

ORDINANCE NO. 5046

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE FOR THE HAUGHTON METROPOLITAN PLANNING COMMISSION AND THE PARISH OF BOSSIER, LOUISIANA, BY CHANGING THE ZONING CLASSIFICATION OF A CERTAIN TRACT OF LAND BEING 12.99 ACRES, MORE OR LESS, LOCATED IN SECTION 18, TOWNSHIP 18 NORTH, RANGE 11 WEST, BOSSIER PARISH, LA, FROM R-A, RESIDENCE-AGRICULTURAL DISTRICT, TO B-3, GENERAL BUSINESS DISTRICT. (HAUGHTON MPC CASE NO. HP-9-24)

BE IT ORDAINED by the Bossier Parish Police Jury in regular and legal session convened on this 6th day of November, 2024, that the Unified Development Code of the Haughton MPC and the Police Jury of Bossier Parish, LA, is hereby amended to change the zoning classification of a certain tract of land being 12.99 acres, more or less, located in Section 18, Township 18 North, Range 11 West, Bossier Parish, LA, from R-A, Residence-Agricultural District, to B-3, General Business District, for proposed commercial development, being more particularly described as follows:

A CERTAIN TRACT OF LAND CONTAINING 12.99 ACRES, MORE OR LESS, LOCATED IN SECTION 18, TOWNSHIP 18 NORTH, RANGE 11 WEST OF THE LOUISIANA PRIME MERIDIAN, NORTHWESTERN LAND DISTRICT, BOSSIER PARISH, LOUISIANA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 18, SAID POINT LYING ON THE NORTH RIGHT OF WAY OF INTERSTATE 20, AND PROCEED NORTH 89° 08' 18" WEST ALONG SAID NORTH RIGHT OF WAY A DISTANCE OF 1,374.27 FEET TO THE INTERSECTION OF SAID RIGHT OF WAY WITH THE EAST RIGHT OF WAY OF LOUISIANA STATE HIGHWAY 614; THENCE PROCEED NORTH 34° 49' 05" WEST ALONG SAID EAST RIGHT OF WAY OF HIGHWAY 614 A DISTANCE OF 141.41 FEET; THENCE PROCEED NORTH 45° 01' 30" WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 269.10 FEET; THENCE PROCEED NORTH 36° 29' 46" WEST A DISTANCE OF 20.26 FEET TO THE SOUTHWEST CORNER OF A 0.927 ACRE TRACT AS RECORDED IN INSTRUMENT NO. 1326403 OF THE RECORDS OF BOSSIER PARISH, LOUISIANA; THENCE LEAVING SAID EAST RIGHT OF WAY PROCEED NORTH 90° 00' 00" EAST A DISTANCE OF 150.44 FEET TO THE SOUTHEAST CORNER OF SAID 0.927 ACRE TRACT; THENCE PROCEED NORTH 00° 00' 00" EAST A DISTANCE OF 206.12 FEET TO THE NORTHEAST CORNER OF SAID TRACT, SAID POINT LYING ON THE SOUTH RIGHT OF WAY OF COVINGTON ROAD; THENCE PROCEED ALONG SAID SOUTH RIGHT OF WAY OF COVINGTON ROAD THE FOLLOWING 5 COURSES AND DISTANCES:

ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 350.00 FEET (CHORD BEARING SOUTH 74 ° 25' 06" EAST A DISTANCE OF 116.04 FEET), AN ARC DISTANCE OF 116.58 FEET;

SOUTH 64° 52' 36" EAST A DISTANCE OF 135.78 FEET;

ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,150.00 FEET (CHORD BEARING SOUTH 76° 34' 36" EAST A DISTANCE OF 466.41 FEET), AN ARC DISTANCE OF 469.67 FEET;

SOUTH 89° 08' 16" EAST A DISTANCE OF 549.70 FEET;

ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 2,350.00 FEET (CHORD BEARING NORTH 87° 30' 00" EAST A DISTANCE OF 275.60 FEET), AN ARC DISTANCE OF 275.76 FEET TO THE INTERSECTION OF SAID SOUTH RIGHT OF WAY WITH THE EAST LINE OF SAID SECTION 18; THENCE LEAVING SAID RIGHT OF WAY PROCEED SOUTH 0 1 ° 03' 02" WEST ALONG SAID EAST LINE OF SECTION 18 A DISTANCE OF 356.08 FEET TO THE POINT OF BEGINNING.

Applicant: Gary M. Clark

Purpose: Proposed Commercial Development

The ordinance was offered by Mr. Brotherton, seconded by Mr. Rimmer. Upon unanimous vote, it was duly adopted on this 6th day of November, 2024

MEGAN C. RAMOS
INTERIM PARISH SECRETARY

PHILIP RODGERS, PRESIDENT
BOSSIER PARISH POLICE JURY