

ORDINANCE NO. 4757

AN ORDINANCE TO AMEND BOSSIER PARISH ORDINANCE NO. 4705 OF 2018, WHICH ADOPTED AN AMENDED UNIFIED DEVELOPMENT CODE FOR THE BOSSIER CITY-PARISH METROPOLITAN PLANNING COMMISSION AND THE PARISH OF BOSSIER, LOUISIANA, BY CHANGING THE ZONING CLASSIFICATION OF A CERTAIN TRACT OF LAND BEING 9.71 ACRES, LOCATED IN SECTION 33, TOWNSHIP 19 NORTH, RANGE 13 WEST, BOSSIER PARISH, LA, FROM R-A, RESIDENCE-AGRICULTURAL DISTRICT, TO B-3, GENERAL BUSINESS DISTRICT, FOR FUTURE COMMERCIAL DEVELOPMENT

BE IT ORDAINED by the Bossier Parish Police Jury in regular and legal session convened on this 15th day of January, 2020, that Ordinance No. 4705 of 2018 (Amended Unified Development Code) of the Police Jury of Bossier Parish, is hereby amended to change the zoning classification of a certain tract of land being 9.71 acres, located in Section 33, Township 19 North, Range 13 West, Bossier Parish, LA, from R-A, Residence-Agricultural District, to B-3, General Business District, for future commercial development, being more particularly described as follows:

LEGAL DESCRIPTION TRACT 1

BEING A TRACT OF LAND LOCATED IN A PORTION OF LOTS 3 AND 4 OF BIG BEE BEND PLANTATION, AS RECORDED IN BOOK 36, PAGE 150, OF THE CONVEYANCE RECORDS OF BOSSIER PARISH, LOUISIANA. SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND 2" IRON PIPE AT THE COMMON CORNER OF SECTIONS 27, 28, 33, AND 34 OF TOWNSHIP 19 NORTH, RANGE 13 WEST, (SAID 2" IRON PIPE ALSO BEING THE SOUTHEAST CORNER OF OAK CREEK SUBDIVISION UNIT NO. 1, AS RECORDED IN BOOK 583, PAGE 720, OF THE CONVEYANCE RECORDS OF BOSSIER PARISH, LOUISIANA), RUN THENCE NORTH 89°41'48" WEST ALONG THE SOUTH LINE OF SAID OAK CREEK SUBDIVISION UNIT NO. 1 A DISTANCE OF 1167.41 FEET TO A POINT ON THE APPROXIMATE CENTERLINE OF WILLOW CHUTE BAYOU, THENCE RUN ALONG SAID APPROXIMATE CENTERLINE THE FOLLOWING SIX CALLS: SOUTH 08°08'53" WEST A DISTANCE OF 204.48 FEET, SOUTH 21°00'24" WEST A DISTANCE OF 170.83 FEET, SOUTH 38°12'34" WEST A DISTANCE OF 312.64 FEET, SOUTH 68°32'54" WEST A DISTANCE OF 276.44 FEET, NORTH 89°48'51" WEST A DISTANCE OF 382.94, NORTH 82°25'52" WEST A DISTANCE OF 223.76, THENCE RUN SOUTH 00°27'52" WEST A DISTANCE OF 910.09 FEET TO A SET 1/2" IRON PIPE AT THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED.

FROM SAID POINT OF BEGINNING, RUN THENCE SOUTH 00°27'52" WEST A DISTANCE OF 548.23 FEET TO A SET 1/2" IRON PIPE, THENCE RUN NORTH 89°32'08" WEST A DISTANCE OF 300.00 FEET TO A SET 1/2" IRON PIPE ON THE EAST RIGHT OF WAY OF AIRLINE DRIVE, THENCE RUN NORTH 00°27'52" EAST ALONG SAID EAST RIGHT OF WAY A DISTANCE OF 548.23 FEET TO A SET 1/2" IRON PIPE, THENCE RUN SOUTH 89°32'08" EAST A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 3.776 ACRES.

LEGAL DESCRIPTION TRACT 2

BEING A TRACT OF LAND LOCATED IN A PORTION OF LOTS 2 AND 3 OF BIG BEE BEND PLANTATION, AS RECORDED IN BOOK 36, PAGE 150, OF THE CONVEYANCE RECORDS OF BOSSIER PARISH, LOUISIANA. SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND 2" IRON PIPE AT THE COMMON CORNER OF SECTIONS 27, 28, 33, AND 34 OF TOWNSHIP 19 NORTH, RANGE 13 WEST, (SAID 2" IRON PIPE ALSO BEING THE SOUTHEAST CORNER OF OAK CREEK SUBDIVISION UNIT NO. 1, AS RECORDED IN BOOK 583, PAGE 720, OF THE CONVEYANCE RECORDS OF BOSSIER PARISH, LOUISIANA), RUN THENCE NORTH 89°41'48" WEST ALONG THE SOUTH LINE OF SAID OAK CREEK SUBDIVISION UNIT NO. 1 A DISTANCE OF 1167.41 FEET TO A POINT ON THE APPROXIMATE CENTERLINE OF WILLOW CHUTE BAYOU, THENCE RUN ALONG SAID

APPROXIMATE CENTERLINE THE FOLLOWING SIX CALLS: SOUTH 08°08'53" WEST A DISTANCE OF 204.48 FEET, SOUTH 21°00'24" WEST A DISTANCE OF 170.83 FEET, SOUTH 38°12'34" WEST A DISTANCE OF 312.64 FEET, SOUTH 68°32'54" WEST A DISTANCE OF 276.44 FEET, NORTH 89°48'51" WEST A DISTANCE OF 382.94 FEET, NORTH 82°25'52" WEST A DISTANCE OF 223.76 FEET TO A SET 1/2" IRON PIPE AT THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED.

FROM SAID POINT OF BEGINNING, RUN THENCE SOUTH 00°27'52" WEST A DISTANCE OF 810.09 FEET TO A SET 1/2" IRON PIPE, THENCE RUN NORTH 89°32'08" WEST A DISTANCE OF 300.00 FEET TO A SET 1/2" IRON PIPE ON THE EAST RIGHT OF WAY OF AIRLINE DRIVE, THENCE RUN NORTH 00°27'52" EAST ALONG SAID EAST RIGHT OF WAY A DISTANCE OF 920.98 FEET TO THE APPROXIMATE CENTERLINE OF WILLOW CHUTE BAYOU, THENCE RUN ALONG SAID APPROXIMATE CENTERLINE THE FOLLOWING TWO CALLS: SOUTH 67°47'36" EAST A DISTANCE OF 288.63 FEET, SOUTH 82°25'52" EAST A DISTANCE OF 32.15 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 5.934 ACRES.

Applicant: Michael Kelsch, Raley and Associates, Inc.
Purpose: Future commercial development

The ordinance was offered by Mr. Marsiglia, seconded by Mr. Skaggs. Upon unanimous vote, it was duly adopted on this 15th day of January, 2020.

RACHEL D. HAUSER
PARISH SECRETARY

JIMMY COCHRAN, PRESIDENT
BOSSIER PARISH POLICE JURY