

Planning Commission

TO:

Mayor Staci Albritton Mitchell

Alderman Morgan Buxton Alderman James Polk Brian Alderman Ben Westerburg Alderman Thomas Hamilton Alderman Rodney Welch Doug Caldwell, City Attorney Christen Heath, City Clerk

Courtney Hornsby, Chief of Staff Kevin Crosby, City Engineer Gary Eldridge, City Engineer

(Kevin / GARY – for INFORMATIONAL purposes only – no further action is required

on your part).

FROM:

Jonathan Kaufman, Building & Development Director

318-397-6720 or 318-397-6722

DATE:

Enclosed please find the packet from the April 17, 2023

Planning Commission meeting, for your review:

ZC-23-45000001

APPLICANT:

Donald & Judy Poole, Dora Evelyn Scott, Barbara Jean Haynes

Williams, Laurence L. Smith, Ronald Lee Hammons, and KBC

Family Properties LLC

LOCATION:

Requesting:

618 Splane Drive

620 Splane Drive 622 Splane Drive 624 Splane Drive 700 Splane Drive 708 Splane Drive

PARCEL #'s:

24273, 17092, 17090, 17085, 41263 and 41525

Zone Change from B-1 (Transitional Business) District to R-1

(Single Family Residential) District per West Monroe Code of

Ordinances Section 12-5012(a).

Due to a lack of quorum at the March 20, 2023, Planning Commission Meeting, this application was postponed and rescheduled for tonight. Judy Poole recused herself from the vote, as she is one of the applicants. Judy explained the prior history of the zoning for the property and how the existing B-1 Zoning was established. This property abuts an R-1 (Single Family Residential) District. Mr. & Mrs. Poole are in the process of planning an addition to their home. Donald Poole spoke in favor of the application. There was no one from the audience to speak against the application. Melody Olson made a motion to **send this application to the City Council with a FAVORABLE Recommendation.** Tom Malmay seconded. All in favor. This application will be heard at the May 2, 2023, City Council Meeting, for final decision.



Planning Commission

City of West Monroe

ZC-23-45000001

APPLICANT: Donald & Judy Poole, Dora Evelyn Scott, Barbara Jean Haynes

Williams, Laurence L. Smith, Ronald Lee Hammons, and KBC

Family Properties LLC

LOCATION: 618 Splane Drive

620 Splane Drive 622 Splane Drive 624 Splane Drive 700 Splane Drive

708 Splane Drive

PARCEL #'s: 24273, 17092, 17090, 17085, 41263 and 41525

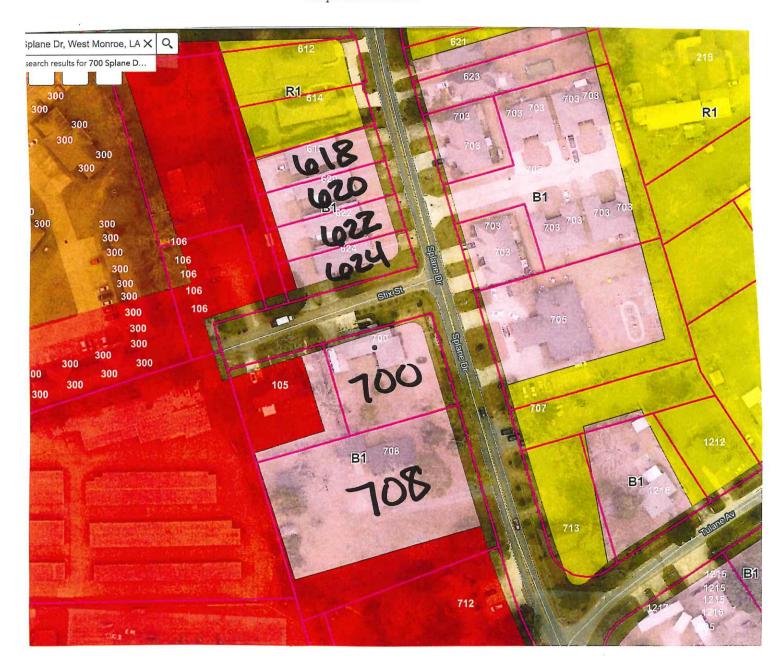
Requesting: Zone Change from B-1 (Transitional Business) District to R-1

(Single Family Residential) District per West Monroe Code of

Ordinances Section 12-5012(a).

Location Map:

NOTE: This is printed from information provided from the Ouachita Parish Tax Assessor's Office information and its ONLY PURPOSE is to give the Commission a general idea of the location of the property. It is not intended for use as a legal description / boundary line / nor lot shape determination.



You are always welcome to visit our office to view additional documents in file, request additional information 318-397-6722, or to speak with Jonathan.

OFFICE OF BUILDING & DEVELOPMENT: ZONING PROCESS APPLICATION

2305 N 7th Street, West Monroe, LA 71291 318 396-2600 318-397-6722

Jonathan Kaufman, Building & Development Director 1 EIVED

DATE RECEIVED: FEB 2 4 2023 CASE TITLE & NO.: Complete Items Indicated for the following: - 1,2,3,4,5,6,10,15,16 FEE \$200-Planning Approval Planning Approval/Special Exception -- 1,2,3,4,5,6,10,11,15,16 FEE \$300-() -- 1,2,3,4,5,6,11,15,16 -- 1,2,3,4,5,6,7,10,15,16 FEE \$200-Variance Planning Approval – Parking Plan FEE \$200-- 1,2,3,5,6,8,9,10,15, 16 \$200/1 AC+\$10/ADDL ACRE-Planned Building Group Approval FEE \$200/1 AC+\$10/ADDL ACRE - 1,2,3,4,6,8,9,10,15,16 Planned Unit Development FEE 1,2,3,10,12,13,14,15,16 \$300 FEE Zoning Ordinance Amendment Zoning Ordinance Map Amendment \$300/1 AC+\$10/ADDL ACRE-- 1,2,3,10,12,13,14,15,16 1,2,3,6,10,14,15,16 Revocation FEE \$300-1,2,3,4,6,10,15,16 Subdivision Review (Preliminary, Final) FEE \$200/1 AC+\$10/ADDL ACRE-1,2,3,10,12,13,14,15,16 FEE \$-0- -FEE 1,2,3,4,5,6,10,14,15,16 Dedication Phone: (318) 235-9158 Donald Judy toole 1. Applicant's Name: Mailing Address: Codytrome I @ comcast. Net EMAIL Address: addition to home Interest in Application: _ Splane 100 Site: Municipal Address:_ Location Legal Description if no municipal number: MUST ATTACH COPY OF DEED OR MORTGAGE FOR LEGAL DESCRIPTION OF PROPERTY Existing Zoning: BI Proposed Zoning: AI Tax R#: Existing Use: ___ REQUEST (Be specific in description): Use by Planning Approval. Indicate any existing deed restrictions: () Previous Applications on File: Approximate cost of work involved: Floor Plan and elevation attached () Plot Plan attached () Subdivision plat attached () () wners. 5. nber of Parking Spaces Required: F () nber of Parking Spaces Provided: _ () **Parking Facilities** F () 7. evelopment. Provide site plans which shall include: F () 8. ate easements and rights-of-ways () Location of (, number of stories and gross floor area of proposed ez cuts () Driveways () Off-street parking area p: (se open areas () Location and height of fences, walls ces. F () 9. or sole use of residents of the proposed PRD (from B-1 current with the application for RPD if required for PLANNING COMMISSION HEARING DATE: 10. TIME: 5:00 P.M. BOARD OF ADJUSTMENTS HEARING DATE: _ , 20 () 11. TIME: 5:00 P.M.

OFFICE OF BUILDING & DEVELOPMENT: ZONING PROCESS APPLICATION
2305 N 7th Street, West Monroe, LA 71291 318 396-2600 318-397-6722

Jonathan Kaufman, Building & Development Director

CASE	TITLE	& NO.: DATE RECEIVED:				
Comp	lata Itan	ns Indicated for the following:				
	Planni Planni Varian Planni Planno Zonin Zonin Revoc	Section Fee Section Section				
X	1.	Applicant's Name: Benny and Connie Phone: 318-348-034				
, ,		Mailing Address: TOS SPIANE DR.				
		EMAIL Address:				
		Interest in Application: Site: Municipal Address: 708 Spik We BR				
X	2.	Site: Municipal Address: 708 Spik WEBR				
. c		Location Legal Description if no municipal number:				
	MUS	Existing Use:				
(X)	3.	REQUEST (Be specific in description):				
()	4.	Zonina Change from B- (Transitional But to RESingle Family Residential) Distr Use by Planning Approval. Indicate any existing deed restrictions:				
		Previous Applications on File:				
		Approximate cost of work involved:				
		Plot Plan attached () Copies of Drainage plan attached () Subdivision plat attached ()				
()	5.	Names and mailing address of ADJACENT property owners. ZONING OFFICE WILL SUPPLY				
()	6.	For Planning Approval & Parking Plans: () Parking Layout attached Number of Parking Spaces Required: Number of Parking Spaces Provided:				
()	7.	For Planning Approval: Plan of Combined Sharing of Parking Facilities				
()	8.	For Planned Building Group or Planned Residential Development. Provide site plans which shall include: () Land use of adjoining properties () Public and private easements and rights-of-ways () Location of existing structures on adjacent property () Location, number of stories and gross floor area of proposed principal buildings and accessory structures () Curb cuts () Driveways () Off-street parking area () Off-street loading areas () Walks () Special purpose open areas () Location and height of fences, walls and screen planting () Types of paving or other surfaces.				
()	9.	For Planned Residential Development: () Location of proposed commercial facilities, if any, for sole use of residents of the proposed PRD (from B-1 and B-2 uses) () Submit subdivision application concurrent with the application for RPD if required for proposed development.				
×	10.	PLANNING COMMISSION HEARING DATE: 1 ACH 20, 20 TIME: 5:00 P.M.				
()	11	BOARD OF ADJUSTMENTS HEARING DATE: , 20				

TIME: 5:00 P.M.

OFFICE OF BUILDING & DEVELOPMENT: ZONING PROCESS APPLICATION
2305 N 7th Street, West Monroe, LA 71291 318 396-2600 318-397-6722

Jonathan Kaufman, Building & Development Director

CASE	ייייי די <i>פ</i>	PEB 2 4 2023 DATE RECEIVED:					
CASE TITLE & NO.: DATE RECEIVED:							
Comp.	Planning Planning Variance Planning Planned Planned Zoning Zoning Revocat	Supproval - Parking Plan FEE S200					
X	1.	Applicant's Name: Dora Evelyn Scott Phone: 318-547-9686					
X	2.	Applicant's Name: Dora Evelyn Scott Phone: 318-547-9686 Mailing Address: EMAIL Address: EVELYN. Scott 924 @ Gmail. Com Interest in Application: Site: Municipal Address: 624 Splane Drive West Monroe, LA 71291 Location Legal Description if no municipal number:					
	MUST	ATTACH COPY OF DEED OR MORTGAGE FOR LEGAL DESCRIPTION OF PROPERTY					
	112002	Existing Zoning: Proposed Zoning: Tax R#: Existing Use:					
X	3.	REQUEST (Be specific in description): Zonina Chanac from B-1 (Transitional But) To RI (Single Family Residential) Dist					
()	4.	Use by Planning Approval. Indicate any existing deed restrictions:					
	ž.	Previous Applications on File:					
		Approximate cost of work involved:					
	,	Plot Plan attached () Copies of Drainage plan attached () Subdivision plat attached ()					
()	5.	Names and mailing address of ADJACENT property owners. ZONING OFFICE WILL SUPPLY					
()	6.	For Planning Approval & Parking Plans: () Parking Layout attached Number of Parking Spaces Required: Number of Parking Spaces Provided:					
()	7.	For Planning Approval: Plan of Combined Sharing of Parking Facilities					
()	8.	For Planned Building Group or Planned Residential Development. Provide site plans which shall include: () Land use of adjoining properties () Public and private easements and rights-of-ways () Location of existing structures on adjacent property () Location, number of stories and gross floor area of proposed principal buildings and accessory structures () Curb cuts () Driveways () Off-street parking area () Off-street loading areas () Walks () Special purpose open areas () Location and height of fences, walls and screen planting () Types of paving or other surfaces.					
()	9.	For Planned Residential Development: () Location of proposed commercial facilities, if any, for sole use of residents of the proposed PRD (from B-1 and B-2 uses) () Submit subdivision application concurrent with the application for RPD if required for proposed development.					
X	10.	PLANNING COMMISSION HEARING DATE: MARCH 20, 20 23 TIME: 5:00 P.M.					
()	11.	BOARD OF ADJUSTMENTS HEARING DATE:, 20					

FEB 2 4 2023

CITY OF WEST MONROE

OFFICE OF BUILDING & DEVELOPMENT: ZONING PROCESS APPLICATION 2305 N 7th Street, West Monroe, LA 71291 318 396-2600 318 397 6722 FIVED Jonathan Kaufman, Building & Development Director

DATE RECEIVED: CASE TITLE & NO.: Complete Items Indicated for the following: -- 1,2,3,4,5,6,10,15,16 FEE \$200-Planning Approval \$300---- 1,2,3,4,5,6,10,11,15,16 FEE Planning Approval/Special Exception - 1,2,3,4,5,6,11,15,16 FEE \$200-Variance -- 1,2,3,4,5,6,7,10,15,16 Planning Approval - Parking Plan FEE \$200-\$200/1 AC+\$10/ADDL ACRE---- 1,2,3,5,6,8,9,10,15, 16 Planned Building Group Approval FEE -- 1,2,3,4,6,8,9,10,15,16 Planned Unit Development \$200/1 AC+\$10/ADDL ACRE --FEE 1,2,3,10,12,13,14,15,16 \$300 Zoning Ordinance Amendment FEE 1,2,3,10,12,13,14,15,16 Zoning Ordinance Map Amendment Revocation \$300/1 AC+\$10/ADDL ACRE---FEE 1,2,3,6,10,14,15,16 FEE \$200/1 AC+\$10/ADDL ACRE -- 1,2,3,4,6,10,15,16 Subdivision Review (Preliminary, Final) \$-0-1.2.3.10.12.13.14.15.16 Annexation FEE - 1,2,3,4,5,6,10,14,15,16 Dedication FEE \$-0-Phone: 318-805-4924 1. Applicant's Name: Mailing Address: EMAIL Address: Interest in Application: Site: Municipal Address: Location Legal Description if no municipal number: MUST ATTACH COPY OF DEED OR MORTGAGE FOR LEGAL DESCRIPTION OF PROPERTY Proposed Zoning: Existing Zoning: 1 Existing Use: REQUEST (Be specific in description): Use by Planning Approval. Indicate any existing deed restrictions: () 4. Previous Applications on File: Approximate cost of work involved: Plot Plan attached () Floor Plan and elevation attached () Subdivision plat attached () Copies of Drainage plan attached () Names and mailing address of ADJACENT property owners. () ZONING OFFICE WILL SUPPLY Number of Parking Spaces Required: For Planning Approval & Parking Plans: () 6. Number of Parking Spaces Provided: _ () Parking Layout attached For Planning Approval: Plan of Combined Sharing of Parking Facilities () 7. For Planned Building Group or Planned Residential Development. Provide site plans which shall include: () 8. () Land use of adjoining properties () Public and private easements and rights-of-ways () Location of existing structures on adjacent property () Location, number of stories and gross floor area of proposed principal buildings and accessory structures () Curb cuts () Driveways () Off-street parking area () Off-street loading areas () Walks () Special purpose open areas () Location and height of fences, walls and screen planting () Types of paving or other surfaces. For Planned Residential Development: () 9. () Location of proposed commercial facilities, if any, for sole use of residents of the proposed PRD (from B-1 and B-2 uses) () Submit subdivision application concurrent with the application for RPD if required for proposed development. PLANNING COMMISSION HEARING DATE: 10. TIME: 5:00 P.M. , 20_ BOARD OF ADJUSTMENTS HEARING DATE: _ 11. ()

TIME: 5:00 P.M.

OFFICE OF BUILDING & DEVELOPMENT: ZONING PROCESS APPLICATION
2305 N 7th Street, West Monroe, LA 71291 318 396-2600 318-397-6722

Jonathan Kaufman, Building & Development Director RECEIVED

CASE	TITLE &	z NO.:		DATE RECEIVED:	FEB 2 4 2023			
Complete Items Indicated for the following:								
	Planning Planning Variance Planning Planned Planned Zoning Zoning Revocat	g Approval g Approval/Special Exception e g Approval – Parking Plan Building Group Approval Unit Development Ordinance Amendment Ordinance Map Amendment sion Group Review (Preliminary, Final)	FEE FEE FEE FEE FEE FEE FEE FEE FEE	\$200 \$300				
X	1.			ENCE LAFAYETTE Smith P				
, .	3.	Mailing Address:	20	Splane DR. West	nource, La7/291			
		EMAIL Address:	1					
×	2.	Interest in Application: Site: Municipal Address: Location Legal Description if no		Splane DR., WesTM	HONDOE LA 7/291			
) 						
	MUST	TATTACH COPY OF DEED OR MORTGAGE FOR LEGAL DESCRIPTION OF PROPERTY Existing Zoning: Roposed Zoning: Rax R#:						
X	3.	REQUEST (Be specific in descrip	ption):					
()	4.	Zoning Change from B- Transitional But to RI Single Family Residential Distr Use by Planning Approval. Indicate any existing deed restrictions:						
	+ .t	Previous Applications on File:						
	387	Approximate cost of work involv	ed:	8.**				
		Plot Plan attached () Copies of Drainage plan	attache		and elevation attached () n plat attached ()			
()	5.	Names and mailing address of A. ZONING OFFICE WILL SUPPLY		NT property owners.	×			
()	6.	For Planning Approval & Parkin () Parking Layout attached	ng Plans	Number of Parking Spaces Number of Parking Spaces				
()	7.	For Planning Approval: Plan of	Combin	ed Sharing of Parking Facilities				
()	8.	For Planned Building Group or Planned Residential Development. Provide site plans which shall include: () Land use of adjoining properties () Public and private easements and rights-of-ways () Location of existing structures on adjacent property () Location, number of stories and gross floor area of proposed principal buildings and accessory structures () Curb cuts () Driveways () Off-street parking area () Off-street loading areas () Walks () Special purpose open areas () Location and height of fences, walls and screen planting () Types of paving or other surfaces.						
()	9.	For Planned Residential Development: () Location of proposed commercial facilities, if any, for sole use of residents of the proposed PRD (from B-1 and B-2 uses) () Submit subdivision application concurrent with the application for RPD if required for proposed development.						
X	10.	PLANNING COMMISSIO TIME: 5:00 P.M.	N HE	ARING DATE: MARCH 2	<u> </u>			
()	11.	BOARD OF ADJUSTMENTIME: 5:00 P.M.	TS HI	EARING DATE:	, 20			

UIX

CITY OF WEST MONROE

OFFICE OF BUILDING & DEVELOPMENT: ZONING PROCESS APPLICATION
2305 N 7th Street, West Monroe, LA 71291 318 396-2600 318-397-6722

Jonathan Kaufman, Building & Development Director RECEIVED

CASE	TITLE &	z NO.:		DATE RECEIVED:	FEB 2 4 2023				
Complete Items Indicated for the following:									
	Planning Planning Variance Planning Planned Planned Zoning Zoning Revocat	g Approval g Approval/Special Exception e g Approval/Special Exception e g Approval – Parking Plan Building Group Approval Unit Development Ordinance Amendment Ordinance Map Amendment Fion Sion Review (Preliminary, Final) Fittion FI	EE \$300	.C+\$10/ADDL ACRE	$\begin{array}{cccccccccccccccccccccccccccccccccccc$				
X	1.	Applicant's Name: Rosald	LHamm	ONS	Phone: 3183662996				
/ \		Mailing Address: 618 Splane DR, West Mon AO F, La 71291							
				,					
		Interest in Application:							
X	2	Site: Municipal Address: 68	Sdare	D WEST MANGE	La 71291				
M	2.		-	,					
		Location Legal Description if no mu	inicipal numb	er:					
	MUST	Existing Use:							
١,			130						
X	3.	ZONINA CHANAC FROM B-1 (Transitional Butto RICSINALI FAMILLY RESIDENTIAL) Distr							
()	4.	Use by Planning Approval. Indicate any existing deed restrictions:							
	*	Previous Applications on File:							
		Approximate cost of work involved:							
		Plot Plan attached () Copies of Drainage plan at	tached ()		lan and elevation attached () sion plat attached ()				
()	5.	Names and mailing address of ADJ ZONING OFFICE WILL SUPPLY	ACENT prop	erty owners.					
()	6.	For Planning Approval & Parking () Parking Layout attached	Plans:	Number of Parking Space Number of Parking Space	ces Required:				
()	7.	For Planning Approval: Plan of Co	mbined Shari	ng of Parking Facilities					
()	8.	For Planned Building Group or Planned Residential Development. Provide site plans which shall include: () Land use of adjoining properties () Public and private easements and rights-of-ways () Location of existing structures on adjacent property () Location, number of stories and gross floor area of proposed principal buildings and accessory structures () Curb cuts () Driveways () Off-street parking area () Off-street loading areas () Walks () Special purpose open areas () Location and height of fences, walls and screen planting () Types of paving or other surfaces.							
()	9.	For Planned Residential Development: () Location of proposed commercial facilities, if any, for sole use of residents of the proposed PRD (from B-1 and B-2 uses) () Submit subdivision application concurrent with the application for RPD if required for proposed development.							
×	10.	PLANNING COMMISSION TIME: 5:00 P.M.	HEARING	DATE: / [ARCH	20,20 23				
()	11.	BOARD OF ADJUSTMENTS	S HEARIN	G DATE:	, 20				

with ArcGIS Web AppBuilder