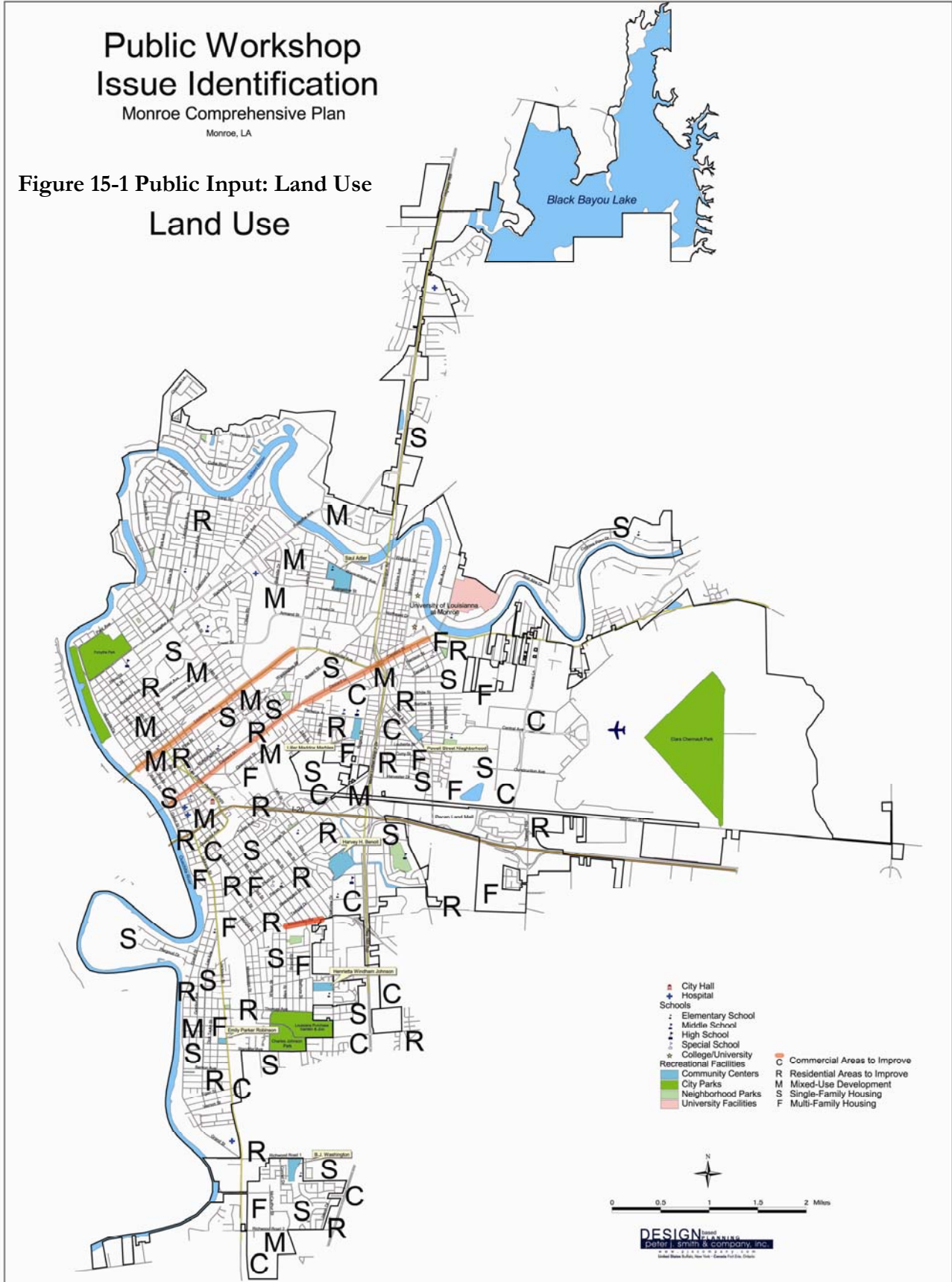




# Public Workshop Issue Identification

Monroe Comprehensive Plan  
Monroe, LA

Figure 15-1 Public Input: Land Use  
Land Use



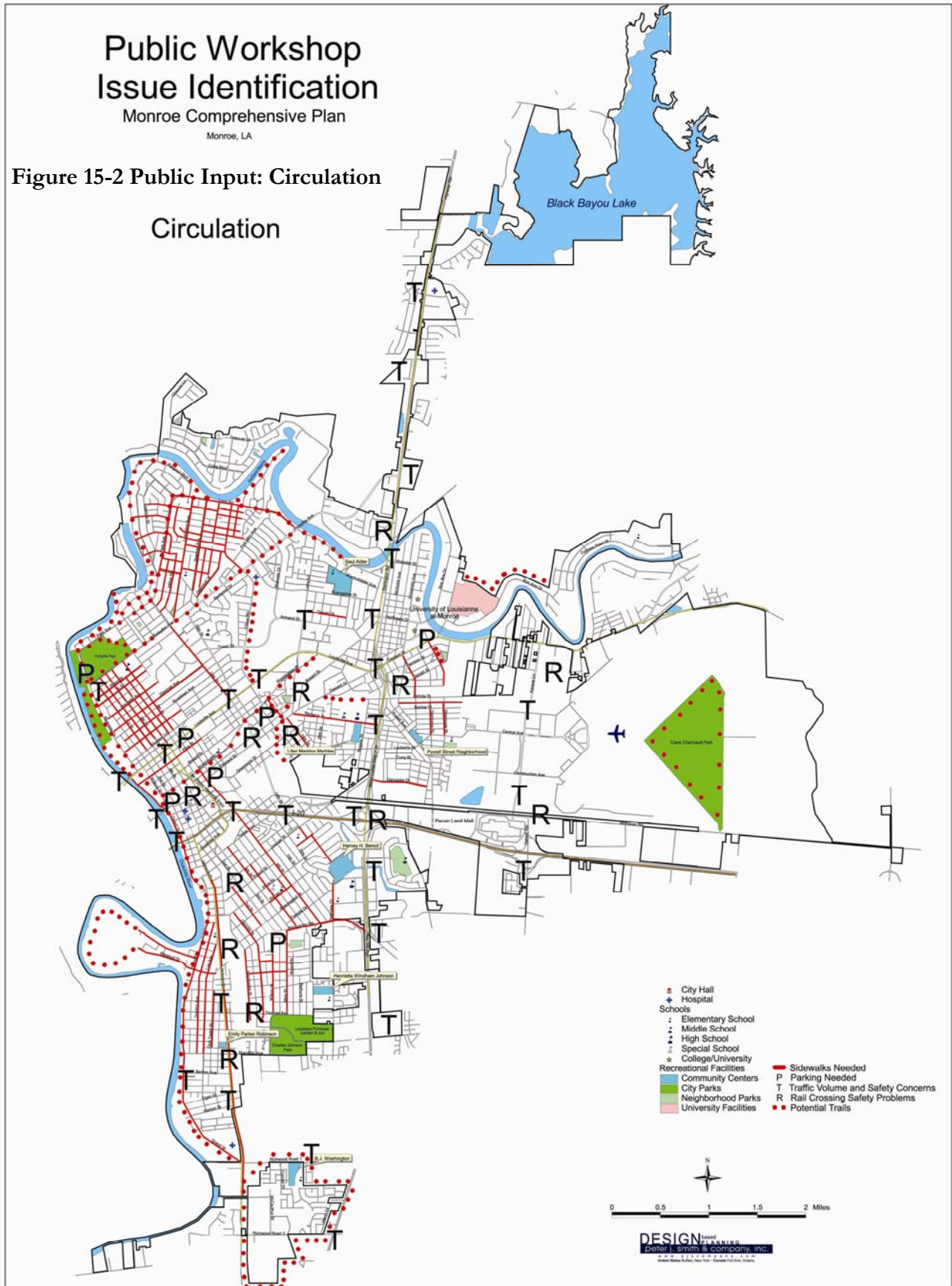


# Public Workshop Issue Identification

Monroe Comprehensive Plan  
Monroe, LA

Figure 15-2 Public Input: Circulation

## Circulation

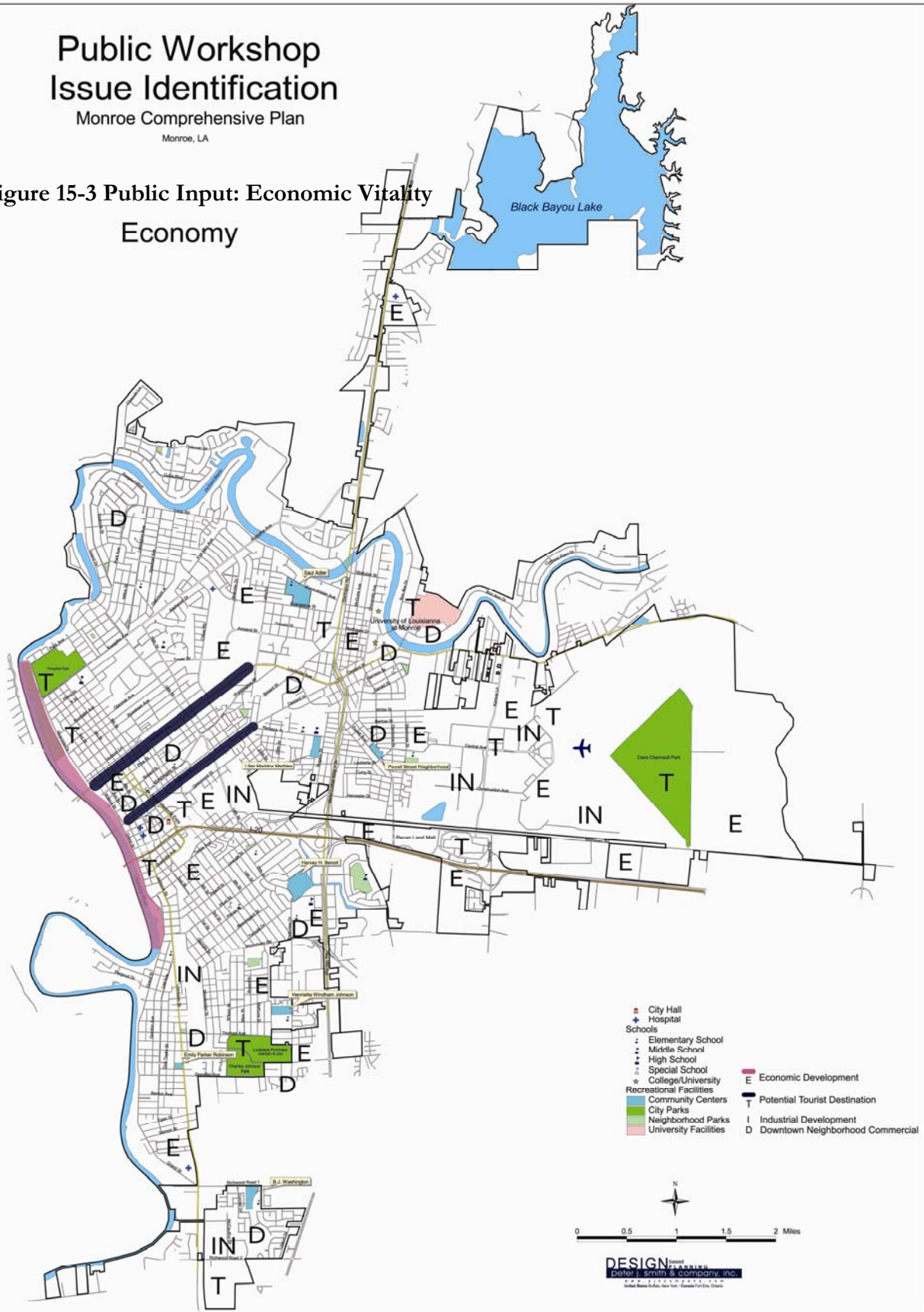




# Public Workshop Issue Identification

Monroe Comprehensive Plan  
Monroe, LA

Figure 15-3 Public Input: Economic Vitality  
Economy



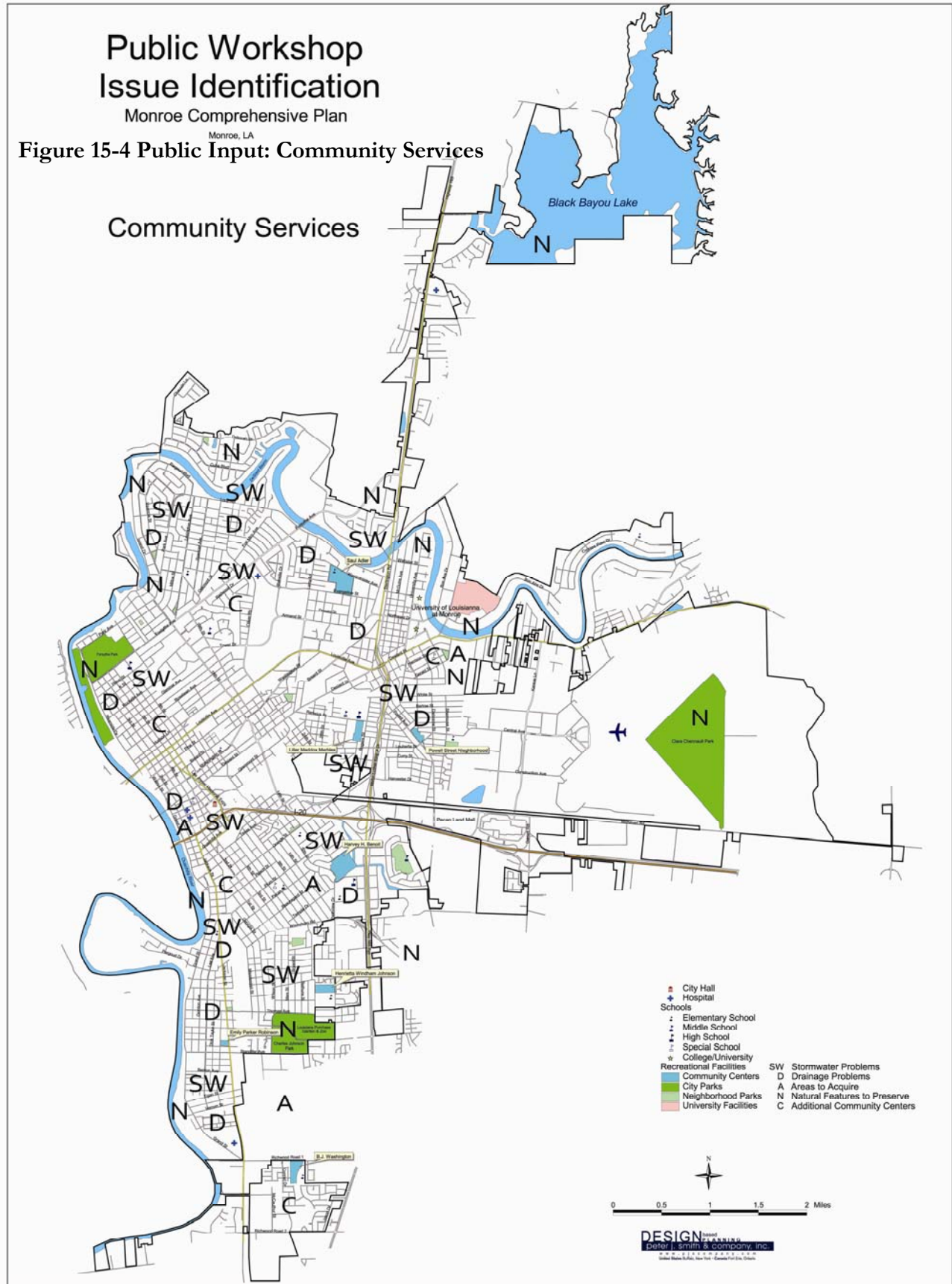


# Public Workshop Issue Identification

Monroe Comprehensive Plan  
Monroe, LA

Figure 15-4 Public Input: Community Services

## Community Services





Business Forum

A business forum was held at the Civic Center on October 23, 2007 that had 18 attendees. Business representatives received a brief PowerPoint presentation that described the Comprehensive Plan process and highlighted how it differed from the 2007 Comprehensive Economic Development Strategy for the Monroe Louisiana Region (aka Marketing Plan). Before and after the presentation, attendees were given an opportunity to provide input as to how certain land use, circulation, economy and community services issues affected the business community.

In general, perceptions differed between residents attending the public meetings and the business community representatives that attended the business forum. While residents generally agreed that the appearance of commercial development in the City needed to be improved, representatives of the business community generally disagreed. Similarly, while representatives of the business community generally did not see a need to address the impacts of railroad crossings and didn't see Monroe as having potential tourism destination there was general consensus among residents to the opposite viewpoint.

The tables below summarize the participants in the business forum's attitudes. The map the follows highlights the issues participants identified.

**Table 15-11 Business Forum:**

Business – Land Use	Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree
Monroe needs to develop more affordable housing including single and multi-family to accommodate the workforce.	9.1%	18.2%	27.3%	27.3%	18.2%
The overall appearance of commercial development in the City should be better.	9.1%	9.1%	0.0%	18.2%	63.6%
The overall appearance of residential development in the City should be better.	9.1%	9.1%	9.1%	27.3%	45.5%
Dense mixed-use developments with both commercial and residential together should be encouraged in Monroe.	27.3%	9.1%	18.2%	18.2%	27.3%
Business – Circulation	Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree
The volume of traffic and traffic safety on some roads in the City has a negative impact on business.	9.1%	9.1%	18.2%	0.0%	63.6%
Additional parking is needed for customers to access local businesses.	16.7%	8.3%	33.3%	8.3%	33.3%
There is a need for sidewalks so that local residents can safely walk from home to work or school and to businesses and shops.	8.3%	8.3%	33.3%	16.7%	33.3%



## The Monroe Comprehensive Plan

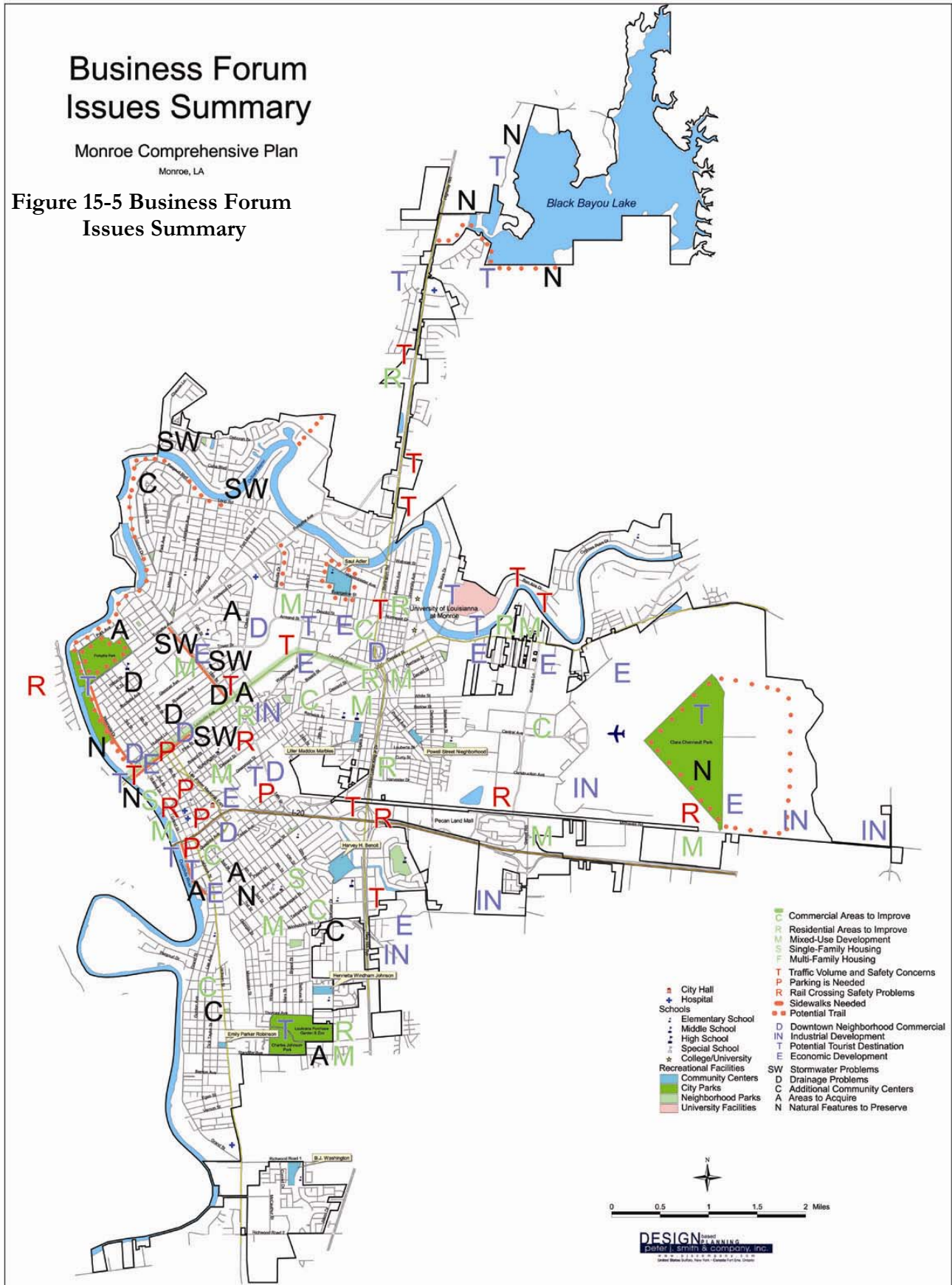
We need to address the impact of rail crossings on traffic patterns, as well as safety for vehicles and pedestrians in Monroe.	8.3%	8.3%	8.3%	8.3%	66.7%
A comprehensive trail system for recreation and transportation purposes is needed in the City to improve the quality of life here, enhance residents' health and improve access to businesses.	8.3%	16.7%	25.0%	41.7%	8.3%
<b>Business – Economic</b>	<b>Strongly Agree</b>	<b>Agree</b>	<b>Neither Agree nor Disagree</b>	<b>Disagree</b>	<b>Strongly Disagree</b>
Monroe needs concentrated neighborhood commercial and retail service areas to serve residents and provide jobs.	0.0%	15.4%	23.1%	15.4%	46.2%
Monroe needs to identify land that could be redeveloped for industrial development such as manufacturing and light industrial.	7.7%	15.4%	23.1%	23.1%	30.8%
Monroe has potential tourism destinations that should be used to provide jobs and bring visitors to spend their money in the local economy.	0.0%	7.7%	15.4%	30.8%	46.2%
The Monroe economic development strategy of pursuing specific industry sectors such as financial services, plastics manufacturing, pharmaceutical and healthcare is a good idea and the City should move ahead with these initiatives.	7.7%	7.7%	0.0%	15.4%	69.2%
<b>Business – Community Services</b>	<b>Strongly Agree</b>	<b>Agree</b>	<b>Neither Agree nor Disagree</b>	<b>Disagree</b>	<b>Strongly Disagree</b>
Monroe needs to better address storm water and drainage issues.	0.0%	18.2%	27.3%	9.1%	45.5%
There are adequate community and recreation centers and programs available in Monroe.	9.1%	18.2%	27.3%	9.1%	36.4%
The City should acquire land now for future parks, open space, schools and community facilities to accommodate potential future needs.	0.0%	9.1%	27.3%	45.5%	18.2%
The City should preserve unique natural features and areas to protect open space and encourage public access.	9.1%	9.1%	9.1%	27.3%	45.5%



# Business Forum Issues Summary

Monroe Comprehensive Plan  
Monroe, LA

Figure 15-5 Business Forum  
Issues Summary





# *The Monroe Comprehensive Plan*

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Table 3-1 Implementation Matrix

Action		Responsibility	Timeframe	Estimated Cost	Evidence of Progress
<b>Government &amp; Civic Discourse</b>					
1	Implement the Comprehensive Plan	Mayor, City Council, City Departments	On-going	N/A	Adoption of Plan by City Council and Planning Commission
2	Revisions, amendments and deletions of Goals, Objectives and Policies or to the Comprehensive Plan itself and the implementation of the Plan should be identified and recommended through a defined process of review and updating coordinated by the Planning Commission and including all stakeholders	Planning Commission, Mayor, City Council, City Departments	On-going	N/A	Planning Commission Action
3	Use the Comprehensive Plan to leverage support from outside sources of funding to finance projects that enhance and preserve the quality of life in Monroe	Mayor, City Council, City Departments	On-going	N/A	Use of Plan for grant applications
4	Promote the need for planning and plans with regional partners	Mayor, City Council, Ouachita Parish Police Jury, neighboring municipalities	On-going	N/A	Commitment of regional partners to engage in multi-jurisdictional planning
5	Commission a facilities plan to ensure the City government is appropriately and adequately housed going forward	Mayor, City Council	Short Term	\$30,000-\$50,000	Consultant retained
6	Convene stakeholders from the white and black communities in a completely open, honest and formal series of discussions on how to overcome the racial and economic divisions in Monroe with an impartial outside facilitator to be recorded for audio and video broadcast	Planning Commission, Mayor, City Council, Educators, Faith Community, Public Broadcasters	Short Term	N/A	Planning Commission Action
7	Develop a checklist system to facilitate planning and zoning review for new developments to make the review process more understandable and transparent	Planning & Urban Development Department	Short Term	Part of Land Use Regulations	See land use and zoning
8	Appoint a “blue-ribbon” panel to assess effectiveness of the City Charter and recommend ways the City can operate more effectively under this Charter and to recommend potential revisions.	Planning Commission, Mayor, City Council	Short Term	N/A	Planning Commission to determine process
9	Develop and implement concurrency standards to ensure existing infrastructure capacity is used before new capacity is developed	Planning Commission, Planning and Urban Development Department, Engineering Department	Medium Term	N/A	Planning Commission Action
<b>Education &amp; Opportunity</b>					
10	Prioritize wireless computer access development for the south side of the city to bridge the “digital divide” and continuing throughout the city	Mayor, City Council, Economic Development Entities, Corporate Partners	On-going	\$2.5 million +/-	Plan and agreement with private sector provider with schedules and strategies
11	Ensure that all of Monroe is "wired" for cable television and DSL	Corporate Partners	On-going	N/A	Negotiations with Comcast or rival cable providers at contract renewal/ expiration
12	Ensure consistent cellular phone signal strength throughout Monroe	Mayor, City Council, Economic Development Entities, Corporate Partners	On-going	Varies	Negotiations with cell service providers, tower owners



Action	Responsibility	Timeframe	Estimated Cost	Evidence of Progress
13 Develop a cooperative downtown campus space for use by all regional educational and training institutions	City of Monroe Economic Development Coordinator, Downtown Development District, University of Louisiana at Monroe, Louisiana Delta Community College, Louisiana Technical College, Louisiana Technical University, Grambling State University, City Schools, local business partners	On-going	Varies	Planning Commission to establish working group
14 Engage in on-going demography and social data analysis for economic development and benchmarking purposes	Planning & Urban Development Department, Economic Development Coordinator	On-going	N/A	Benchmark to 2010 Consolidated Plan and update annually
15 Convene a roundtable of educators, cultural institutions and educators to explore ways they can collaborate to enhance the city and increase its vitality	City of Monroe Economic Development Coordinator, University of Louisiana at Monroe, Louisiana Delta Community College, Louisiana Technical College, Louisiana technical University, Grambling State University, City Schools, local museums, galleries and gardens, Civic Center, orchestra, ballet, North Delta Music Project, etc.	On-going	N/A	Planning Commission to establish working group
16 Implement a community computer recycling program to gather donated computers, initiate a training program in computer reconditioning and distribute the reconditioned computers in the at-need community at no cost with leadership from the private sector	Mayor, City Council, education sector partners, volunteers, corporate sponsors/underwriters	Short Term	N/A	Planning Commission to establish working group
17 Support efforts to connect the region's educational institutions into a network of educational opportunity offering educational and training for traditional and non-traditional learners in classrooms and businesses	City of Monroe Economic Development Coordinator, University of Louisiana at Monroe, Louisiana Delta Community College, Louisiana Technical College, Louisiana Technical University, Grambling State University, City Schools, Monroe Chamber of Commerce, local business partners	Short term	N/A	This effort is underway – support from all sectors of the community is needed
18 Support efforts to found and fund an Encore College or similar educational project catering to the educational, training and personal development needs of aging baby boomers	University of Louisiana at Monroe, Mayor, City Council, Economic Development Entities	Medium Term	Varies	This effort is underway – support from all sectors of the community is needed



Action	Responsibility	Timeframe	Estimated Cost	Evidence of Progress	
<b>Vitality &amp; Revitalization</b>					
19	Continue marketing efforts focused on an identity, slogan and consistent image presentation	Mayor, City Council, Chamber, Economic Development Coordinator	On-going	\$100,000-\$250,000 annually for printing, advertising, distribution and marketing expenses	Development and funding of a budget for implementation
20	Tailor incentive packages to meet the needs of local entrepreneurs seeking to found and sustain small businesses, including businesses in support of downtown revitalization (delis, office supply and copying, computer service, shipping, etc.)	City of Monroe Economic Development Coordinator, Northeast Louisiana Economic Alliance, Ouachita Economic Development Corp., North Delta Regional Planning & Development District, Special Districts, Monroe Chamber of Commerce	On-going	N/A	Planning Commission to review existing packages with staff technical assistance
21	Maintain and expand databases that have been developed for local economic development purposes including inventories of available and developable land, buildings and sites and assemble them in one place for easy access	City of Monroe Economic Development Coordinator, Northeast Louisiana Economic Alliance, Ouachita Economic Development Corp, North Delta Regional Planning & Development District, Special Districts, Monroe Chamber of Commerce	On-going	N/A	Planning Commission to review existing databases and identify gaps with staff assistance
22	Conduct an annual review of the quality Monroe's visitor amenities and destinations	Convention and Visitors Bureau, Monroe Chamber of Commerce, Civic and Convention Center, providers	On-going	Varies	The CVB commissioned a hotel venue study in 2007; on-going study needs to be funded with other partners and should include additional venues including destinations
23	Provide training for visitor industry workers who deal with the public	Convention and Visitors Bureau, Monroe Chamber of Commerce, Civic and Convention Center, providers	On-going	Varies	Development of a familiarization tour of Monroe destinations for "front-line" visitor industry workers
24	Organize a Visitor Industry Council for peer-to-peer visitor and tourism marketing, promotions and coordination	Convention and Visitors Bureau, Chambers, Civic and Convention Center, providers	On-going	Varies	Start-up meeting
25	Designate a downtown arts district with tax incentives for artists to live, work, produce and sell their works.	Mayor, City Council, Downtown Development District	Short Term	N/A	City Council action designating the district
26	Develop a riverfront overlay district to accommodate riverfront development associated activities	Planning & Urban Development Department	Short Term	Part of Land Use Regulations	See land use and zoning
27	Commission a parks and recreation master plan including the Louisiana Purchase Gardens and Zoo	Mayor, City Council, Parks & Recreation Department	Short Term	\$100,00-\$125,000	Consultant engaged for Parks & Recreation Master Plan
28	Identify potential locations for contract or consignment postal stations in South Monroe and prepare a strategy for marketing South Monroe to the US Postal Service	Mayor, City Council, Economic Development Coordinator, Planning & Urban Development Department	Short Term	N/A	Development of short list of sites



	Action	Responsibility	Timeframe	Estimated Cost	Evidence of Progress
29	Prepare a site and market analysis and marketing strategy for drug stores, pharmacies and groceries in the south end of the City	Mayor, City Council, Economic Development Coordinator, Planning & Urban Development Department	Short Term	\$25,000-\$30,000	Consultant engaged for study
30	Commission a study designed to restore DeSiard Street as the ceremonial link between downtown and the university campus	Mayor, City Council, Planning and Urban Development Department, Traffic Engineering Department	Medium Term	\$60,000-\$70,000	Landscape architect engaged for streetscape plan
31	Commission a study on the potential to develop Wilson Avenue/South 2nd Street as the ceremonial link between the Louisiana Purchase Gardens and Zoo and downtown	Mayor, City Council, Planning and Urban Development Department, Traffic Engineering Department	Medium Term	\$60,000-\$70,000	Landscape architect engaged for streetscape plan
32	Support efforts to fund and implement the Marketing Plan with regional partners and seek to address key quality-of-life issues that restrain Monroe's success.	Marketing Plan Partners	Long Term	N/A	The marketing plan is complete and regional partners need to remain committed to its recommendations
33	Develop a Fort Miro Museum and designate it as an interpretive facility, central visitor's center, and gateway for the region's spectacular culture, arts, natural history and archaeological resources.	Mayor, City Council, Downtown Development District, Historic Preservation Commission, local historic and cultural preservation groups, University of Louisiana at Monroe, State offices of Culture, Recreation and Tourism; Education; Parks, Recreation & Historic Preservation	Long Term	\$10 to \$50 million depending on scope	An effort to found a Fort Miro Museum is underway; for it to develop into a larger scope, it will need the community's support
34	Establish a National Heritage Area encompassing the history of the Ouachita River and the Ancient Mounds Trail headquartered at the Fort Miro Museum.	See above	Long Term	N/A	An effort to found a Fort Miro Museum is underway; for it to develop into a larger scope, it will need the community's support; development of the designation package will be critically important
<b>Safety, Security &amp; Livability</b>					
35	Focus housing development and redevelopment strategies on re-establishing and strengthening Monroe's existing neighborhoods through in-fill and mixed-use development.	Mayor, City Council, Community Development Department, Housing Authority, Habitat for Humanity, Faith Community	On-going	Varies	This effort is underway in 2008; sites can be identified for acquisition and development
36	Market Monroe as a residential, business and visitor lifestyle destination of choice to reinforce a positive image to current residents and to attract potential new residents, businesses, tourists and convention planners using a consistent theme and image developed for this purpose	Mayor, City Council, Monroe Chamber of Commerce, Economic Development Agencies and Entities	On-going	\$100,000 for marketing strategy and \$250,000 annually to implement	Engage a consultant for the market study; communicate the need for this strategy
37	Work with regional neighbors to ensure that roads, trails, parks and open spaces are linked	Highway Departments, Parks and Recreation Departments	On-going	Part of Parks & Recreation Master	Consultant engaged for Parks & Recreation Master Plan



Action		Responsibility	Timeframe	Estimated Cost	Evidence of Progress
				Plan	
38	Acquire vacant, non-conforming lots and dispose of them to their neighbors to enhance neighborhood maintenance and character	Mayor, City Council, Planning and Urban Development Department, Public Works Department	On-going	Varies	Preliminary identification of non-conforming lots, outreach to neighborhoods
39	Acquire vacant residential building lots in neighborhoods and market them to buyers and builders	Mayor, City Council, Planning and Urban Development Department, Public Works Department	On-going	Varies	Preliminary identification of non-conforming lots, outreach to neighborhoods
40	Encourage expansion of the Monroe Housing Authority's Home Ownership Program and associated homebuyer support networks	Mayor, City Council, Monroe Housing Authority	On-going	N/A	This effort is already underway and can use additional resources to help buyers build capacity to own their homes
41	Encourage continued inventory and listing of historic structures on local, state and national registers of historic places	Heritage Commission, local preservation groups	On-going	N/A	Additional individual property nominations within existing historic districts
42	Inventory and prioritize funding for repair of structurally sound deteriorated and dilapidated homes and demolition of unsafe structures	Mayor, City Council, Planning Habitat for Humanity, Monroe Housing Authority using local, HOME, CDBG and HUD and other funding, non-profits, local developers and funders	On-going	Varies	This effort is already underway; additional efforts to coordinate action to save dilapidated homes and quickly replace demolished homes will benefit neighborhoods
43	Convene housing providers regionally to address the needs for emergency shelter and longer-term regional solutions to overcrowding and homelessness	City Council, Planning and Urban Development Department, Ouachita Parish Police Jury, Housing Task Force, City of West Monroe City Council, Housing Authority, United Way, faith community, family and basic needs providers	On-going	Varies	This effort is already underway and requires the investment and support of all sectors of the regional community in addition to financial and technical resources
44	Ensure that affordable housing is equitably located throughout the community	Planning Commission, Planning and Urban Development Department, Monroe Housing Authority, United Way, Habitat for Humanity, developers, financers	On-going	Varies	Assemblage of a developable lands inventory
45	Evaluate development proposals' impacts on the environment	City Council, Engineering Department, Planning and Urban Development Department	On-going	Included in land use regulations	See land use and zoning
46	Seek funding to support and increase law enforcement efforts, fund innovative deterrence and prevention and otherwise address public safety concerns in Monroe	Mayor, City Council, City Police	On-going	Varies	Identification of grant funding and submission of application



Action	Responsibility	Timeframe	Estimated Cost	Evidence of Progress
47 Implement the Traffic Evaluation of Railroad Crossing Closures and other studies to enhance rail crossing safety, decrease noise pollution and expedite traffic movement through the city	Mayor, City Council, Planning and Urban Development Department, Chamber of Commerce, North Delta/OCOG, Kansas City Southern Railroad, Federal Highway Administration, US DOT, I-20 Development District	On-going	To be determined	Development of action plan prioritizing strategies
48 Develop sidewalks and bike lanes as part of all new streets and retrofitted in all street reconstruction projects	Mayor, City Council, Planning Commission, Planning and Urban Development Department, Traffic Engineering Department, Federal Highway Administration, US DOT	On-going	Varies	Re-evaluation of pending street projects to include sidewalks and bike lanes
49 Revise the City's Zoning Code to comply with the Comprehensive Plan Future Land Use Plan incorporating design standards, subdivision regulations and historic preservation standards	Planning & Zoning Division	Short Term	\$130,000-\$160,000 if done by consultant/ Or in house	Zoning and land use regulations updated
50 Build on the work of the NLEEC Southside Collaborative Neighborhood Initiative in defining neighborhood character using concepts such as the Louisiana Speaks Pattern Book and infill concepts to guide neighborhood infill and redevelopment efforts to ensure compatible housing styles and neighborhood cohesiveness	Mayor, City Council, Planning Commission, Housing Task Force, Planning and Urban Development Department, NLEEC Southside Collaborative Neighborhood, local architects	Short Term	\$20,000-\$30,000	Assemble photos of neighborhoods to serve as a basis for character drawings
51 Draft a property maintenance code as appropriate to support efforts to enhance the appearance of the City of Monroe	Mayor, City Council, Planning Commission, Planning and Urban Development Department	Short Term	Part of Land Use Regulations	See land use and zoning
52 Develop standards for mixed-use and high density commercial, residential, loft development	City Council, Planning Commission, Planning and Urban Development Department	Short Term	Included in land use regulations	Consultant engaged for zoning and land use regulations update
53 Incorporate an air, noise and light pollution article in the Zoning Ordinance, including a railroad noise section	Mayor, City Council, Planning Commission, Planning and Urban Development Department	Short Term	Included in Land Use Regulations	See land use and zoning
54 Develop a street hierarchy to ensure streets are developed at a scale and intensity appropriate for the adjacent land uses	Mayor, City Council, Planning Commission, Planning and Urban Development Department, Traffic Engineering Department	Short Term	Included in land use regulations	See land use and zoning
55 Assist South Monroe homeowners in covering front yard drainage ditches	Mayor, City Council, City Engineer, Planning & Urban Development Department	Short Term		Strategy for completion
56 Link Monroe's public transportation system in with a regional system to move more people, more quickly and efficiently	Mayor, City Council, Ouachita Parish Police Jury, neighboring municipalities	Medium Term	Varies	Planning Commission to establish working group
57 Commission a market analysis to determine future options for the Monroe Civic and Convention Center including upgrades, additional facilities or new facilities located elsewhere in the community	Mayor, City Council, Civic and Convention Center	Medium Term	To be determined	Consultant engaged for market analysis

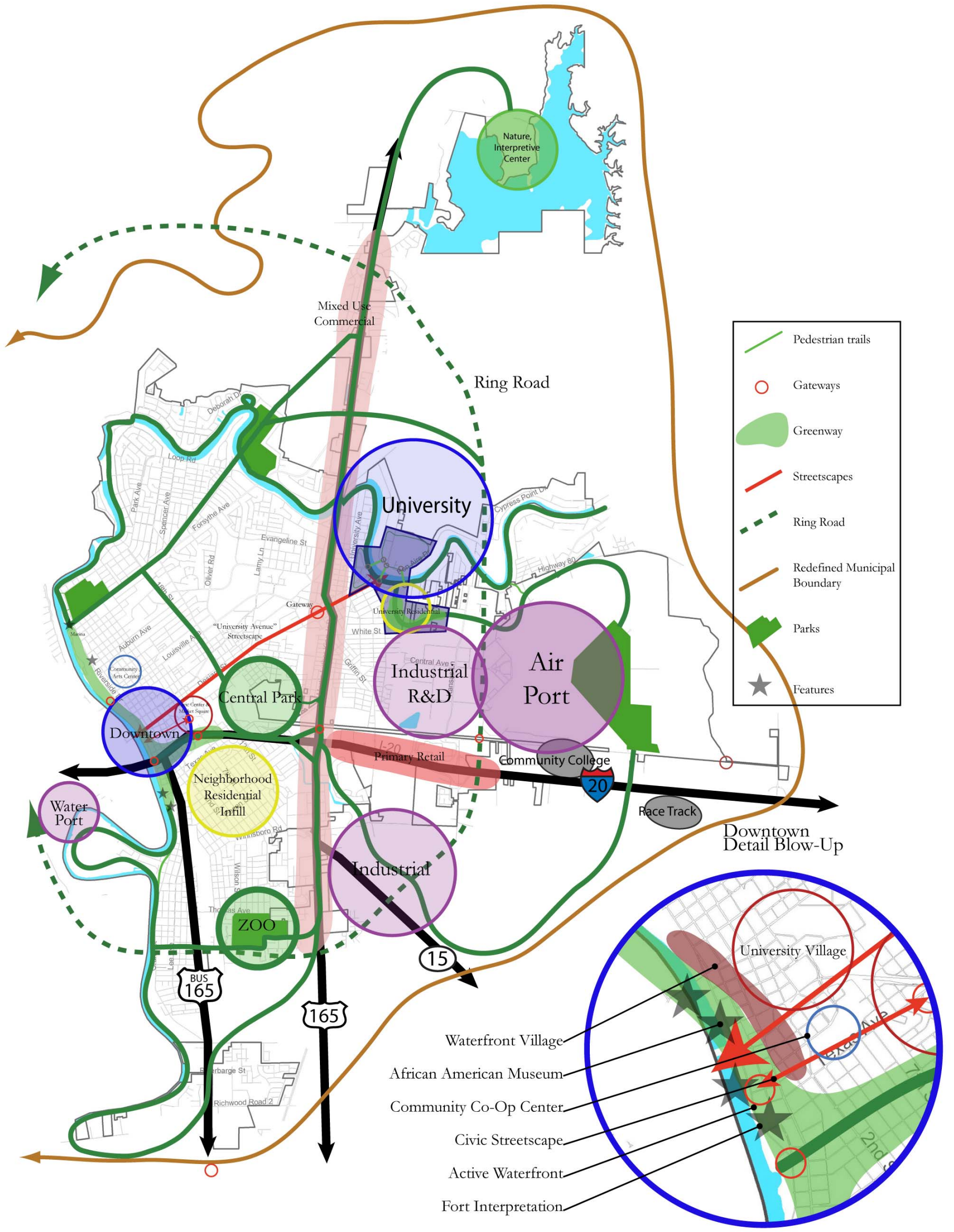


	Action	Responsibility	Timeframe	Estimated Cost	Evidence of Progress
58	Commission an Urban Forestry Management Plan to protect and manage the city's trees and forest resources	Parks & Recreation Department, Louisiana Purchase Gardens and Zoo, Planning & Urban Development Department	Medium Term	\$45,000-\$60,000	Consultant engaged for Urban Forestry Management Plan
59	Develop alley rights of way in South Monroe for pedestrian and bicycle uses	Mayor, City Council, Planning Commission, Planning and Urban Development Department, Traffic Engineering Department, Entergy Louisiana	Medium Term	Varies	Execution of right-of-way development agreement with Entergy ensuring access while accommodating citizen use
60	Bury utility transmission lines in new development and, where feasible and appropriate, retrofit existing systems during redevelopment and road reconstruction	Mayor, City Council, Planning and Urban Development Department, Traffic Engineering Department, Entergy Louisiana, Atmos Energy, cable, phone and other providers	Long Term	Varies	Evaluation of pending projects to include transmission line burial
61	Work with the university to acquire land and designate a developer for a university residential project to be associated with efforts to establish an Encore College, Elderhostel, designated retirement community and other residential services for active senior citizens including new and existing residents, university alumni and others	Mayor, City Council, Planning and Urban Development Department, University of Louisiana at Monroe, developers, financiers, Louisiana Retirement Development Commission	Long Term	Varies	Planning Commission to establish working group
<b>Rivers &amp; Bayous</b>					
62	Set the pace for waterways preservation in partnership with Monroe's educational community integrating water quality monitoring and enhancement programs from primary through graduate-level curricula.	City Schools, University of Louisiana at Monroe, North Delta Community College, Louisiana Technical College, Louisiana Technical University, Grambling State University, State Department of Environmental Quality	On-going	N/A	Assemble multi-disciplinary curriculum development team
63	Implement the January 2005 Water System Improvement Plan	Mayor, City Council, City Engineer, Planning & Urban Development Department	On-going	\$51 million	This effort is underway
64	Support and sustain efforts to develop the Ouachita River waterfront downtown as a regional entertainment and recreation destination through special incentives for downtown entrepreneurs	Mayor, City Council, Economic Development Coordinator, Planning & Urban Development Department, Downtown Development District, US Army Corps of Engineers	On-going	Varies	Development of downtown-specific incentives
65	Draft and implement a flood plain ordinance to limit development in areas prone to flooding	Mayor, City Council, Planning Commission, Planning and Urban Development Department	Short Term	Included in Land Use Regulations	See land use and zoning



Action	Responsibility	Timeframe	Estimated Cost	Evidence of Progress
66 Develop and maintain storm water regulations	Mayor, City Council, Public Works Department, Planning and Urban Development Department, Public Works Department	Short Term	Included in Land Use Regulations	See land use and zoning
67 Develop marinas on the Ouachita River for resident and transient boaters	Mayor, City Council, Economic Development Coordinator, Planning & Urban Development Department, Downtown Development District, US Army Corps of Engineers	Short Term	Varies	This effort is underway
68 Support and sustain efforts to develop the Ouachita River waterfront downtown as a regional entertainment and recreation destination through development of a festival site and waterfront entertainment venue on the River incorporating a tour boat and water taxi dock	Mayor, City Council, Economic Development Coordinator, Planning & Urban Development Department, Downtown Development District, US Army Corps of Engineers	Medium Term	To be determined	Development plans for downtown dock
69 Develop a passive trail system on the levee	Mayor, City Council, Economic Development Coordinator, Planning & Urban Development Department, Downtown Development District, US Army Corps of Engineers	Medium Term	To be determined	Design of trail
70 Commission a downtown and riverfront master plan addressing market analysis, access, acquisition, streetscape and design and greenway trail system	Mayor, City Council, Downtown Development District, State Department of Environmental Quality, local cultural institutions and arts groups	Long Term	\$80,000-\$100,000	Consultant engaged





**Opportunities Plan**  
 City of Monroe Comprehensive Plan  
 Monroe, Louisiana

Not To Scale



Waterfront Greenway

University Village



Desiard Street Streetscape



Downtown/University Corridor Gateway



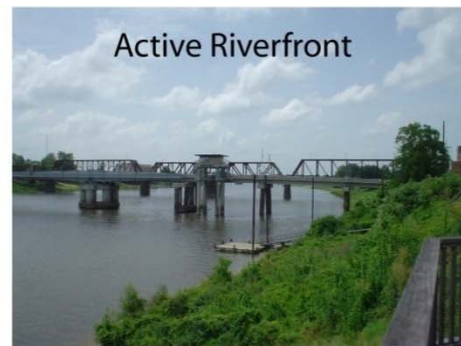
Riverfront Boardwalk



"University Avenue" Gateway



Riverfront Village



Active Riverfront

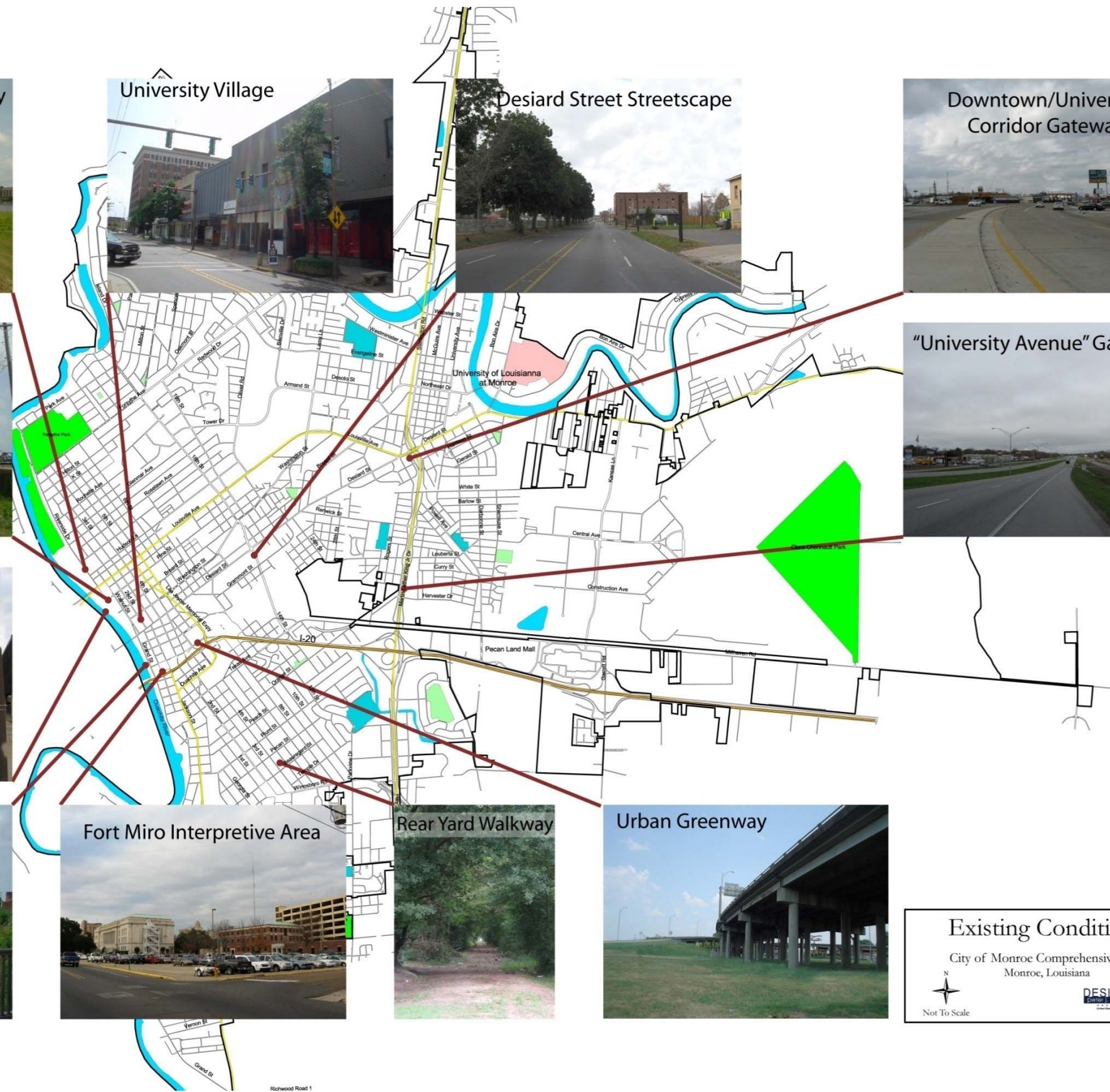
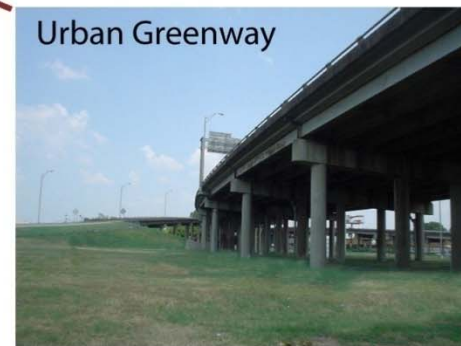
Fort Miro Interpretive Area



Rear Yard Walkway



Urban Greenway



Existing Conditions  
 City of Monroe Comprehensive Plan  
 Monroe, Louisiana

Not To Scale



Figure 6-1 Existing Land Use

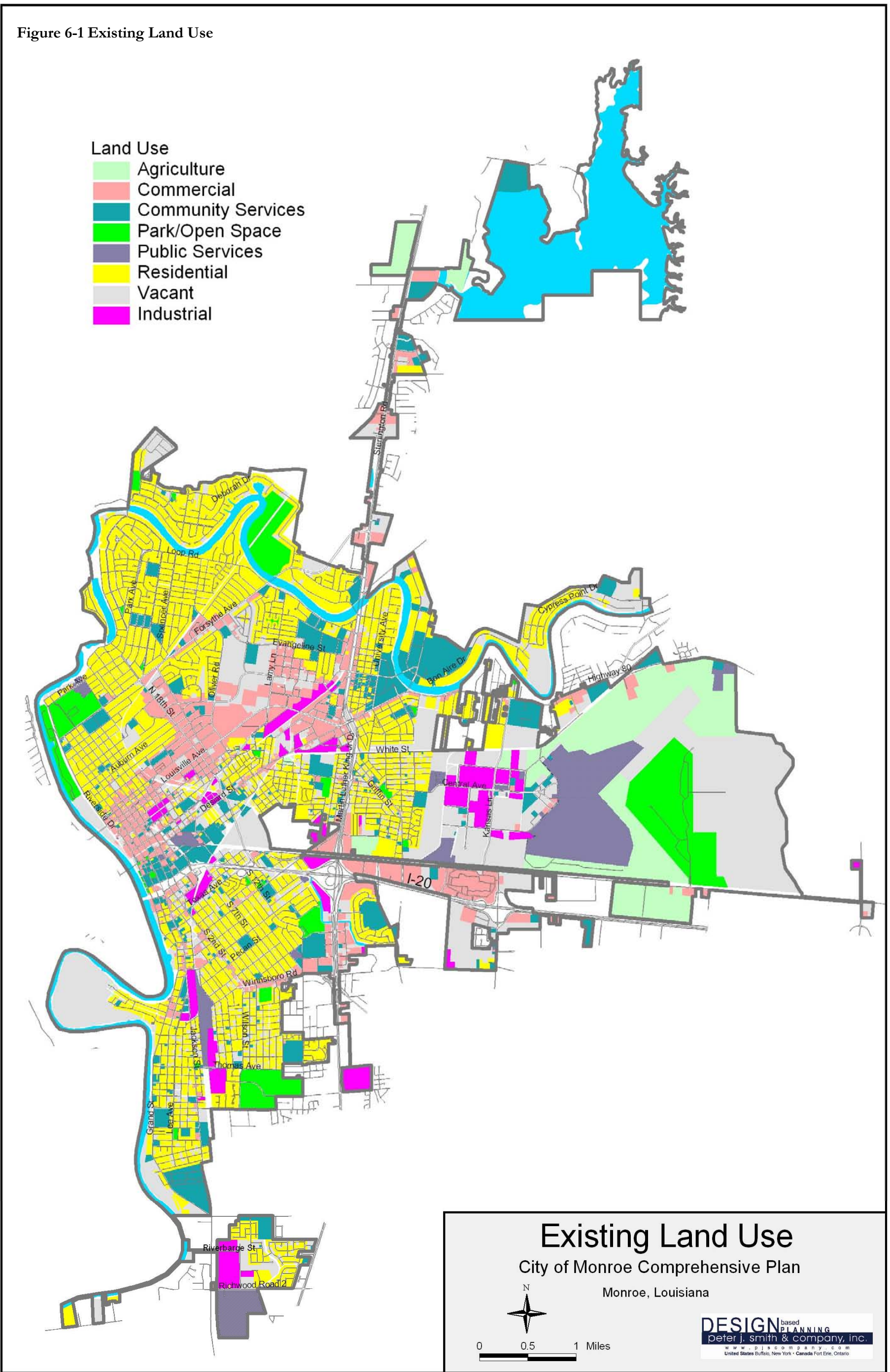
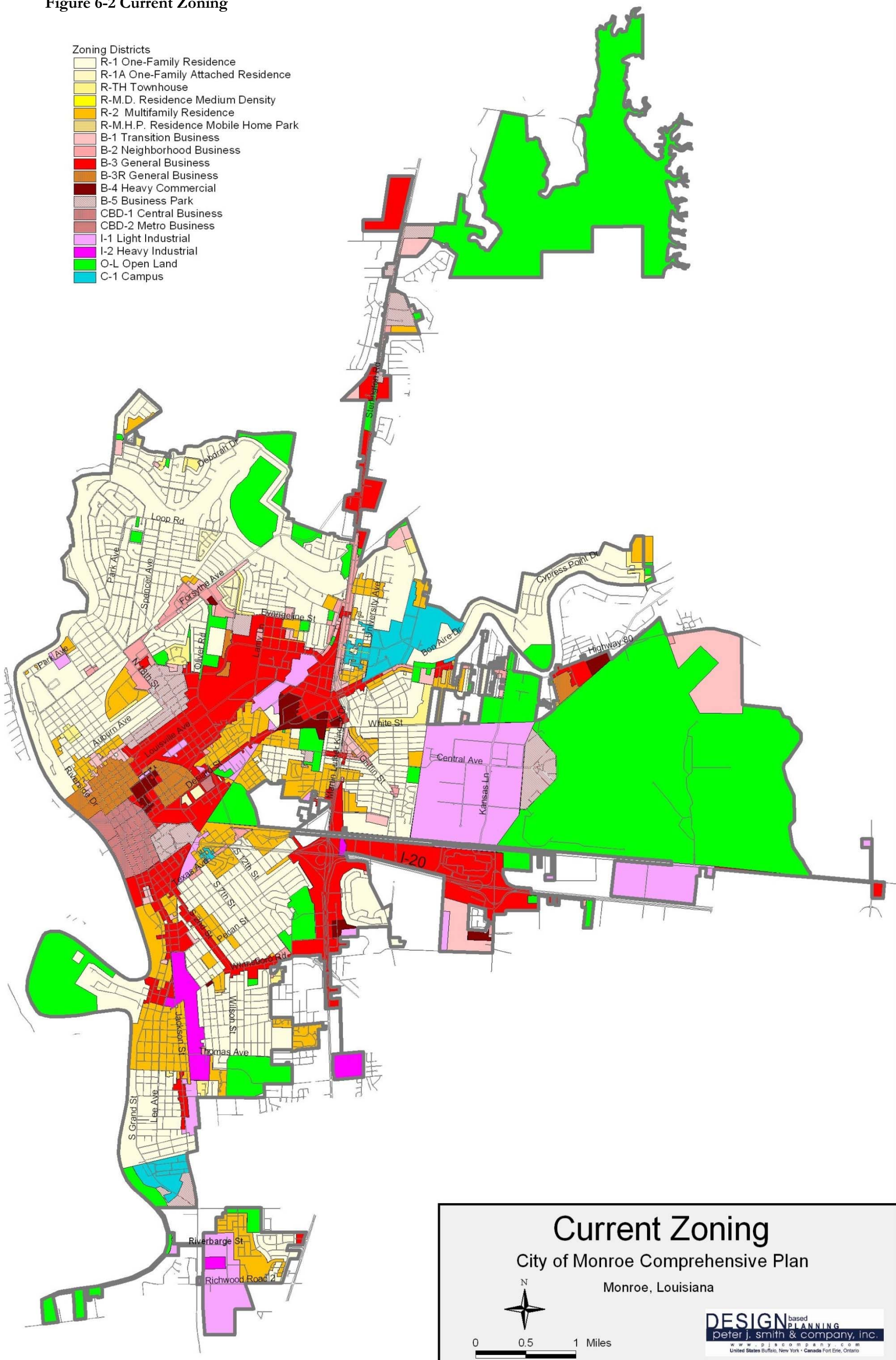




Figure 6-2 Current Zoning

- Zoning Districts
- R-1 One-Family Residence
  - R-1A One-Family Attached Residence
  - R-TH Townhouse
  - R-M.D. Residence Medium Density
  - R-2 Multifamily Residence
  - R-M.H.P. Residence Mobile Home Park
  - B-1 Transition Business
  - B-2 Neighborhood Business
  - B-3 General Business
  - B-3R General Business
  - B-4 Heavy Commercial
  - B-5 Business Park
  - CBD-1 Central Business
  - CBD-2 Metro Business
  - I-1 Light Industrial
  - I-2 Heavy Industrial
  - O-L Open Land
  - C-1 Campus



## Current Zoning

City of Monroe Comprehensive Plan

Monroe, Louisiana



0 0.5 1 Miles





Figure 6-3 Future Land Use Plan

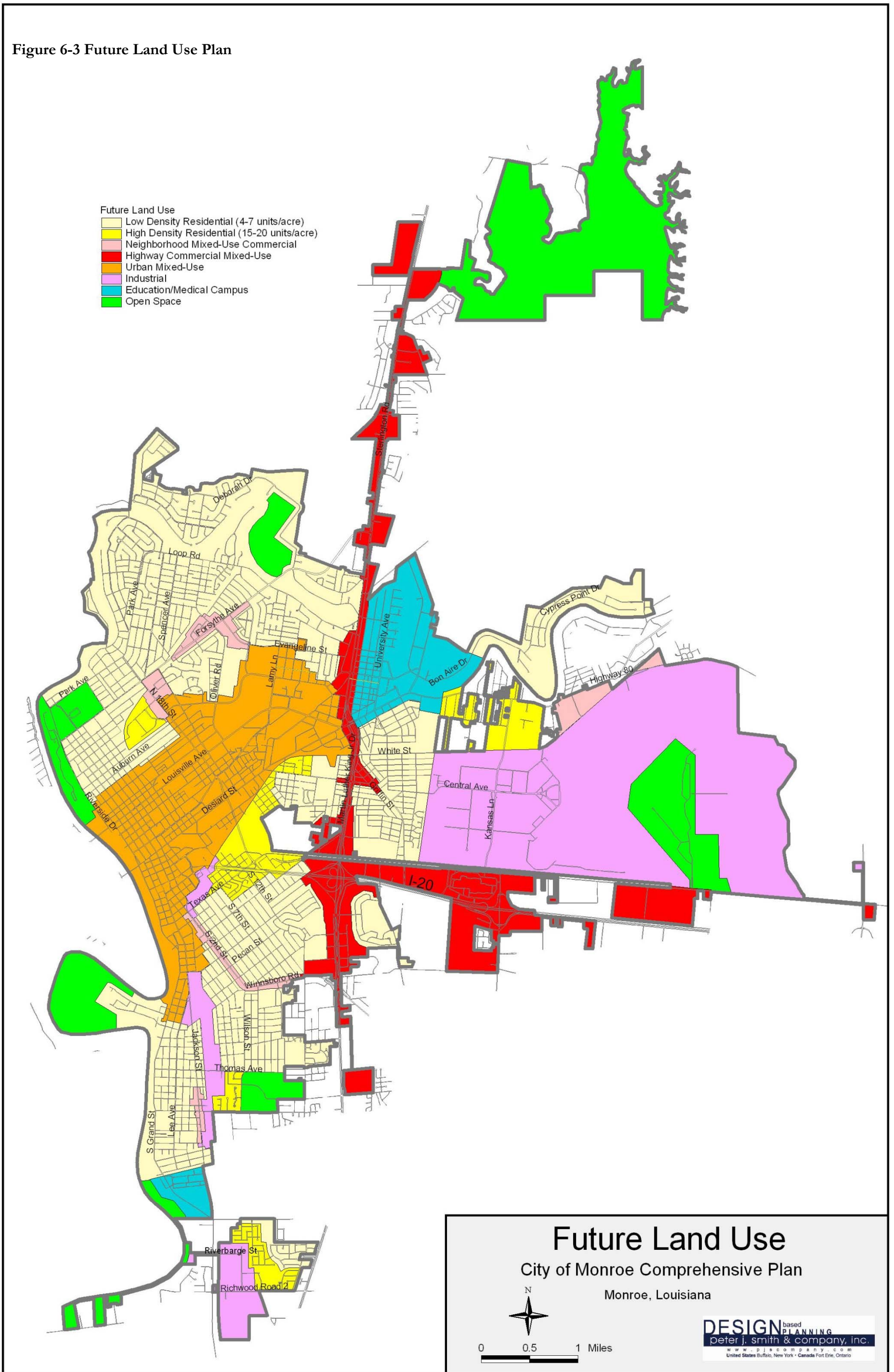
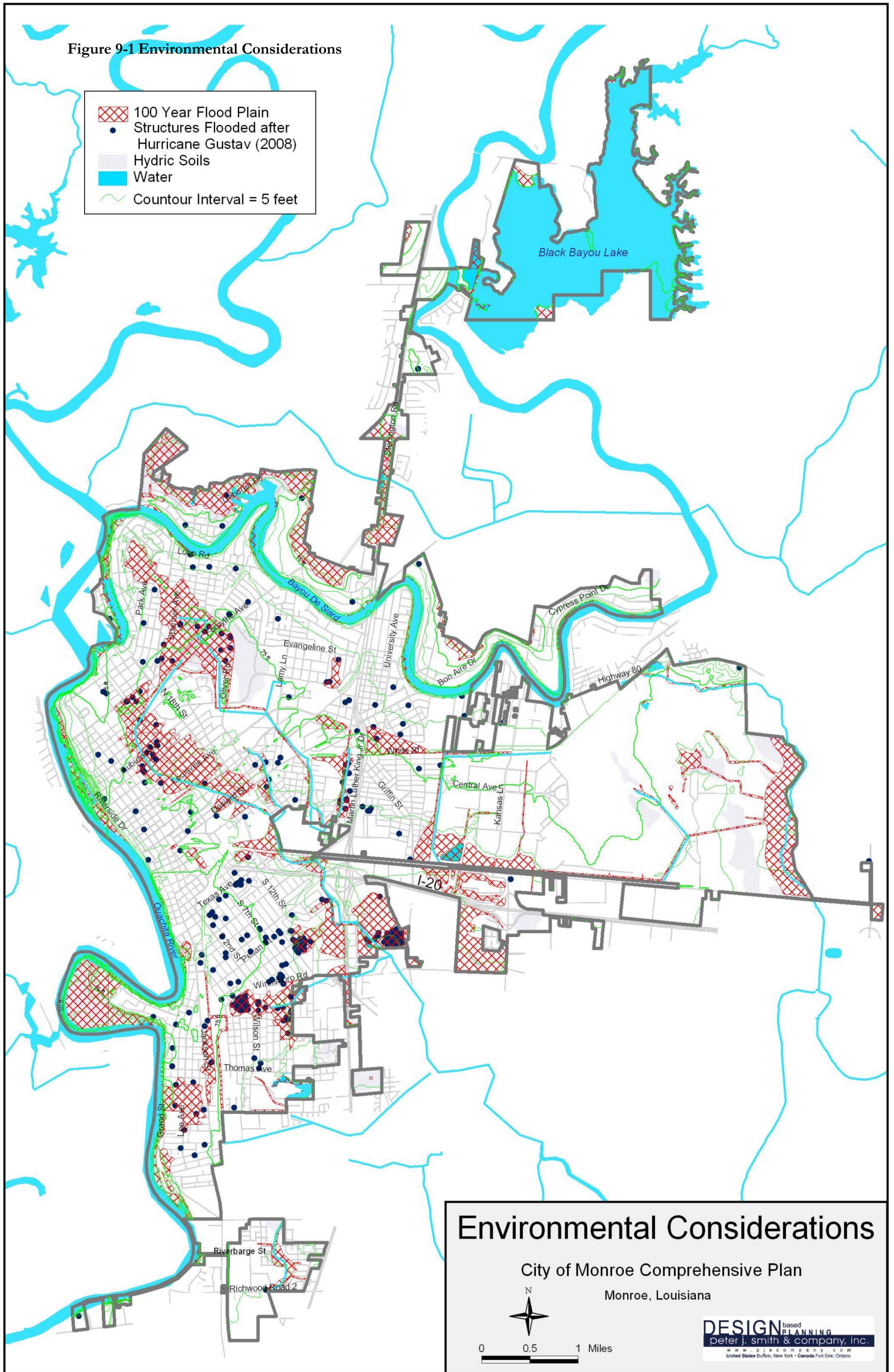




Figure 9-1 Environmental Considerations



### Environmental Considerations

City of Monroe Comprehensive Plan  
Monroe, Louisiana



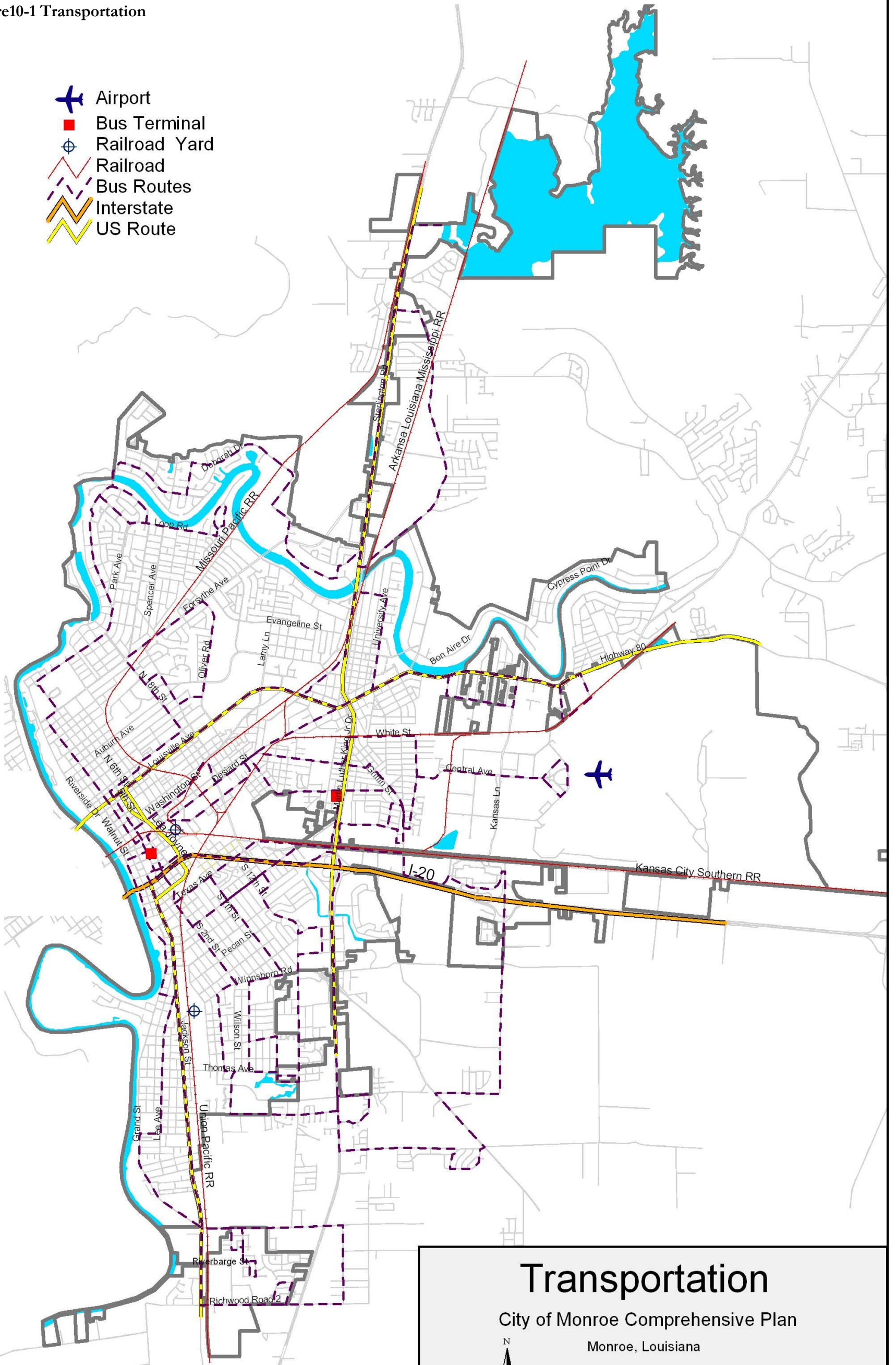
0 0.5 1 Miles

**DESIGN** based PLANNING  
peter j. smith & company, inc.  
www.pjscompany.com  
United States Buffalo, New York • Canada Fort Erie, Ontario




Figure10-1 Transportation

-  Airport
-  Bus Terminal
-  Railroad Yard
-  Railroad
-  Bus Routes
-  Interstate
-  US Route



**Transportation**  
 City of Monroe Comprehensive Plan  
 Monroe, Louisiana

  
 0 0.5 1 Miles  


  
www.pjacompany.com  
 United States Buffalo, New York • Canada Fort Erie, Ontario



Figure 12-4 Community Resources

- City Hall
- Police Station
- Fire Station
- Library
- Hospital
- Schools
  - Elementary School
  - Middle School
  - High School
  - Special School
  - College/University

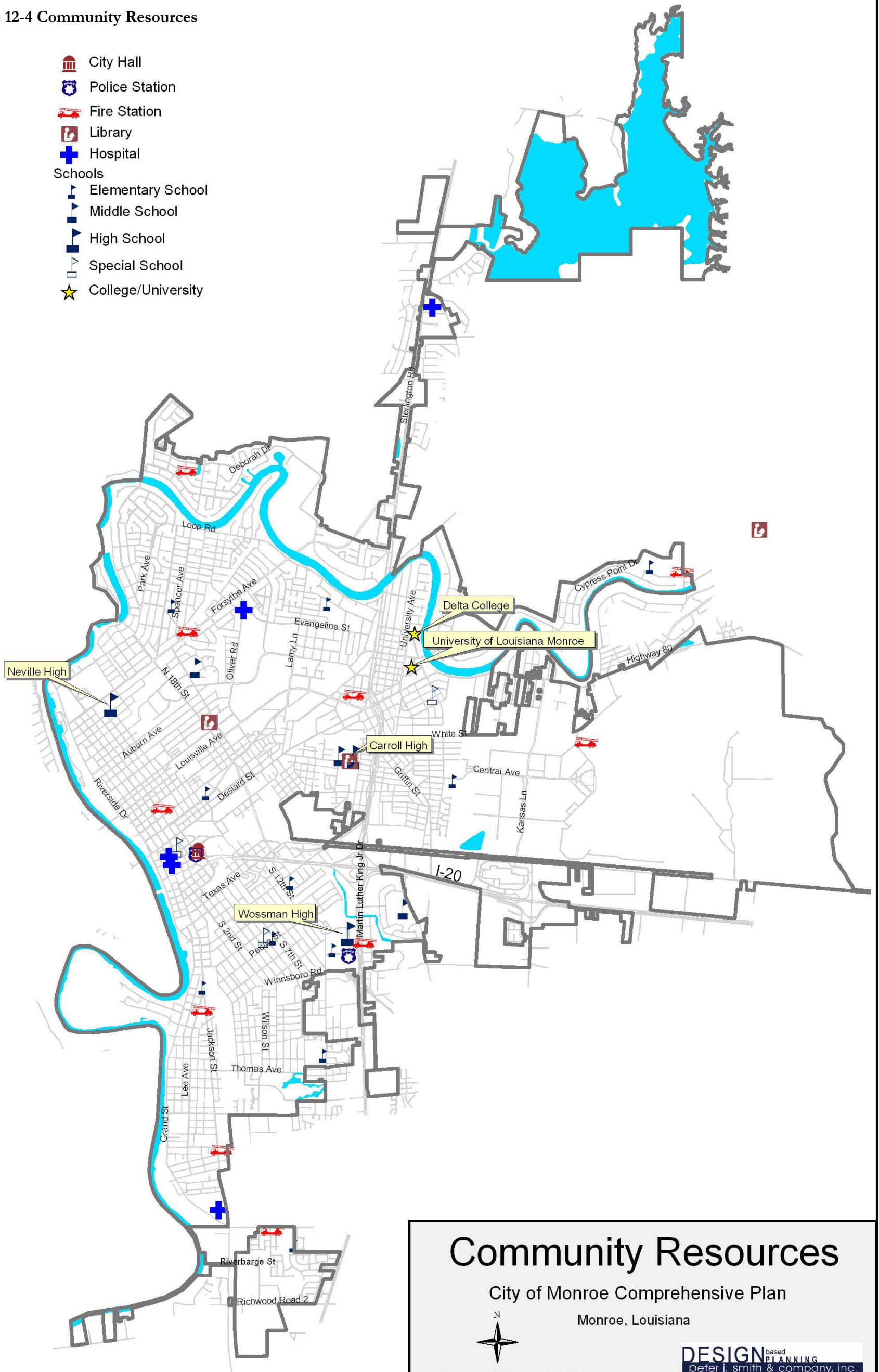






Figure 13-1 Parks and Recreation

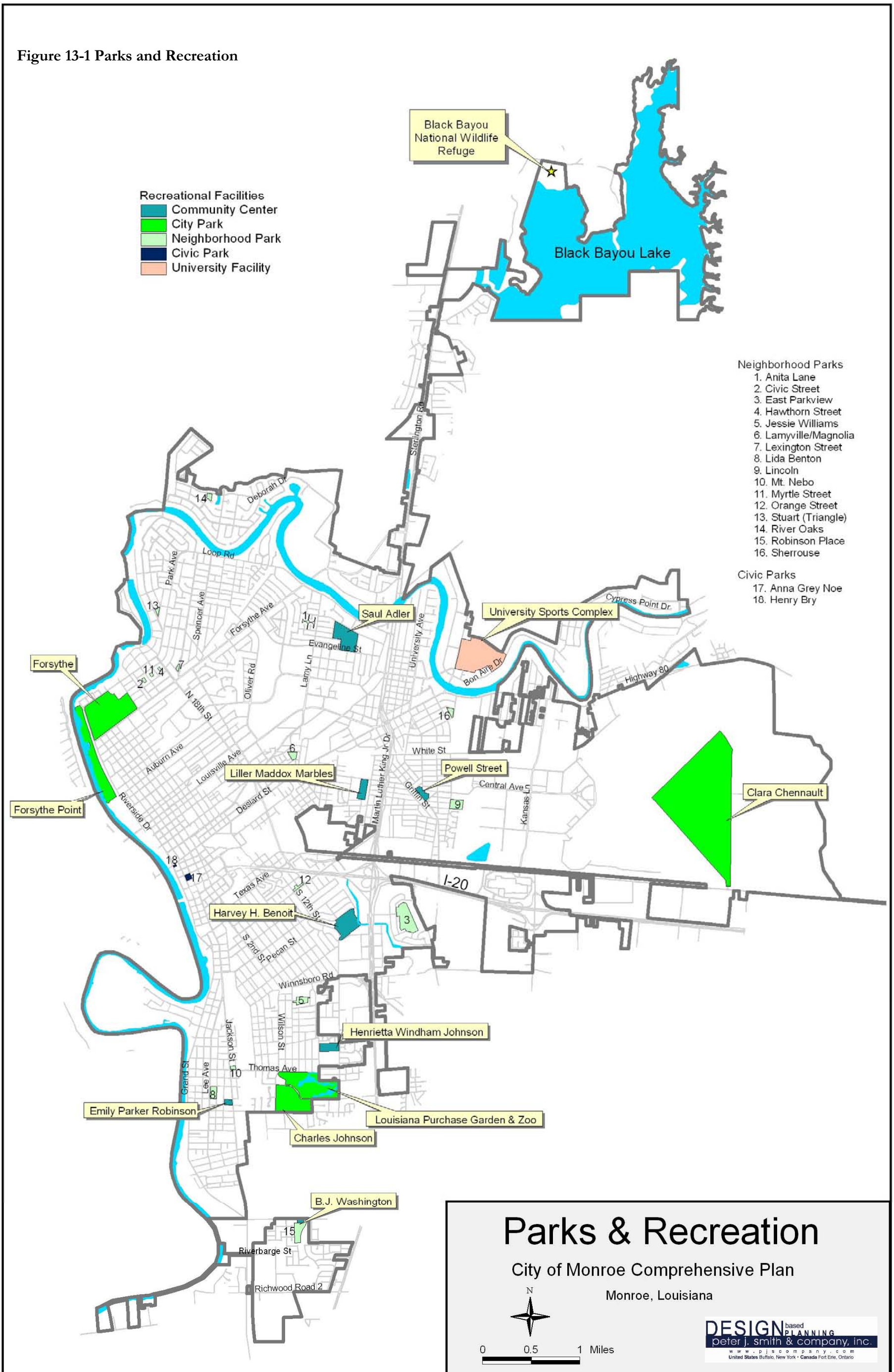




Figure 14-2 Historic and Cultural Resources

- ▲ Cultural Destinations
- \* National Register Historic Site

