

ORDINANCE NO. 4927

AN ORDINANCE AMENDING ORDINANCE NO. 922 OF 1981, THE BENTON-PARISH METROPOLITAN PLANNING COMMISSION ZONING REGULATIONS BY CHANGING THE ZONING CLASSIFICATION OF A TRACT OF LAND BEING 116.854 ACRES, MORE OR LESS, LOCATED AT THE NORTHWEST CORNER OF KINGSTON ROAD AND PALMETTO ROAD, IN SECTIONS 16 AND 17, TOWNSHIP 19 NORTH, RANGE 13 WEST, FROM R-A, RESIDENCE-AGRICULTURE DISTRICT, TO R-1, ONE-FAMILY RESIDENCE DISTRICT, FOR A NEW RESIDENTIAL SUBDIVISION, WITH THE CONDITION THAT APPROVAL EXCLUDES ACCESS TO AIRLINE DRIVE (ROSEWALK SUBDIVISION)(BENTON MPC CASE BP-24-22)

BE IT ORDAINED by the Bossier Parish Police Jury in regular and legal session convened on this 18th day of January, 2023, that Ordinance No. 922 of 1981 of the Police Jury of Bossier Parish, Louisiana, is hereby amended to change the zoning classification of a tract of land being 116.854 acres, more or less, located at the northwest corner of Kingston Road and Palmetto Road, in Sections 16 and 17, Township 19 North, Range 13 West, from R-A, Residence-Agriculture District, to R-1, One-Family Residence District, for a new residential subdivision, with the condition that approval excludes access to Airline Drive (Rosewalk Subdivision), being more particularly described as follows:

BEING A TRACT OF LAND LOCATED IN SECTIONS 16 AND 17, TOWNSHIP 19 NORTH, RANGE 13, BOSSIER PARISH, LOUISIANA, SAID TRACT OF LAND BEING MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 16, RUN THENCE NORTH 00°32'27" EAST A DISTANCE OF 105.53 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF KINGSTON ROAD, AS RECORDED IN CONVEYANCE BOOK 1656, PAGE 386 OF THE RECORDS OF BOSSIER PARISH, LOUISIANA, THENCE RUN ALONG SAID RIGHT OF WAY THE FOLLOWING TWO CALLS: SOUTH 86°56'47" EAST A DISTANCE OF 83.72 FEET; ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 60.23 FEET (SAID CURVE HAVING A RADIUS OF 6950.00 FEET AND A CHORD BEARING SOUTH 86°51'56" EAST A DISTANCE OF 60.23 FEET) TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED.

FROM SAID POINT OF BEGINNING, RUN THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 52.32 FEET (SAID CURVE HAVING A RADIUS OF 35.05 FEET AND A CHORD BEARING NORTH 46°46'07" EAST A DISTANCE OF 50.45 FEET), THENCE RUN NORTH 00°39'04" EAST A DISTANCE OF 213.87 FEET, THENCE RUN NORTH 86°59'36" WEST A DISTANCE OF 692.52 FEET TO THE APPARENT EASTERLY ORDINARY LOW WATER LINE OF WILLOW CHUTE BAYOU; THENCE RUN ALONG THE EASTERLY AND SOUTHERLY ORDINARY LOW WATER LINE OF WILLOW CHUTE BAYOU THE FOLLOWING 25 CALLS:

NORTH 28°12'21" WEST A DISTANCE OF 117.61 FEET;
NORTH 27°11'12" WEST A DISTANCE OF 153.26 FEET;
NORTH 14°28'14" WEST A DISTANCE OF 169.25 FEET;
NORTH 22°36'59" WEST A DISTANCE OF 172.42 FEET;
NORTH 17°08'04" WEST A DISTANCE OF 165.17 FEET;
NORTH 03°01'00" EAST A DISTANCE OF 171.62 FEET;
NORTH 03°36'04" EAST A DISTANCE OF 157.13 FEET;
NORTH 09°01'56" EAST A DISTANCE OF 263.72 FEET;
NORTH 26°45'15" EAST A DISTANCE OF 135.59 FEET;
NORTH 31°06'41" EAST A DISTANCE OF 169.89 FEET;
NORTH 28°08'23" EAST A DISTANCE OF 148.68 FEET;
NORTH 45°54'16" EAST A DISTANCE OF 185.57 FEET;
NORTH 57°53'16" EAST A DISTANCE OF 141.92 FEET;
NORTH 55°10'13" EAST A DISTANCE OF 141.60 FEET;
NORTH 61°59'52" EAST A DISTANCE OF 217.88 FEET;
NORTH 77°25'28" EAST A DISTANCE OF 137.58 FEET;
NORTH 73°01'36" EAST A DISTANCE OF 91.19 FEET;
NORTH 86°13'16" EAST A DISTANCE OF 146.51 FEET;
NORTH 89°50'02" EAST A DISTANCE OF 145.79 FEET;
NORTH 80°30'47" EAST A DISTANCE OF 136.88 FEET;
NORTH 84°31'04" EAST A DISTANCE OF 122.13 FEET;
SOUTH 77°09'39" EAST A DISTANCE OF 159.61 FEET;
SOUTH 66°32'40" EAST A DISTANCE OF 138.73 FEET;
SOUTH 81°54'18" EAST A DISTANCE OF 120.84 FEET;

NORTH 87°31'14" EAST A DISTANCE OF 96.22 FEET TO THE INTERSECTION OF SAID LINE WITH THE SOUTHERLY RIGHT OF WAY OF WEST LINTON ROAD, AS RECORDED UNDER INSTRUMENT NO. 1226148 OF THE RECORDS OF BOSSIER PARISH, LOUISIANA;

THENCE RUN ALONG SAID SOUTHERLY RIGHT OF WAY THE FOLLOWING TWO CALLS:

SOUTH 49°28'36" EAST A DISTANCE OF 211.76 FEET;

ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 352.39 FEET (SAID CURVE HAVING A RADIUS OF 870.00 FEET AND A CHORD BEARING SOUTH 61°04'50" EAST A DISTANCE OF 349.99 FEET);

THENCE RUN SOUTH 07°15'11" WEST A DISTANCE OF 375.44 FEET, THENCE RUN SOUTH 05°21'14" WEST A DISTANCE 520.69 FEET, THENCE RUN NORTH 85°53'20" WEST A DISTANCE OF 335.08 FEET, THENCE RUN SOUTH 04°54'07" WEST A DISTANCE OF 100.01 FEET, THENCE RUN SOUTH 85°53'20" EAST A DISTANCE OF 335.09 FEET, THENCE RUN SOUTH 02°49'10" WEST A DISTANCE OF 549.54 FEET, THENCE RUN SOUTH 01°09'14" WEST A DISTANCE OF 549.58 FEET TO A POINT ON SAID NORTH RIGHT OF WAY OF KINGSTON ROAD, THENCE RUN ALONG SAID NORTH RIGHT OF WAY THE FOLLOWING TWO CALLS:

NORTH 88°59'27" WEST A DISTANCE OF 62.21 FEET;

NORTH 89°20'56" WEST A DISTANCE OF 621.83 FEET;

THENCE RUN NORTH 00°39'04" EAST A DISTANCE OF 250.00 FEET, THENCE RUN NORTH 89°20'56" WEST A DISTANCE OF 679.19 FEET, THENCE RUN SOUTH 00°39'04" WEST A DISTANCE OF 218.28 FEET,

THENCE RUN ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 54.45 FEET (SAID CURVE HAVING A RADIUS OF 35.05 FEET AND A CHORD BEARING SOUTH 43°56'09" EAST A DISTANCE OF 49.14 FEET) TO A POINT ON SAID NORTH RIGHT OF WAY OF KINGSTON ROAD, THENCE RUN ALONG SAID NORTH RIGHT OF WAY ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 170.93 FEET (SAID CURVE HAVING A RADIUS OF 6950.00 FEET AND A CHORD BEARING NORTH 87°49'06" WEST A DISTANCE OF 170.92 FEET) TO THE POINT OF BEGINNING.
SAID TRACT CONTAINING 116.854 ACRES.

Applicant: Jeff Foshee

Purpose: Rosewalk Subdivision

The ordinance was offered by Mr. Rodgers, seconded by Mr. Marsiglia. Upon unanimous vote, it was duly adopted on this 18th day of January, 2023.

RACHEL D. HAUSER
PARISH SECRETARY

DOUG RIMMER, PRESIDENT
BOSSIER PARISH POLICE JURY