



ENGINEERING
Planning & Zoning

MEMO

TO: Monroe Planning Commission Members
FROM: Mr. Charles Scott, Chairman
DATE: September 25, 2026

The regular meeting of the Monroe Planning Commission will be held on **Monday, October 5, 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

XXVII University Place/Sherrouse - Final Resubdivision of Seidenspinner Resubdivision from 2 lots to 3 lots at 4101 Webster Street

XII Downtown – Final Resubdivision of Drew on 5th Resubdivision from 4 lots to 10 lots at 109 North 6th Street

REV 101-26: Terrance Taylor – Request to revoke a portion of a 15' by 150' alley located behind 901 South 3rd Street, between South 3rd Street and South 4th Street.

REV 102-26: Terrance Taylor - Request to revoke a portion of a 15' by 150' alley, located behind 804 South 4th Street, between South 3rd Street and South 4th Street.

PUBLIC HEARING

None

ZONING

None

PUBLIC HEARING

MA 103-26: Zoning Map Amendment to rezone a 2.78-acre tract of land, more or less, from the R-1 (Single Family Residence) District to the R-4 (High Density Multi-Family Residence) District, located at 401 Sherrouse Avenue – **Ahayah Construction**

MA 104-26: Zoning Map Amendment to rezone a 2.58-acre tract of land, more or less from the R-1 (Single Family Residence) District to the R-4 (High Density Multi-Family Residence) District, located at 4104 Spurgeon Drive – **Kingdom Investments of LA**

OTHER BUSINESS

None

**City of Monroe
Planning Commission**

CASE NO.: XXVIII University Place/Sherrouse
NAME OF APPLICANT: **Wayne Seidenspinner**
ADDRESS: 4101 Webster Street
COUNCIL DISTRICT: 2 (Ezernack)

REQUEST: This is a request for a final resubdivision plat review of a portion of Block 46 of Crescent Bend Addition, into Tracts 1, 2 & 3 Seidenspinner's Resubdivision, within the R-4 (High Density Multi-Family Residence) District.

PURPOSE OF REQUEST: The applicant wishes to resubdivide a tract of land from two (2) lots to three (3) residential lots. The applicant would like to construct a new single-family structure.

SIZE OF PROPERTY: 0.978-acre tract of land, more or less

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

MOST NEARLY BOUNDED BY: To the north and east of Oliver Road and south of Forsythe Avenue and west of Broadmoor Boulevard.

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

ADVERSE INFLUENCES: Increase in traffic in the area.

POSITIVE INFLUENCES: Property tax revenue will increase; Increase in housing for the City of Monroe

COMPREHENSIVE PLAN: The Future Land Use map shows this area as **Neighborhood Mixed Use Commercial** - The future land is planned to be commercial and residential, lending to a vibrant street life and vitality.

COMMENTS/RECOMMENDATIONS: The applicant is requesting to resubdivide Block 46 of Crescent Bend Addition, into Tracts 1, 2 & 3 Seidenspinner Resubdivision. The proposed acreage for each lot is as follows: Tract 1 is 26,599.1 sq. ft. or 0.6107 acres, Tract 2 is 8,480.1 sq. ft. or 0.1947 acres and Tract 3 is 7,520.1 sq. ft. or 0.1726 acres, which is 0.978 acres, more or less. There are no new streets proposed for the site. Water and sewer are available for the site.

This is a resubdivision of two (2) lots into three (3) lots. The owner desires to create an additional lot to build a single-family structure on the proposed Tract 3. The lot currently has a vacant residential structure on the lot.

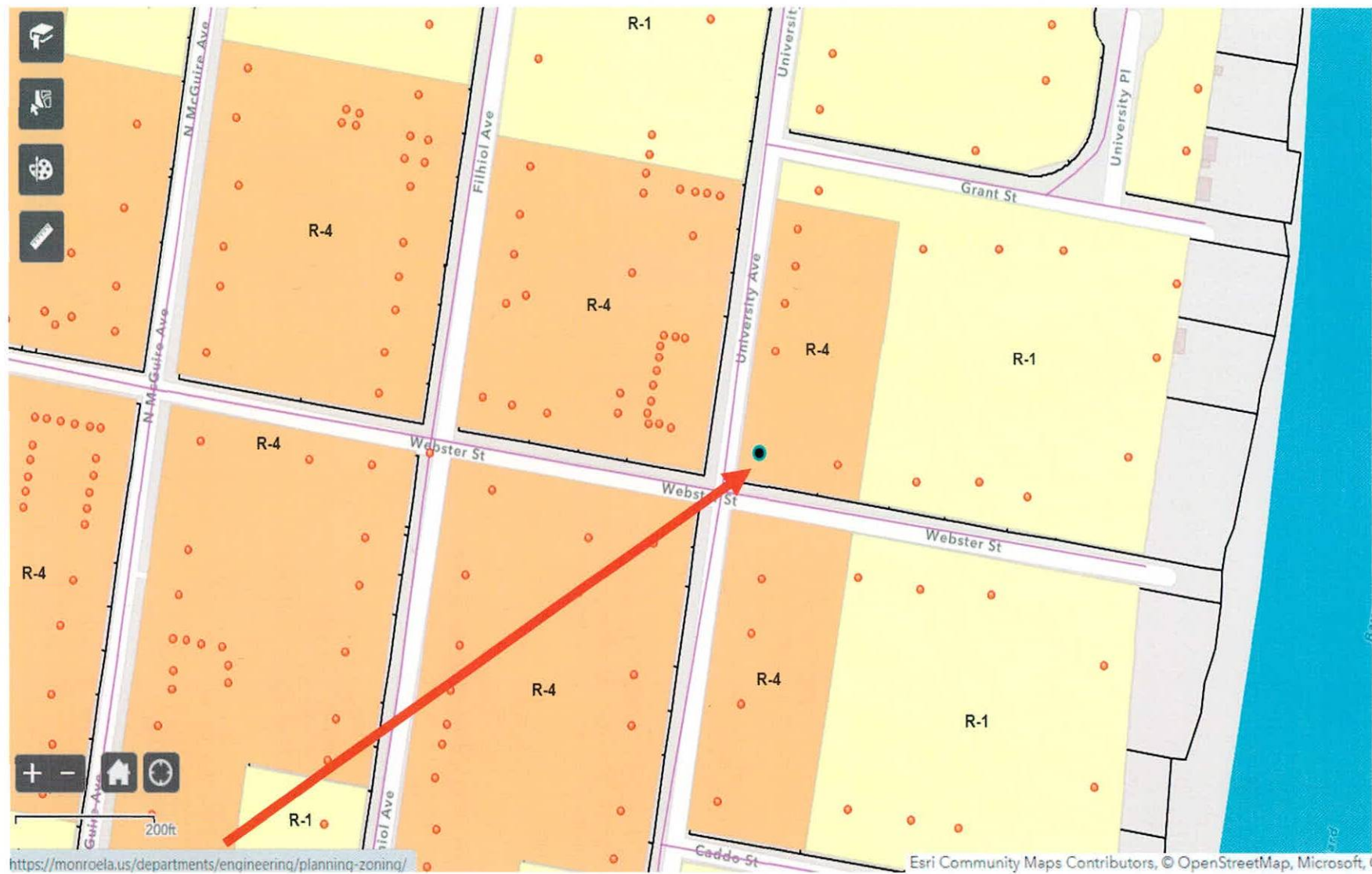
All proposed tracts will meet all the subdivision regulation requirements.

Utility reviews will be ready by meeting time.

OPTIONS:

Approve the applicant's request for a final resubdivision of Block 46 of Crescent Bend Addition, into Tracts 1, 2 & 3 of Seidensspinner Resubdivision, as presented.

Deny the applicant's request for a final resubdivision of Block 46 of Crescent Bend Addition, into Tracts 1, 2 & 3 of Seidensspinner Resubdivision, as presented.



4101 Webster Street



**City of Monroe
Planning Commission**

CASE NO.: VII Downtown
NAME OF APPLICANT: **Richard Newcomer**
ADDRESS: 109 North 6th Street
COUNCIL DISTRICT: 4 (McFarland)

REQUEST: This is a request for a final resubdivision plat review of a portion of Lots 1, 3, 4, 5 of Block 21, Filhiol's First Addition, into Lots 1-10 o Drew on 5th Resubdivision , within the CBD (Central Business) District.

PURPOSE OF REQUEST: The applicant wishes to resubdivide a tract of land from four (4) lots to ten (10) residential lots. The applicant would like to construct eight (8) new single-family residences at this location.

SIZE OF PROPERTY: 0.949-acre tract of land, more or less

PRESENT ZONING: CBD (Central Business) District

MOST NEARLY BOUNDED BY: To the north of DeSiard Street, south of the Canadian Pacific Railway, east of North 5th Street and west of North 6th Street.

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

ADVERSE INFLUENCES: Increase in traffic in the area.

POSITIVE INFLUENCES: Property tax revenue will increase; Increase in housing for the City of Monroe

COMPREHENSIVE PLAN: The Future Land Use map shows this area as **Neighborhood Mixed Use Commercial** - The future land is planned to be commercial and residential, lending to a vibrant street life and vitality.

COMMENTS/ RECOMMENDATIONS: The applicant is requesting to resubdivide Lots 1, 3, 4, 5 of Block 21, Filhiol's First Addition, into Lots 1-10 Drew on 5th Resubdivision. The proposed acreage for each lot will average 8,550 square feet. There will be a 20' wide one-way private drive that will run between the warehouses. The alley will be called Drew Alley. Water and sewer are available for the site.

This is a resubdivision of four (4) lots into ten (10) lots. The owner desires to create an additional lot to build eight (8) single-family structures on the proposed Lots 1, 3, 4, 5 Block 21, First Filhiol Addition. The lot currently has a vacant warehouse structure on the lot.

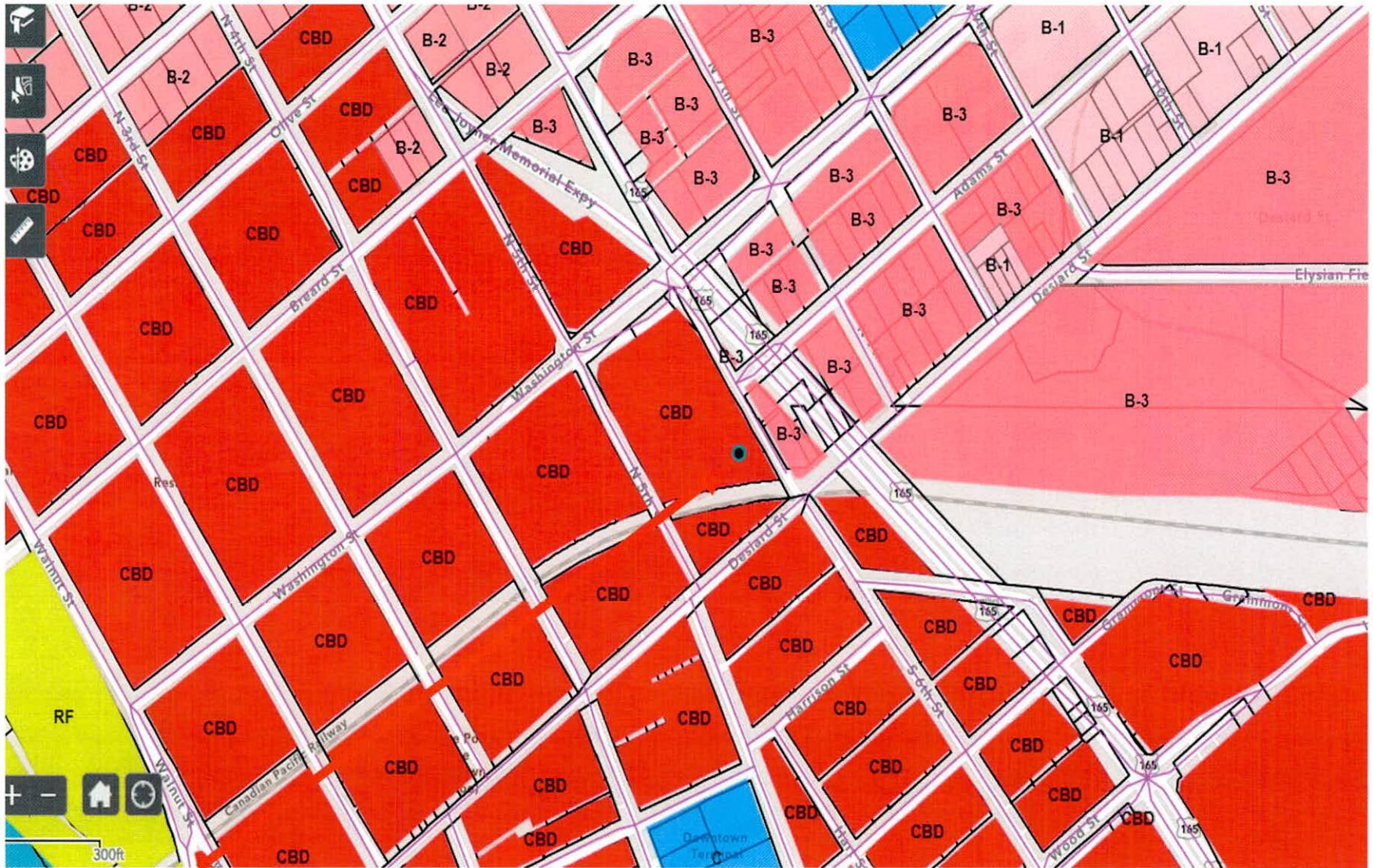
All proposed tracts will meet all the subdivision regulation requirements.

Utility reviews will be ready by meeting time.

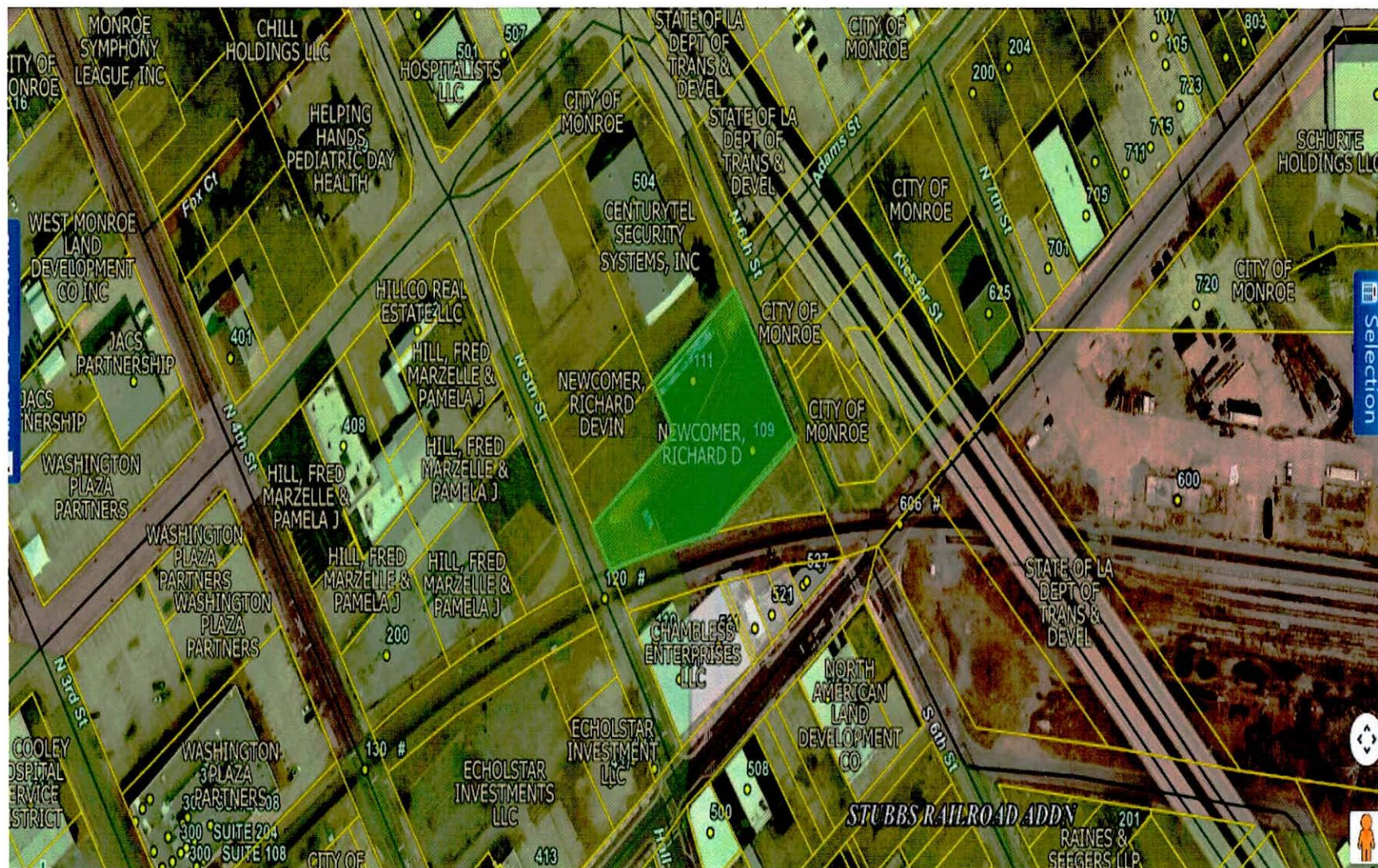
OPTIONS:

Approve the applicant's request for a final resubdivision of Lots 1, 3, 4, 5 of Block 21 of Filhiol First Addition to the Drew on 5th Resubdivision, as presented.

Deny the applicant's request for a final resubdivision of, Lots 1, 3, 4, 5 of Block 21 of Filhiol First Addition to the Drew on 5th Resubdivision, as presented.



109 North 6th Street



109 North 6th Street

**City of Monroe
Planning Commission**

CASE NO.: REV 101-26
NAME OF APPLICANT: Terrance Taylor
ADDRESS OF PROPERTY: Revocation of a portion of an alley located between South 3rd and South 4th Streets
COUNCIL DISTRICT: 4 (McFarland)

REQUEST: This is a request to revoke a portion of an alley, located north of Peach Street, south of Orange Street, east of South 3rd Street and west of South 4th Street.

PURPOSE OF REQUEST: The purpose of this request is to revoke an alley, approximately 15' wide by 150' long, to maintain the cleanliness of the alley and to construct a privacy fence.

SIZE OF PROPERTY: The approximate size of the alley to be revoked is 15' wide x 150' long (approximately) or a 0.-acre tract of land, which is currently a vacant alley.

PRESENT ZONING: R-1 (Single Family Residence) District

PRESENT USE: Vacant alley

MOST NEARLY BOUNDED BY (STREETS): North of Peach Street, south of Orange Street, east of South 3rd Street and west of South 4th Street.

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

ADVERSE INFLUENCES: N/A

POSITIVE INFLUENCES: The residents and adjacent property owners will gain additional property.

**COMMENTS/
RECOMMENDATIONS:**

The applicant wishes to specifically revoke the alley behind his residence (**901 South 3rd Street**). By revoking the alley, the applicant proposes to maintain (mow, trim, and clear debris within the alleyway. If allowed, he proposes to also install a 6' tall wooden fence to secure the area.

The City of Monroe will be granted access to any infrastructure, located at said property.

Utility reviews will be available by meeting time.

Site plan is available for review.

OPTIONS:

1. Approve the request to revoke the alley as submitted.
2. Deny the request to revoke the alley.





901 South 3rd Street

**City of Monroe
Planning Commission**

CASE NO.: REV 102-26
NAME OF APPLICANT: **Terrance Taylor**
ADDRESS OF PROPERTY: Revocation of a portion of an alley located between South 3rd and South 4th Streets
COUNCIL DISTRICT: 4 (McFarland)

REQUEST: This is a request to revoke a portion of an alley, located north of Peach Street, south of Orange Street, east of South 3rd Street and west of South 4th Street.

PURPOSE OF REQUEST: The purpose of this request is to revoke an alley, approximately 15' wide by 150' long, to maintain the cleanliness of the alley and to construct a privacy fence.

SIZE OF PROPERTY: The approximate size of the alley to be revoked is 15' wide x 150' long (approximately) or a 0.-acre tract of land, which is currently a vacant alley.

PRESENT ZONING: R-1 (Single Family Residence) District

PRESENT USE: Vacant alley

MOST NEARLY BOUNDED BY (STREETS): North of Peach Street, south of Orange Street, east of South 3rd Street and west of South 4th Street.

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

ADVERSE INFLUENCES: N/A

POSITIVE INFLUENCES: The residents and adjacent property owners will gain additional property.

**COMMENTS/
RECOMMENDATIONS:**

The applicant wishes to specifically revoke the alley behind his residence (**804 South 4th Street**). By revoking the alley, the applicant proposes to maintain (mow, trim, and clear debris within the alleyway. If allowed, he proposes to also install a 6' tall wooden fence to secure the area.

The City of Monroe will be granted access to any infrastructure, located at said property.

Utility reviews will be available by meeting time.

Site plan is available for review.

OPTIONS:

1. Approve the request to revoke the alley as submitted.
2. Deny the request to revoke the alley.







804 South 4th Street

**City of Monroe
Planning Commission**

Case No.:	MA 103-26
Name of Applicant:	AHAYAH Construction
Address of Property:	401 Sherrouse Avenue
Size of Property:	±2.78 acres
Present Zoning:	R-1 (Single Family Residence) District
Proposed Zoning:	R-4 (High Density Multi-Family) District
Council District:	3 (Woods)
Future Land Use:	Low Density Residential
Consistent to the Comprehensive Plan:	Yes

REQUEST: A request to rezone a 2.78 acre tract of land from R-1 (Single Family Residential) District to the to R-4 (High Density Multi Family Residential) District.

PRESENT USE: Reveille United Methodist Church of Monroe

**MOST NEARLY BOUNDED
BY (STREETS):**

North of Gerald Street, south of Blanks Street, east of Sherrouse Street and west of Gilbert Street.

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

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

POSITIVE INFLUENCES: Proposed use to repurpose an existing structure and provide housing choices, and additional property taxes.

**COMMENTS/
RECOMMENDATIONS:**

The proposed rezoning that is comprised of a ±2.78-acre tract of land, more or less, to create affordable apartments and build new units on the property. This property will require rezoning from the R-1 (Single Family Residence) District to the R-4 (High Density Multi-Family Residential) District.

The applicant is proposing to convert the existing building into 20 apartments in the 2-story educational building and in the sanctuary building, they will convert it into 10 2-story loft townhouses and with the additional property building another 20 apartments.

The Low Density Residential use is the basis of the city, which offers residences in densities of between four and seven units per acre, including developed city and new residential areas.

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.

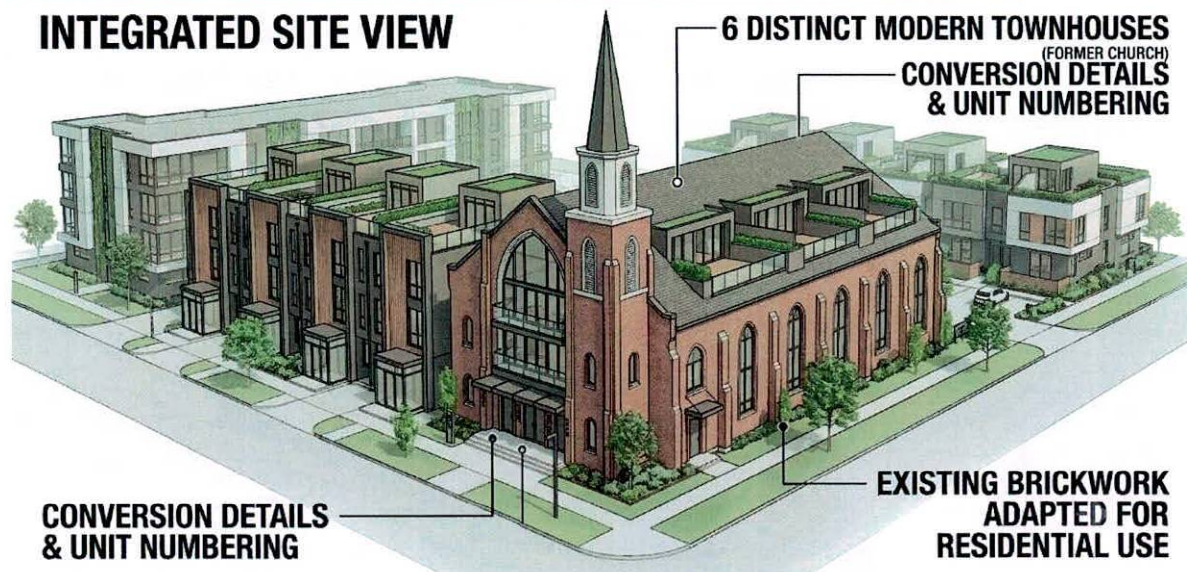
OPTIONS:

Approve the applicant's request as presented.

Deny the applicant's request as presented.

MODERN WORKFORCE HOUSING | ADAPTIVE REUSE & NEW CONSTRUCTION | INVESTMENT OPPORTUNITY

INTEGRATED SITE VIEW



AFFORDABLE & MODERN WORKFORCE HOUSING INVESTMENT PRESIDENT PROJECT - MONROE, LA.



ADAPTIVE REUSE · MONROE, LOUISIANA

Sherrouse Commons

A sanctuary reborn as 41 units of attainable housing — and the first asset in a repeatable faith-property conversion platform. The former church at 401 Sherrouse Avenue is being transformed into a modern, energy-efficient, mixed-tenure community serving 60–80% AMI households in Monroe's underserved workforce housing market.

401 Sherrouse Avenue

2.7 acres · Clear-title site control · No option, no assemblage

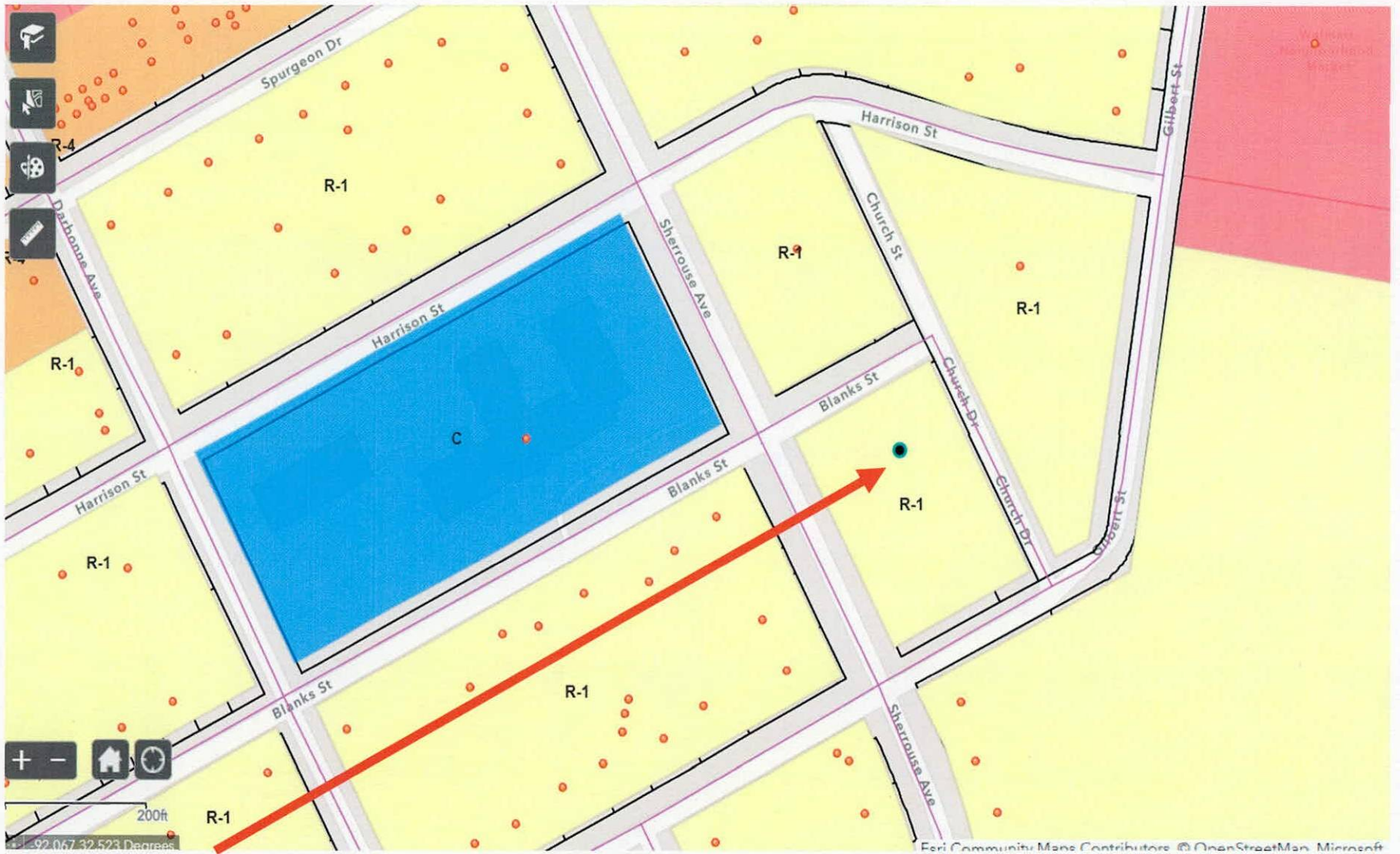
\$3.5M Total Development Cost

Hard cost blended at \$43.7/SF · Land contributed at cost by Ahayah CDC

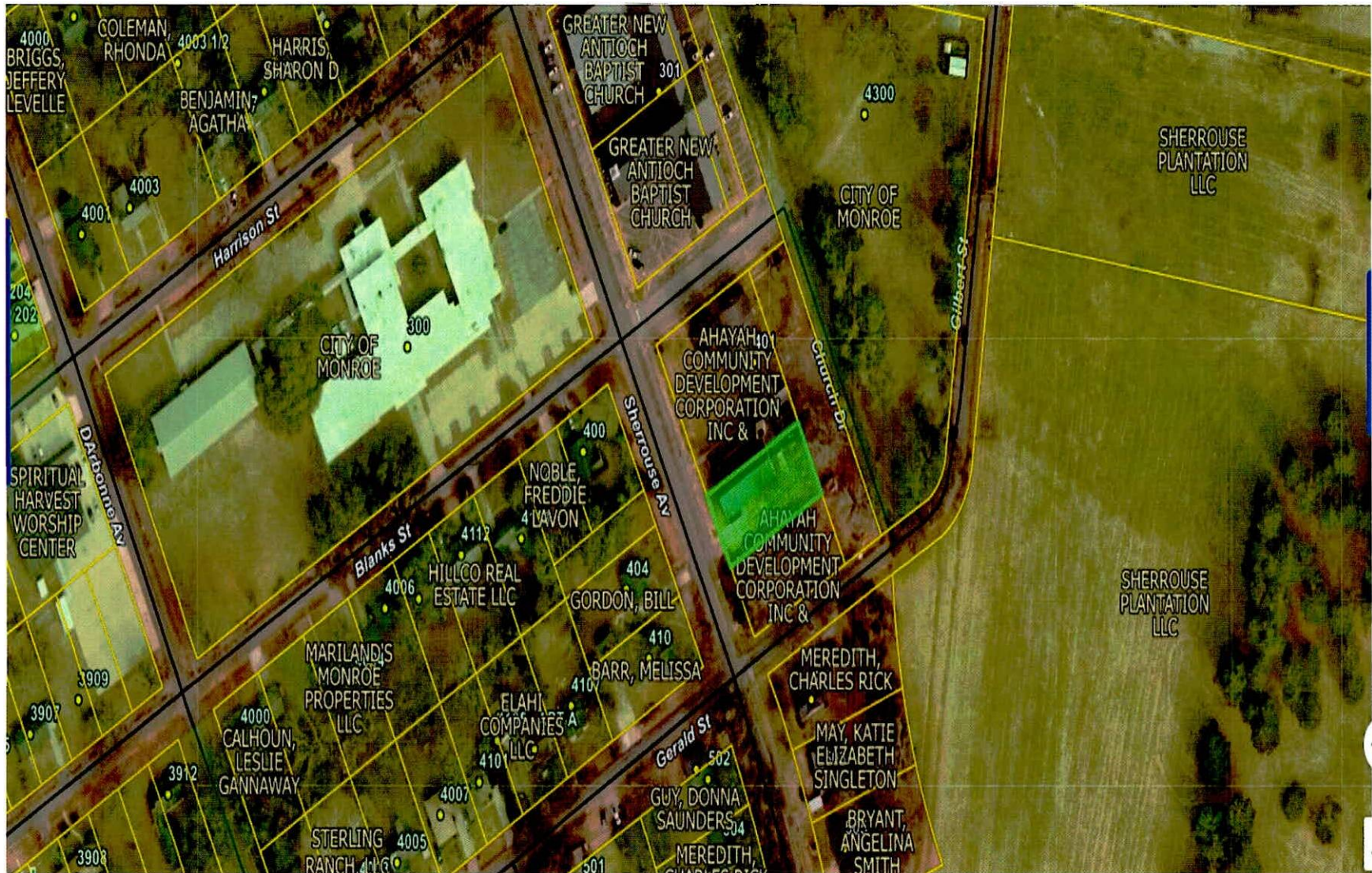
Executed Team

Ahayah CDC · FCS-REG · Green Falcon Capital

Confidential Investment Overview | Family Offices · Banks · Impact Funds



401 Sherrouse Avenue



401 Sherrouse Street

**City of Monroe
Planning Commission**

Case No.:	MA 104-26
Name of Applicant:	Kingdom Investments LLC
Address of Property:	4104 Spurgeon Drive
Size of Property:	±0.258 acres
Present Zoning:	R-1 (Single Family Residence) District
Proposed Zoning:	R-4 (High Density Multi-Family) District
Council District:	3 (Woods)
Future Land Use:	Low Density Residential
Consistent to the Comprehensive Plan:	Yes

REQUEST: A request to rezone a 0.258-acre tract of land from R-1 (Single Family Residential) District to the R-4 (High Density Multi Family Residential) District.

PRESENT USE: Single Family Residence

**MOST NEARLY BOUNDED
BY (STREETS):**

North of Harrison Street, south of Spurgeon Drive, east of Darbonne Avenue and west of Sherrouse Avenue.

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

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

POSITIVE INFLUENCES: Proposed use to repurpose an existing structure and provide housing choices, and additional property taxes.

**COMMENTS/
RECOMMENDATIONS:**

The proposed rezoning that is comprised of a ±0.258-acre tract of land, more or less, to create additional apartments and build new units on the property. This property will require rezoning from the R-1 (Single Family Residence) District to the R-4 (High Density Multi-Family Residential) District.

The applicant is proposing to build 2 additional units on the property to accommodate the housing shortage in the area.

Low-Density Residential use is the basis of the city, which offers residences in densities of between four and seven units per acre, including developed city and new residential areas.

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.

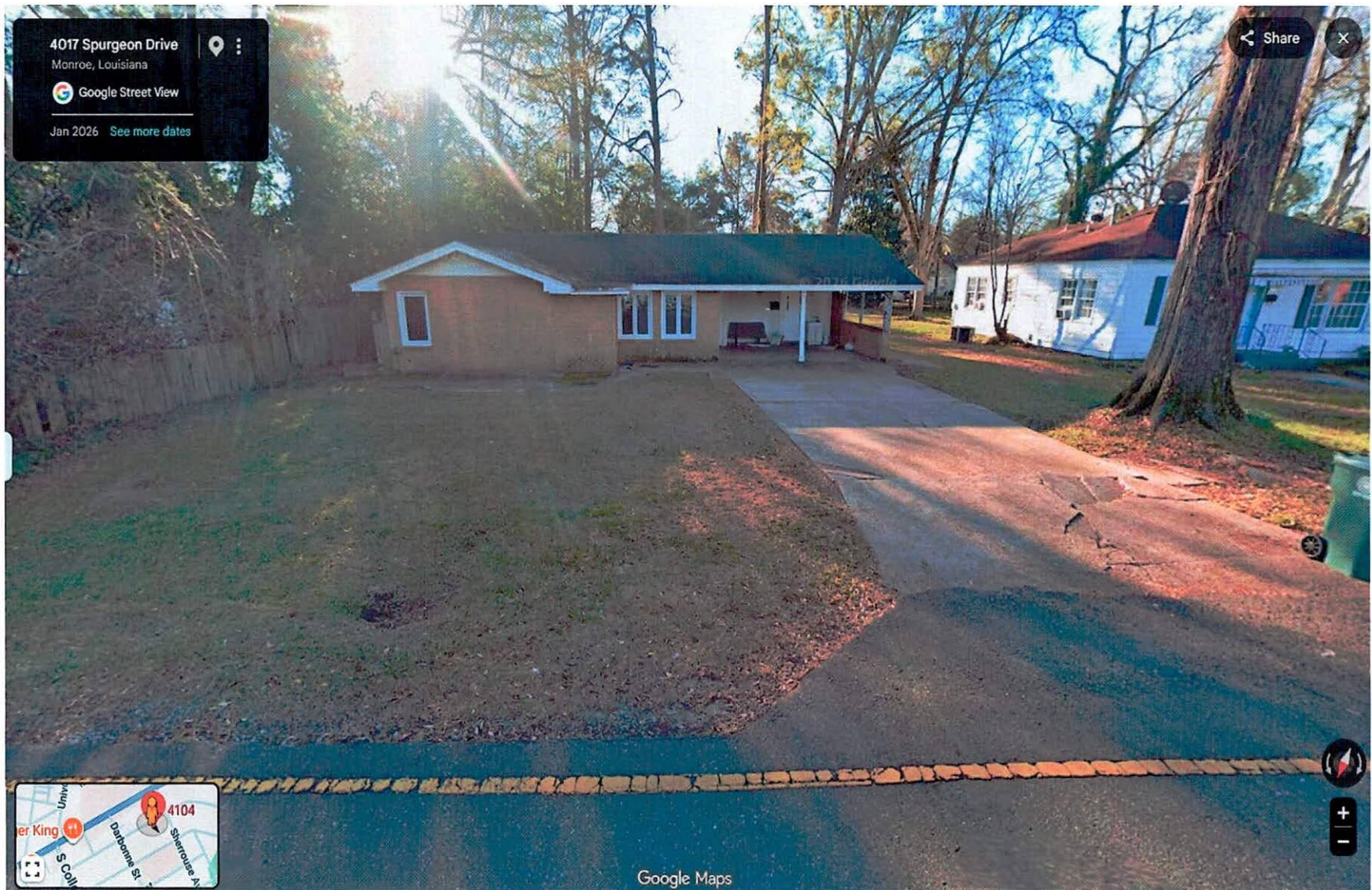
Effect of Denial

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.

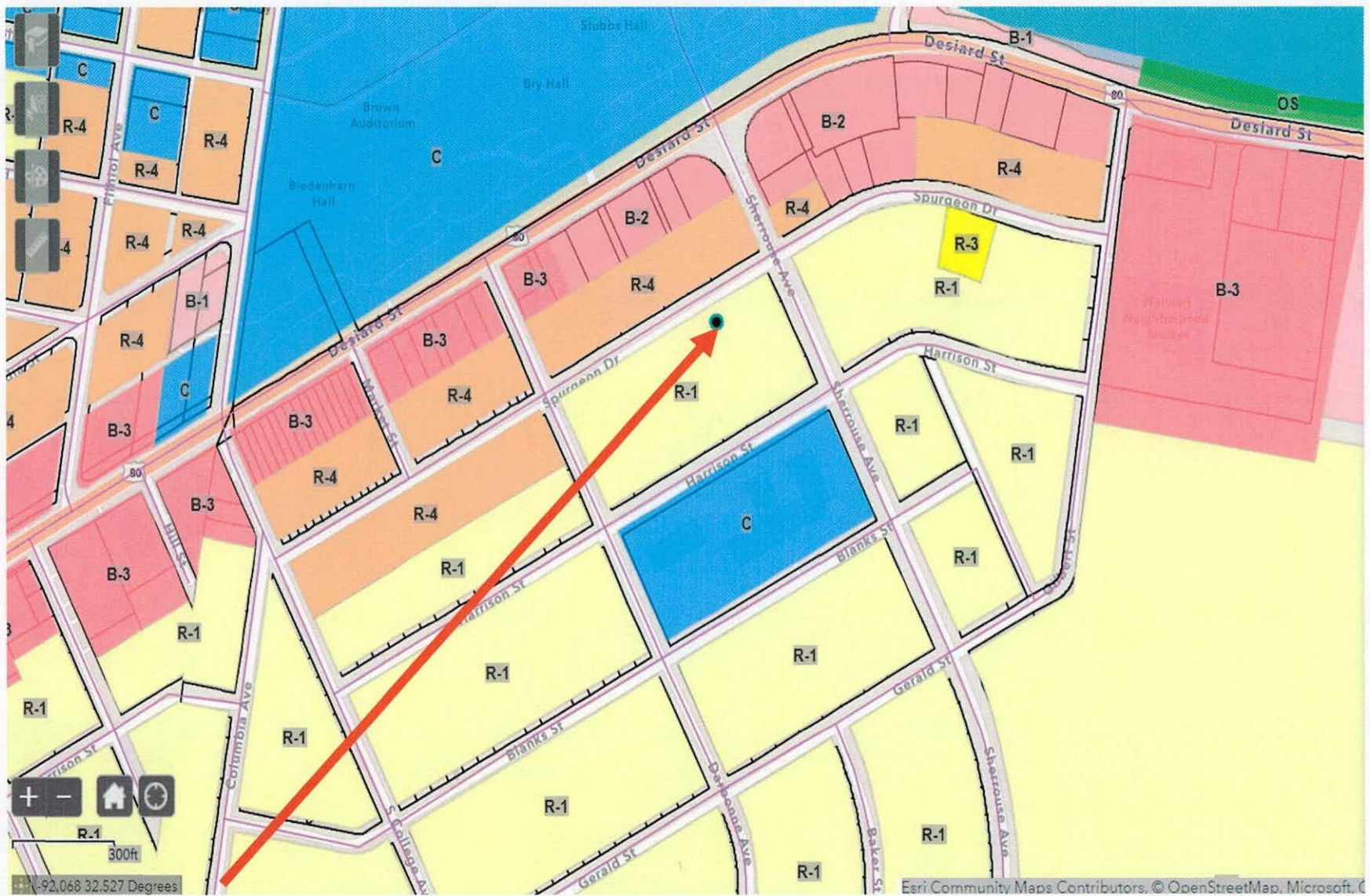
OPTIONS:

Approve the applicant's request as presented.

Deny the applicant's request as presented.



4104 Spurgeon Street



4104 Spurgeon Drive



4104 Spurgeon Street