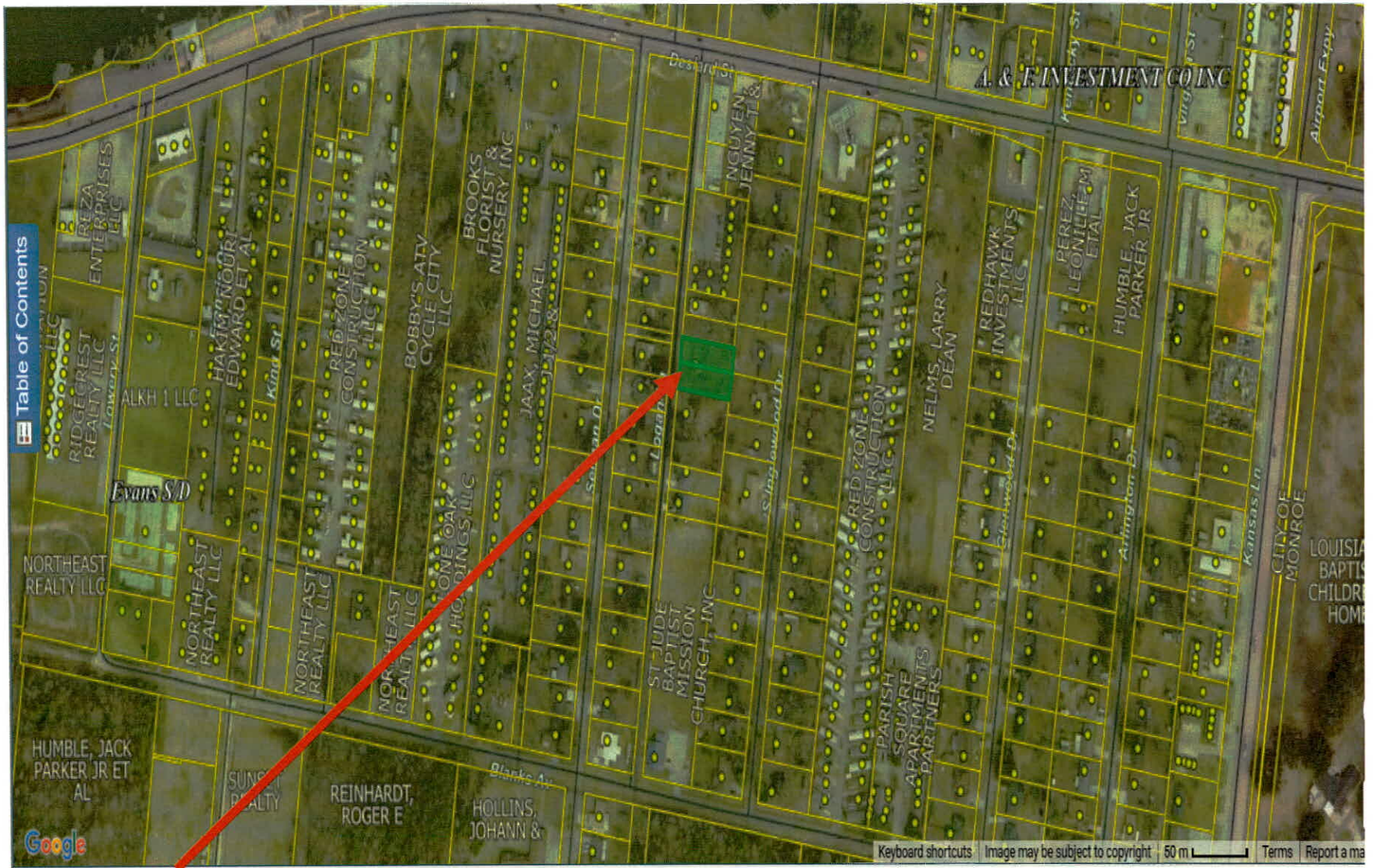
**OPTIONS:**

Approve the applicant's request as presented.

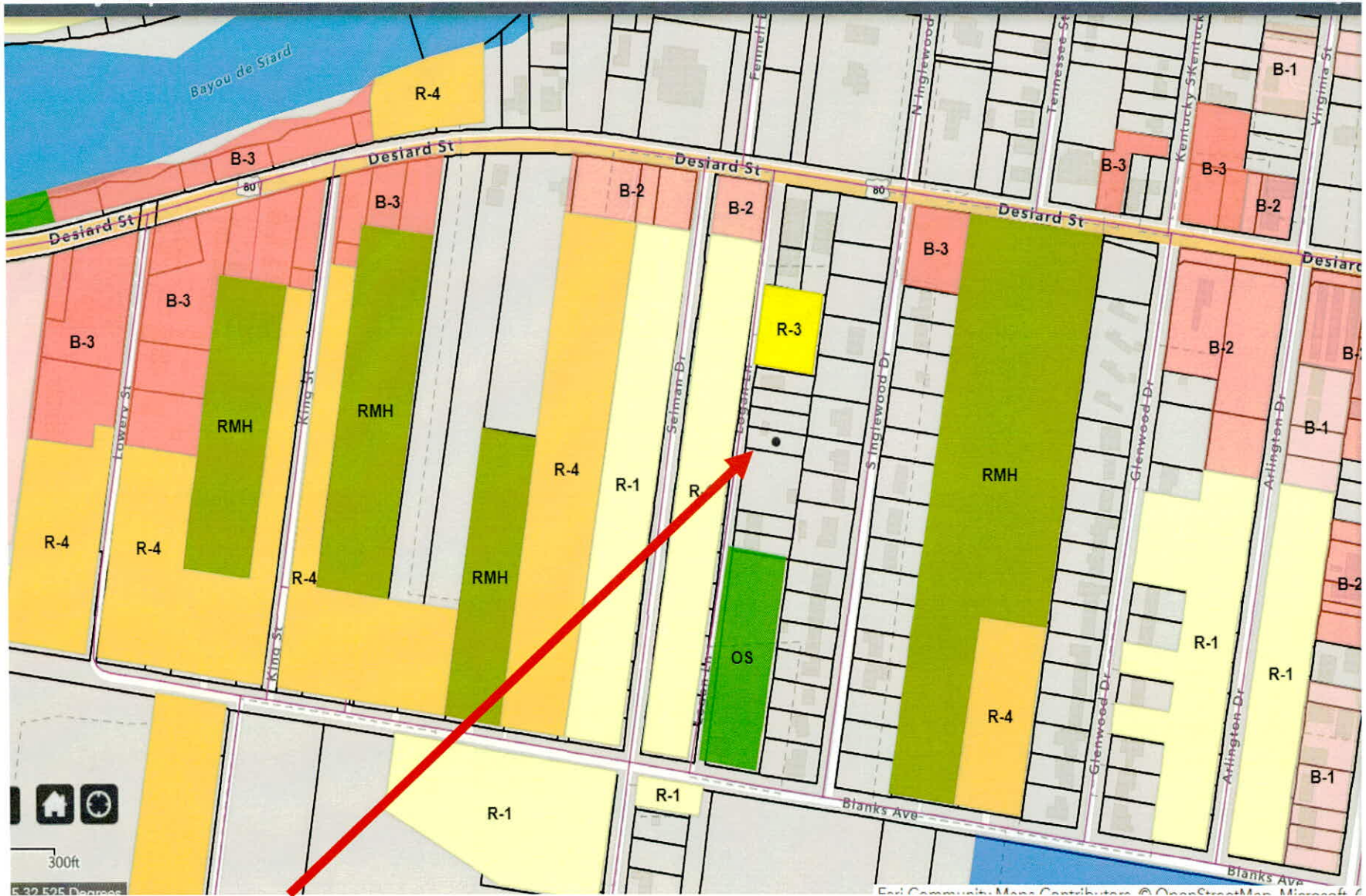
Deny the applicant's request as presented.



115 Logan Lane



115 Logan Lane



115 Logan Lane