

ORDINANCE NO. 4998

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 4.983 ACRES, MORE OR LESS, LOCATED IN SECTION 29, TOWNSHIP 19 NORTH, RANGE 13 WEST, BOSSIER PARISH, LA, FROM R-A, RESIDENTIAL AGRICULTURE DISTRICT, TO B-3, GENERAL BUSINESS DISTRICT, FOR A PROPOSED NEW TIRE REPAIR SHOP LOCATED WEST OF THE BOSSIER PARISH EMS OFFICE AND EAST OF THE SOUTHEAST CORNER OF SWAN LAKE ROAD AND AIRLINE DRIVE. (BOSSIER MPC CASE P-ZON-000129-2023)

BE IT ORDAINED by the Bossier Parish Police Jury in regular and legal session convened on this 6th day of December, 2023, 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 4.983 acres, more or less, located in Section 29, Township 19 North, Range 13 West, Bossier Parish, La, from R-A, Residential Agriculture District, to B-3, General Business District, for a proposed new tire repair shop located west of the Bossier Parish EMS Office and East of the Southeast corner of Swan Lake Road and Airline Drive. (Bossier MPC Case P-ZON-000129-2023), being more particularly described as follows:

The Easterly portion of a tract described in Book 813, page 669, Conveyance Records of Bossier Parish, Louisiana, being located in the Northeast Quarter of Section 28, Township 19 North, Range 13 West, Bossier Parish, Louisiana, being bounded on the North by the existing 60 foot wide Right of Way of Swan Lake Road as recorded in Book 386, Page 812, & Book 387, Page 766, on the East by a tract described in Book 618, Page 435, on the South by a tract described in Book 664, Page 202, on the Northwest by a tract described in Book 1126, Page 885, all in Conveyance Records of Bossier Parish, Louisiana, on the West by the proposed East Right of Way line of Airline Drive, and being more particularly described as follows:

Commencing at a ½” iron pipe at the Northeast Corner of Section 28, Township 19 North, Range 13 West, Bossier Parish, Louisiana; thence S89 deg 37’ 14”W along the North line of said Section 28 a distance of 1991.72 feet; thence S00 deg 23’ 12”W a distance of 8.00 feet to a ½” iron pipe on the South Right of Way line of Swan Lake Road as recorded in Book 387 page 766, being also the Northwest corner of said tract described in Book 618, Page 435, also being the Point of Beginning of the tract herein described;

Thence continue S00 deg 23’ 12”W along the West line of said tract described in Book 618, Page 435, a distance of 481.80 feet to a 7/8” iron rod at the North line of said tract described in Book 664, Page 202;

Thence S89 deg 35’ 12” W along the North line of said tract described in Book 664, Page 202, a distance of 587.28 feet to a ½” iron pipe on the proposed East Right of Way line of Airline Drive;

Thence N00 deg 12’ 34”E along said proposed East Right of Way line of Airline Drive, a distance of 80.07 feet;

Thence N01 deg 09' 52"E along said proposed East Right of Way line of Airline Drive, a distance of 13.19 feet to the center line of Willow Chute Bayou, being also the Southerly boundary of said tract described in Book 1126, Page 885;

Thence along said center line of Willow Chute Bayou, being also the Southerly Boundary of Said tract described in Book 1126, Page 885 the following three courses;

N63 deg 07' 51"E a distance of 72.24 feet;

N40 deg 03' 51"E a distance of 136.76 feet;

N31 deg 28' 51"E a distance of 297.34 feet to the South Right of Way line of Swan Lake Road, as recorded in Book 387 Page 766 and Book 386, Page 812;

Thence N89 deg 37' 14"E along said South Right of Way Line, a distance of 282.21 feet to the Point of Beginning;

Said Tract herein described contains 213,129.28 square feet or 4.983 acres.

Applicant: Michael Kelsh, Raley & Associates, Inc.

Purpose: Tire Repair Shop

The ordinance was offered by Mr. Marsiglia, seconded by Mr. Gray. It was duly adopted on this 6th day of December, 2023, with the following votes recorded:

AYES: Mr. Benton, Mr. Brotherton, Mr. Cochran, Mr. Darby, Mr. Gray, Mr. Jorden, Mr. Marsiglia, Ms. Parks, Mr. Plummer, Mr. Rimmer, Mr. Rodgers, Mr. Salzer

NAYS: None

ABSTAIN: None

ABSENT: None

MEGAN RAMOS
INTERIM PARISH SECRETARY

DOUG RIMMER, PRESIDENT
BOSSIER PARISH POLICE JURY