

ORDINANCE NO. 4640

AN ORDINANCE AMENDING ORDINANCE NO. 922 OF 1981, THE BENTON-PARISH METROPOLITAN PLANNING COMMISSION ZONING REGULATIONS, TO CHANGE THE ZONING CLASSIFICATION OF AN 80-ACRE TRACT OF LAND, LOCATED IN SECTION 8, TOWNSHIP 19 NORTH, RANGE 13 WEST, BOSSIER PARISH, LA, FROM R-A, RESIDENCE-AGRICULTURE DISTRICT, TO B-3, COMMUNITY AND CENTRAL BUSINESS DISTRICT, FOR WK PALMETTO DEVELOPMENT

BE IT ORDAINED by the Bossier Parish Police Jury in regular and legal session convened on this 15<sup>th</sup> day of February, 2017, that Ordinance No. 922 of 1981 of the Police Jury of Bossier Parish, Louisiana, is hereby amended to change the zoning classification of an 80-acre tract of land, located in Section 8, Township 19 North, Range 13 West, Bossier Parish, LA, from R-A, Residence-Agriculture District, to B-3, Community and Central Business District, for WK Palmetto Development, being more particularly described as follows:

A certain tract of land containing 80.157 acres, more or less, located in Sections 8 and 9, Township 19 North, Range 13 West, Bossier Parish, Louisiana, being more particularly described as follows:

Commencing at a found rock at the northeast corner of said Section 8 and proceed North 89° 53' 25" West a distance of 227.26 feet to a found ½" iron pipe at the southeast corner of Lot 1, Willow Ridge Subdivision, Unit No. 1, as recorded in Conveyance Book 583, Page 265 of the records of Bossier Parish, Louisiana, said point also lying on the apparent westerly right of way of Palmetto Road and being the POINT OF BEGINNING of the tract herein described; thence proceed along said apparent right of way the following 9 courses and distances:

South 35° 38' 21" East a distance of 71.85 feet to a set ½" iron pipe;

along a curve to the left, said curve having a radius of 400.00 feet (chord bearing South 55° 40' 44" East a distance of 274.14 feet), an arc distance of 279.81 feet to a set ½" iron pipe;

South 75° 43' 06" East a distance of 192.09 feet to a set ½" iron pipe;

along a curve to the right, said curve having a radius of 1170.00 feet (chord bearing South 68° 55' 01" East a distance of 277.13 feet), an arc distance of 277.78 feet to a set ½" iron pipe;

South 62° 06' 55" East a distance of 163.76 feet to a set ½" iron pipe;

along a curve to the left, said curve having a radius of 2530.00 feet (chord bearing South 66° 14' 16" East a distance of 363.75 feet), an arc distance of 364.07 feet to a set ½" iron pipe;

South 70° 21' 36" East a distance of 268.98 feet;

along a curve to the right, said curve having a radius of 545.00 feet (chord bearing South 55° 09' 04" East a distance of 285.95 feet), an arc distance of 289.33 feet to a set ½" iron pipe;

South 39° 56' 32" East a distance of 691.21 feet to a set ½" iron pipe;

thence leaving said apparent right of way proceed South 30° 16' 12" West along the northeasterly line of Palmetto Park, Unit No. 1, as recorded in Conveyance Book 583, Page 32 of the records of Bossier Parish, Louisiana, a distance of 1035.41 feet to a found 1" iron pipe; thence proceed North 89° 23' 00" West along the north line of said Palmetto Park, Unit No. 1, a distance of 132.15 feet to a found ½" iron pipe at the northeast corner of Palmetto Park, Unit No. 2, as recorded in Conveyance Book 583, Page 113 of the records of Bossier Parish, Louisiana; thence proceed North 89° 26' 01" West along the north line of said Palmetto Park, Unit No. 2, a distance of 1263.11 feet to a found ¾" iron pipe at the northwest corner of said Palmetto Park, Unit No. 2, said point also being the northeast corner of a certain 12.788 acre tract as recorded in Conveyance Book 1391, Page 641 of the records of Bossier Parish, Louisiana; thence proceed along the north line of said 12.788 acre tract the following 3 courses and distances:

South 48° 37' 01" West a distance of 111.77 feet to a found ½" iron pipe;

South 85° 11' 39" West a distance of 148.86 feet to a found ½" iron pipe;

North 89° 31' 09" West a distance of 11.61 feet;

thence leaving said north line proceed North 00° 57' 56" East a distance of 764.61 feet; thence proceed North 12° 14' 14" East a distance of 717.50 feet; thence proceed North 58° 43' 24" West a distance of 426.81 feet; thence proceed North 31° 24' 01" East a distance of 191.34 feet; thence proceed North 16° 56' 55" West a distance of 511.12 feet to the south line of Lot 3 of said Willow Ridge Subdivision, Unit No. 1; thence proceed South 89° 53' 50" East a distance of

19.74 feet to a set ½" iron pipe at the common corner of Lots 1, 2 and 3 of said subdivision; thence proceed South 88° 43' 44" East along the south line of said Lot 1 a distance of 267.95 feet to the POINT OF BEGINNING.

Applicant: Willis Knighton Health Systems  
Purpose: Medical facility

The ordinance was offered by Ms. Bennett, seconded by Mr. Cochran. Upon unanimous vote, it was duly adopted on this 15<sup>th</sup> day of February, 2017.

RACHEL D. HAUSER  
PARISH SECRETARY

BOB BROTHERTON, PRESIDENT  
BOSSIER PARISH POLICE JURY