



**MEMO**

**TO:** Monroe Planning Commission Members  
**FROM:** Mr. Charles Scott, Chairman  
**DATE:** June 26, 2026

The regular meeting of the Monroe Planning Commission will be held on **Monday, July 6, 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**

None

**ZONING**

None

**PUBLIC HEARING**

**MA 102-26:** Zoning Map Amendment to rezone a 12.658-acre tract of land, more or less, from the B-4 (Heavy Commercial) District to the R-4 (High Density Multi-Family Residence) District, located at 1700 Block of Bienville Drive

**OTHER BUSINESS**

None

**City of Monroe  
Planning Commission**

<b>Case No.:</b>	MA 102-26
<b>Name of Applicant:</b>	<b>Bienville Crossing LLC</b>
<b>Address of Property:</b>	1700 block of Oliver Road – 1700 of Bienville Drive
<b>Size of Property:</b>	±12.658 acres, more or less
<b>Present Zoning:</b>	B-4 (Heavy Commercial) District
<b>Proposed Zoning:</b>	R-4 (High Density Multi-Family Residence) District
<b>Council District:</b>	2
<b>Future Land Use:</b>	Commercial Urban
<b>Consistent to the Comprehensive Plan:</b>	No

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**REQUEST:** A request to rezone Lot 1 of the proposed Reserve City Center Resubdivision from OS, Open Space and B-4, Heavy Commercial to R-4, High Density Multi Family Residential.

**PRESENT USE:** Vacant land

**MOST NEARLY BOUNDED  
BY (STREETS):** North of Toulouse Drive; south of Broadmoor Boulevard; west of Bienville Drive; and to the east of Oliver Road.

**SURROUNDING LAND USES:** The surrounding land use consists of residential to the west and south; commercial to the north and east.

**ADVERSE INFLUENCES:** High density residential in an area of single family residential.

**POSITIVE INFLUENCES:** Proposed use will utilize a vacant lot, provide housing choices, and additional property taxes.

**COMMENTS/  
RECOMMENDATIONS:**

The proposed resubdivision will be comprised of a ±12.658-acre tract of land, more or less, that fronts on Oliver and a 60' wide strip (with access to Bienville Drive) subdivided from Lot 4 of the PKC Investments, LLC Resubdivision will be resubdivided to create Lot 1 of The Reserve City Center Resubdivision. This property will require rezoning from the B-4 (Heavy Commercial) District to the R-4 (High Density Multi-Family Residential) District to develop a high-end multi-family housing complex and amenities.

This project was reviewed and approved in September 2020. The applicant waited for the interest rates to reduce before they were able to move forward on the project. They missed the sunset time to begin construction and are now having to reapply for the rezoning of this request. The proposed project will encompass an approximately 216-unit multi-family residential development at this location.

*Please see attached documents.*

The **Future Land Use Classification** for this area is **Commercial Urban and Parks**. *Commercial Urban* is predominately commercial areas with access to arterial roads and highways that serve the City as well as surrounding area, and include large mixed-use developments, large retail and shopping centers, restaurants, and entertainment establishments.

**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.



## CITY OF MONROE PLANNING COMMISSION

Mayor Friday Ellis  
Ellen Hill- PUD Director  
Joanne C. Poret, AICP – P & Z Director

Planning & Zoning

September 2, 2020

James Moore III  
P.O.Box 4947  
Monroe, LA 71201

Dear Mr. Moore:

This letter is to inform you that your request to rezone Lot 1 of the proposed Reserve City Center Resubdivision from OS, Open Space and B-4, Heavy Commercial District to R-4, High Density Multi Family Residential located in the 1700 block of Bienville Drive, was reviewed and approved by the Monroe Planning Commission at their August 31, 2020 meeting.

Submission of the request will be forwarded to the Monroe City Council and will be set for introduction on **Tuesday, September 8, 2020 at 6:00 p.m.** in the City Council Chambers, First Floor, City Hall Monroe, Louisiana. The final adoption of the request, if approved by the City Council, will be held on **Tuesday, September 22, 2020 at 6:00 p.m.**

It is pertinent that you or a representative be present, in order to provide the City Council with additional information that will enable them to make a fair decision on your request.

If you have further questions about this action, please contact this office at 329-2430.

Sincerely,

Joanne Poret, AICP  
Planning Director

**Appeals Procedure:**

In accordance with Section 37-130 (G) (8). A final decision by the City Council on a map amendment may be appealed to the 4<sup>th</sup> Judicial District Court within thirty (30) days of the City Council's decision. (See Section 37-130 (B) (4). Appeals In accordance with Section 37-130 (B) (4). Appeals

- a) When allowed, Appeals may be filed by any person aggrieved, or by any official or department of the City of Monroe affected by any decision of the Planning and Zoning Director, the Planning Commission or the Board of Adjustments. Appeals shall be within thirty (30) days of the decision.
- b) Application.
  - i) No pre-application conference is necessary.
  - ii) All appeals shall be filed in writing with the Planning and Zoning Director, and shall include a written statement citing the decision that is being appealed, and any reasons why the appeal should be granted.
- c) Stay of Proceedings. An appeal stays all proceedings in furtherance of the action appeals, unless the Planning and Zoning Director certifies to the City Council after the notice of appeal has been filed, that a stay would cause imminent peril of life or property. In such case proceedings shall not be stayed except by restraining order that may be granted by the 4<sup>th</sup> Judicial District Court.

## ORDINANCE

STATE OF LOUISIANA

CITY OF MONROE

NO. 12,018

The following Ordinance was offered by Mrs. Eernack :  
who moved for its adoption and was seconded by Mr. Marshall :

AN ORDINANCE ADOPTING AND AMENDING THE ZONING MAP FOR THE  
CITY OF MONROE, LOUISIANA

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WHEREAS, the City Council of the City of Monroe has held its Public Hearing with respect to the following proposed Zoning Map Amendment, to-wit:

An amendment to the Zoning Map to rezone a ±14.7-acre tract of land presently located in Ouachita Parish from OS, Open Space and B-4, Heavy Commercial to R-4, High Density Multi Family Residential to construct a high density, multi-family development, and is more particularly described as follows:

**Lot 1 of the Reserve City Center Resubdivision**

**APPLICANT: James Moore III (MA 104-20)  
1700 Block of Bienville Drive**

WHEREAS, the City Council has further considered the report of the Monroe Planning Commission recommending approval, on a 5-0-1 vote. The applicant wishes to develop this property as a high end, high density, multi-family development. The property was subdivided to create the appropriate lots but the existing B-4, Heavy Commercial District and OS, Open Space District does not allow for this type of use. The R-4, High Density, Multi-Family District is the appropriate zoning district for high density, multi-family housing.

WHEREAS, the City Council has decided to add conditions to the approval of the rezoning:

1. **The rezoning will not go into effect until the applicant has purchased and closed on the property.**
2. **The zoning will revert back to OS, if the applicant does not commence construction within thirty (30) months of the acquisition of the property.**

NOW, THEREFORE:

BE IT ORDAINED by the City Council of the City of Monroe, Louisiana in legal session convened that the Zoning Map of the City of Monroe and the boundaries thereof

which map is described in Section 37-34 of the City of Monroe Comprehensive Zoning Ordinance and which map shown the Zoning Districts and Boundaries thereof, be and the same are hereby amended to rezone the ±14.7 acres previously described to R-4, High Density, Multi-Family District, as shown on the map which is attached hereto and made a part thereof and which is adopted as the new Zoning Map of the City of Monroe.

This ordinance was INTRODUCED on the 8<sup>th</sup> day of September, 2020.

NOTICE PUBLISHED on the 11<sup>th</sup>, 14<sup>th</sup> + 16<sup>th</sup> day of September 2020.

This Ordinance having been submitted in writing, introduced and published was then submitted to a final vote as a whole, the vote thereon being as follows:

AYES: Harvey, Ezenack, Woods, Marshall + Dawson

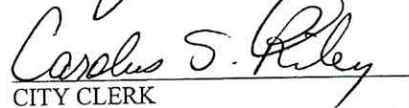
NAYS: None

ABSENT: None

And the Ordinance was declared ADOPTED on the 22<sup>nd</sup> day of

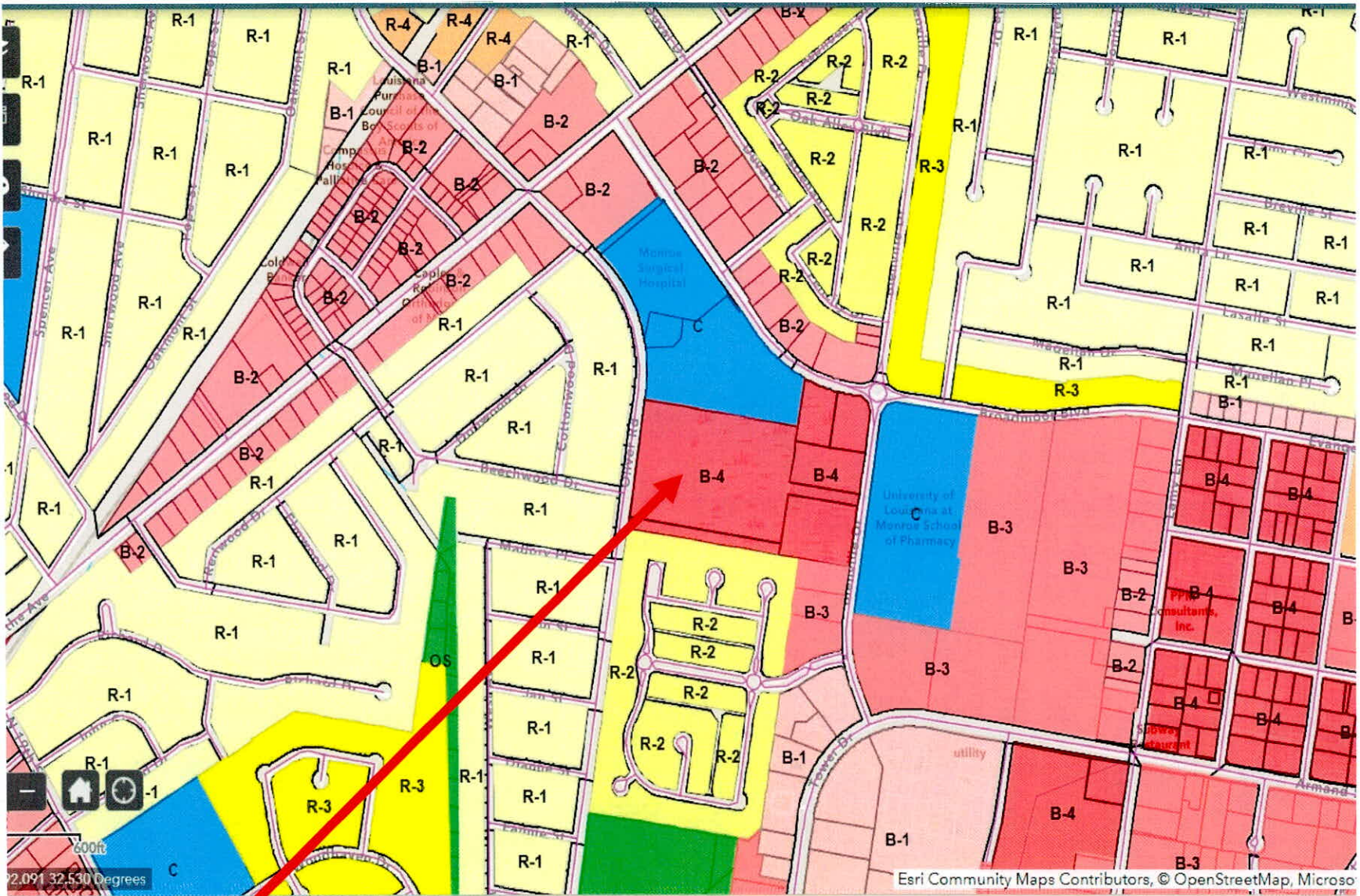
September, 2020.

  
CHAIRMAN

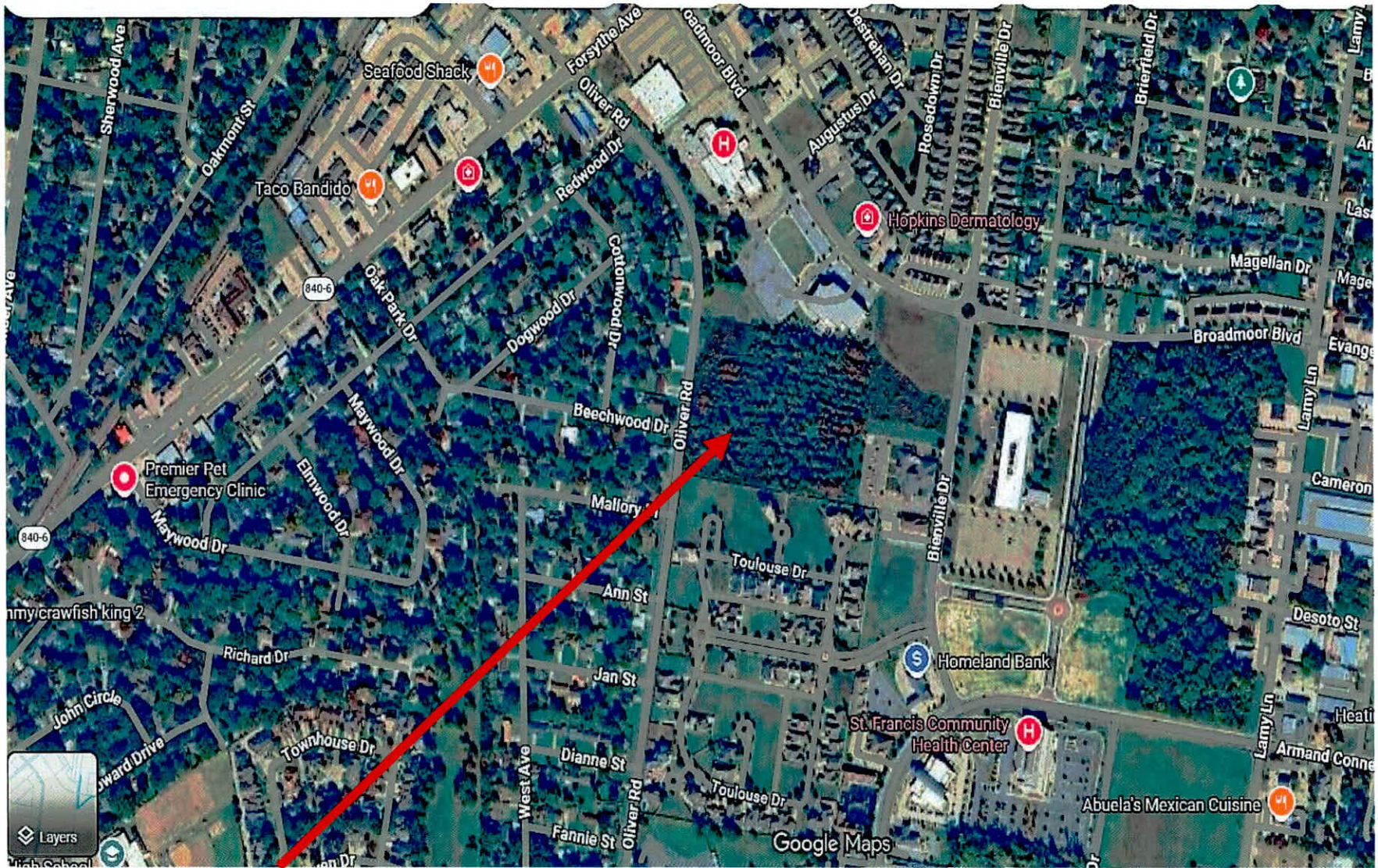
  
CITY CLERK

  
MAYOR'S APPROVAL

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MAYOR'S VETO



1700 Block of Bienville Drive



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