

ORDINANCE NO. 4852

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 TRACT OF LAND BEING 2 ACRES, MORE OR LESS, LOCATED AT THE INTERSECTION OF SWAN LAKE ROAD AND DUCKWATER LANDING DRIVE, BOSSIER CITY, LA, IN SECTION 26, TOWNSHIP 19 NORTH, RANGE 13 WEST, FROM B-1, BUSINESS, COMMERCIAL OFFICE DISTRICT, TO B-3, GENERAL BUSINESS DISTRICT, FOR A PROPOSED CONVENIENCE STORE WITH FUEL SALES AND A COMMERCIAL STRIP CENTER

BE IT ORDAINED by the Bossier Parish Police Jury in regular and legal session convened on this 1st day of September, 2021, 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 tract of land being 2 acres, more or less, located at the intersection of Swan Lake Road and Duckwater Landing Drive, Bossier City, LA, in Section 26, Township 19 North, Range 13 West, from B-1, Business, Commercial Office District, to B-3, General Business District, for a proposed convenience store with fuel sales and a commercial strip center, being more particularly described as follows:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 13 WEST, NORTHWESTERN LAND DISTRICT, BOSSIER PARISH, LA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1003 OF DUCKWATER LANDING UNIT 1 AS RECORDED UNDER REGISTRY NO 1258580 OF THE RECORDS OF BOSSIER PARISH, LA, RUN THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF DUCKWATER LANDING AS DEDICATED IN BOOK 1364, PAGE 52 OF THE RECORDS OF BOSSIER PARISH LA, SOUTH 89°41'18" EAST A DISTANCE OF 207.64 FEET TO A POINT ON THE WEST RIGHT OF WAY OF SWAN LAKE ROAD AS ACQUIRED BY DOCUMENT RECORDED IN BOOK 1728, PAGE 143 OF THE RECORDS OF BOSSIER PARISH, LA, THENCE RUN ALONG SAID WEST RIGHT OF WAY THE FOLLOWING THREE CALLS: SOUTH 68°33'35" EAST A DISTANCE OF 26.05 FEET TO A POINT, 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) TO A POINT, SOUTH 00°06'35" EAST A DISTANCE OF 174.33 FEET TO A POINT, THENCE RUN NORTH 89°37'04" WEST A DISTANCE OF 255.09 FEET TO A POINT, THENCE RUN NORTH 00°22'56" EAST A DISTANCE OF 325.34 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1003 OF DUCKWATER LANDING UNIT 1, THENCE RUN SOUTH 89°41'18" EAST A DISTANCE OF 20.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1003 OF DUCKWATER LANDING UNIT 1, THENCE RUN NORTH 00°18'42" EAST A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT BEING 2.00 ACRES

Applicant: Sanjeev Wahi

Purpose: Proposed convenient store with fuel sales and commercial strip center (Swan Lake Commercial)

The ordinance was offered by Ms. Parks, seconded by Mr. Rodgers. Upon unanimous vote, it was duly adopted on this 1st day of September, 2021.

RACHEL D. HAUSER
PARISH SECRETARY

JEROME DARBY, PRESIDENT
BOSSIER PARISH POLICE JURY