

ORDINANCE NO. 4928

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 7.356 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 B-2, NEIGHBORHOOD BUSINESS DISTRICT, FOR FUTURE COMMERCIAL DEVELOPMENT. (BENTON MPC CASE BP-26-22)

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 7.356 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 B-2, Neighborhood Business District, for future commercial development, being more particularly described as follows:

COMMERCIAL TRACT 1 LEGAL DESCRIPTION

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; SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED. FROM SAID POINT OF BEGINNING, RUN THENCE ALONG SAID NORTH RIGHT OF WAY THE FOLLOWING THREE CALLS:

NORTH 86°56'47" WEST A DISTANCE OF 114.94 FEET;

NORTH 81°51'39" WEST A DISTANCE OF 198.72 FEET;

NORTH 63°32'04" WEST A DISTANCE OF 103.11 FEET TO THE APPARENT EASTERLY ORDINARY LOW WATER LINE OF WILLOW CHUTE BAYOU;

THENCE RUN ALONG THE EASTERLY ORDINARY LOW WATER LINE OF WILLOW CHUTE BAYOU THE FOLLOWING 3 CALLS:

NORTH 15°39'45" WEST A DISTANCE OF 57.68 FEET;

NORTH 32°50'04" WEST A DISTANCE OF 147.53 FEET;

NORTH 28°12'21" WEST A DISTANCE OF 19.61 FEET;

THENCE RUN SOUTH 86°59'36" EAST A DISTANCE OF 692.52 FEET, THENCE RUN SOUTH 00°39'04" WEST A DISTANCE OF 213.87 FEET, THENCE RUN ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 56.32 FEET (SAID CURVE HAVING A RADIUS OF 35.05 FEET AND CHORD BEARING OF SOUTH 46°46'07" WEST A DISTANCE OF 50.45 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:

ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 60.23 FEET (SAID CURVE HAVING A RADIUS OF 6950.00 FEET AND A CHORD BEARING NORTH 86°51'56" WEST A DISTANCE OF 60.23 FEET)

NORTH 86°56'47" WEST A DISTANCE OF 83.72 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 3.436 ACRES.

COMMERCIAL TRACT 2 LEGAL DESCRIPTION

BEING A TRACT OF LAND LOCATED IN SECTION 16, TOWNSHIP 19 NORTH, RANGE 13, BOSSIER PARISH, LOUISIANA, SAID TRACT 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 322.65 FEET (SAID CURVE HAVING A RADIUS OF 6950.00 FEET AND A CHORD BEARING SOUTH 87°56'50" EAST A DISTANCE OF 322.62 FEET) TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED.

FROM SAID POINT OF BEGINNING, RUN THENCE ALONG SAID NORTH RIGHT OF WAY ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 91.49 FEET (SAID CURVE HAVING A RADIUS OF 6950.00 FEET AND A CHORD BEARING OF NORTH 88°54'00" WEST A DISTANCE OF 91.49 FEET), THENCE RUN ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 54.45 FEET (SAID CURVING HAVING A RADIUS OF 35.05 FEET AND A CHORD BEARING NORTH 43°56'09" WEST A DISTANCE OF 49.14 FEET); THENCE RUN NORTH 00°39'04" EAST A DISTANCE OF 218.28 FEET; THENCE RUN SOUTH 89°20'56" EAST A DISTANCE OF 679.19 FEET; THENCE RUN SOUTH 00°39'04" WEST A DISTANCE OF 250.00 FEET TO A POINT ON SAID NORTH RIGHT OF WAY OF KINGSTON ROAD; THENCE RUN ALONG SAID NORTH RIGHT OF WAY THE FOLLOWING 2 CALLS:

NORTH 89°20'56" WEST A DISTANCE OF 178.17 FEET;

NORTH 89°57'32" WEST A DISTANCE OF 375.06 FEET TO THE POINT OF BEGINNING
SAID TRACT OF LAND CONTAINING 3.920 ACRES.

Applicant: Jeff Foshee

Purpose: Commercial development

The ordinance was offered by Mr. Rodgers, seconded by Mr. Cochran. 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