



MEMO

TO: Monroe Planning Commission Members
FROM: Mr. Charles Scott, Chairman
DATE: August 21, 2026

The regular meeting of the Monroe Planning Commission will be held on **Monday, August 31, 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

CUP 104-26 (Major): Shaping Our Future Teenagers – Request to operate a transitional home in the R-4 (High Density Multi-Family Residence) District – 2505 Renwick Street

PUBLIC HEARING

None

OTHER BUSINESS

None

**City of Monroe
Planning Commission**

CASE NO.: CUP 104-26
NAME OF APPLICANT: **Shaping Our Future Teenagers**
ADDRESS OF PROPERTY: **2505 Renwick Street**
COUNCIL DISTRICT: 3

REQUEST: A **Major** Conditional Use Permit (CUP) to allow the applicant to operate a transitional home, in the R-4 (High Density Multiple Family Residence) District. The property is located at 2505 Renwick Street.

SIZE OF PROPERTY: 0.172-acres (more or less)

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

PRESENT USE: Vacant new construction single-family residence

MOST NEARLY BOUNDED BY (STREETS): North of South 26th Street, south of DeSiard Street, east of Renwick Street and west of Coolidge Street

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

ADVERSE INFLUENCES: N/A

POSITIVE INFLUENCES: Providing a service to the community

**COMMENTS/
RECOMMENDATIONS:** The applicant is requesting to obtain permission to operate a supervised residential program for youth. The program is designed to provide a safe temporary housing and supportive services for youth referred by the LA Dept. of Childres and Family Services (DCFS) and other authorized referral agencies, subject to all applicable licensing and regulatory requirements.

The facility will operate in a residential setting and is designed to be compatible with the surrounding neighborhood. The project will utilize existing public infrastructure, including municipal water, sewer, utilities and public road access. Transportation for residents will be

coordinated by program staff and scheduled to minimize traffic and ensure safe access to and from the property. The program is not expected to generate excessive traffic,

parking demands, noise or other impacts beyond those typically associated with a residential property. Appropriate supervision, security measures, emergency procedures and operational policies will be implemented to protect the safety and well-being of residents, staff, neighbors and the community.

Shaping Our Future Teenagers is committed to being a responsible community partner by maintaining the property, operating the program in an orderly manner and providing services that address a critical community need while preserving the character of the surrounding neighborhood.

Residents will receive individualized support through life skills training, educational assistance, mentoring, workforce readiness, financial literacy, leadership development and connections to community resources. The program will operate under established policies and procedures with appropriate supervision to ensure a safe, respectful and well-managed residential environment.

Transitional housing: A type of supportive housing designed to facilitate the movement of homeless individuals and families to permanent housing. Shelter is provided for the homeless for an extended period of time, often as long as twenty-four (24) months, and is generally integrated with other social services and counseling programs to assist in the transition to self-sufficiency through the acquisition of stable income and permanent housing.

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.
- *High 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 applicant's request as presented.

Approve the applicant's request with conditions.

Deny the applicant's request as presented.



