

ORDINANCE NO. 4800

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 9.932 ACRES, MORE OR LESS, LOCATED IN SECTION 26, TOWNSHIP 19 NORTH, RANGE 13 WEST, BOSSIER PARISH, LA, FROM R-LD, RESIDENTIAL LOW DENSITY DISTRICT, TO B-1, BUSINESS, COMMERCIAL OFFICE DISTRICT. (CORNER OF SWAN LAKE ROAD AND DUCKWATER LANDING)

BE IT ORDAINED by the Bossier Parish Police Jury in regular and legal session convened on this 18<sup>th</sup> day of November, 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 9.932 acres, more or less, located in Section 26, Township 19 North, Range 13 West, Bossier Parish, LA, from R-LD, Residential Low Density District, to B-1, Business, Commercial Office District. (corner of Swan Lake Road and Duckwater Landing), being more particularly described as follows:

PROPOSED SWAN LAKE COMMERCIAL LEGAL DESCRIPTION

BEING A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 13 WEST, BOSSIER PARISH, LOUISIANA, SAID TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 26, RUN THENCE NORTH 89°47'42" WEST A DISTANCE OF 33.57 FEET TO A POINT ON THE WEST RIGHT OF WAY OF SWAN LAKE ROAD AS ACQUIRED IN BOOK 1728, PAGE 143 OF THE RECORDS OF BOSSIER PARISH, LA, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, FROM SAID POINT OF BEGINNING, RUN THENCE NORTH 00°13'14" EAST A DISTANCE OF 435.15 FEET TO A POINT, THENCE RUN SOUTH 89°41'37" EAST A DISTANCE OF 250.60 FEET, THENCE RUN NORTH 00°22'56" EAST A DISTANCE OF 635.85 FEET, THENCE RUN SOUTH 89°41'18" EAST A DISTANCE OF 20.00 FEET, THENCE RUN NORTH 00°18'42" EAST A DISTANCE OF 20.00 FEET TO THE SOUTH RIGHT OF WAY OF DUCKWATER LANDING AS DEDICATED IN BOOK 1364, PAGE 52 OF THE RECORDS OF BOSSIER PARISH, LA, THENCE RUN ALONG SAID RIGHT OF WAY SOUTH 89°41'18" EAST A DISTANCE OF 207.63 FEET TO THE WEST RIGHT OF WAY LINE OF SAID SWAN LAKE ROAD, THENCE RUN ALONG SAID RIGHT OF WAY THE FOLLOWING FIVE CALLS: SOUTH 68°33'45" EAST A DISTANCE OF 26.05 FEET, ALONG A CURVE TO THE RIGHT A DISTANCE OF 161.95

FEET (SAID CURVE HAVING A RADIUS OF 6957.93 FEET AND A CHORD BEARING OF SOUTH 00°12'37" EAST A DISTANCE OF 161.95 FEET), SOUTH 00°06'35" EAST A DISTANCE OF 505.96 FEET, ALONG A CURVE TO THE LEFT A DISTANCE OF 378.46 FEET (SAID CURVE HAVING A RADIUS OF 1865.00 FEET AND A CHORD BEARING OF SOUTH 5°21'25" EAST A DISTANCE OF 377.81 FEET), SOUTH 00°32'34" WEST A DISTANCE OF 36.77 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 9.033 ACRES.

PROPOSED SWAN LAKE COMMERCIAL LEGAL DESCRIPTION 2

BEING A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 13 WEST, BOSSIER PARISH, LOUISIANA, SAID TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 26, RUN THENCE NORTH 00°22'12" EAST A DISTANCE OF 1309.95, THENCE RUN NORTH 89°41'18" WEST A DISTANCE OF 85.83 FEET TO A POINT ON THE WEST RIGHT OF WAY OF SWAN LAKE ROAD AS ACQUIRED IN BOOK 1728, PAGE 143 OF THE RECORDS OF BOSSIER PARISH, LA. SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED. FROM SAID POINT OF BEGINNING, RUN THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING TWO CALLS: ALONG A CURVE OF THE RIGHT A DISTANCE OF 149.54 FEET (SAID CURVE HAVING A RADIUS OF 6957.93 FEET AND A CHORD BEING OF SOUTH 02°09'07" EAST A DISTANCE OF 149.54 FEET), SOUTH 65°07'59" WEST A DISTANCE OF 24.91 FEET TO THE NORTH RIGHT OF WAY OF DUCKWATER LANDING AS DEDICATED IN BOOK 1364, PAGE 52 OF THE RECORDS OF BOSSIER PARISH, LA, THENCE RUN ALONG SAID RIGHT OF WAY NORTH 89°41'18" WEST A DISTANCE OF 208.11 FEET, THENCE RUN NORTH 00°18'42" EAST A DISTANCE OF 20.00 FEET, THENCE RUN NORTH 89°41'18" WEST A DISTANCE OF 20.00 FEET, THENCE RUN NORTH 00°18'42" EAST A DISTANCE OF 140.00 FEET, THENCE RUN SOUTH 89°41'18" EAST A DISTANCE OF 244.22 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 0.899 ACRES.

Applicant: Ryan Estess, Raley and Associates, Inc.  
Purpose: Professional office space

The ordinance was offered by Mr. Skaggs, seconded by Mr. Rodgers. Upon unanimous vote, it was duly adopted on this 18<sup>th</sup> day of November, 2020.

RACHEL D. HAUSER  
PARISH SECRETARY

JIMMY COCHRAN, PRESIDENT  
BOSSIER PARISH POLICE JURY