

ORDINANCE NO. 5023

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 27.53 ACRES, MORE OR LESS, LOCATED IN SECTION 11, TOWNSHIP 18 NORTH, RANGE 12 WEST, BOSSIER PARISH, LA, FROM R-A, RESIDENTIAL AGRICULTURE DISTRICT, TO B-3, GENERAL BUSINESS DISTRICT, FOR A PROPOSED OFFICE/WAREHOUSE, SELF-STORAGE, C-STORE; BOSSIER PARISH, LA. (BOSSIER CITY - PARISH MPC CASE P-ZON-000048-2024)

BE IT ORDAINED by the Bossier Parish Police Jury in regular and legal session convened on this 24<sup>th</sup> day of July, 2024, 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 27.53 acres, more or less, located in Section 11, Township 18 North, Range 12 West, Bossier Parish, LA, from R-A, Residential Agriculture District, to B-3, General Business District, for a proposed office/warehouse, self-storage, C-Store; Bossier Parish, LA. (Bossier City - Parish MPC Case P-ZON-000048-2024), being more particularly described as follows:

A 27.53 acre located in the southwest quarter of the southwest quarter of Section 11, T18N, R12W, Bossier Parish, Louisiana and being more particularly described as follows:

Commencing at the southeast corner of Lot 47 of Wafer Forest Subdivision as filed on page 165 of Book 450 of the Records of Bossier Parish, run south along the west right-of-way of Wafer Road 208.71' to the point of beginning of tract described herein, thence continue south along said west right-of-way of Wafer Road 502', more or less, to the northeast corner of a 30' by 30' lift station site acquired by the Bossier Parish Consolidated Sewer/Water District, which is situated adjacent to and west of said west right-of-way of Wafer Road, run thence west 30.0' along north line of said lift station site, run thence south 30.0' along west line of said lift station tract, run thence east 30.0' along south line of said lift station site to the west right-of-way of Wafer Road, to the west right of way of Wafer Road, thence continue south along said west right-of-way of Wafer Road 536 more or less to the north right of way lone of U.S. Highway 80, run thence southwesterly along said north right-of-way of U.S. Highway 80 165' more or less to the south line of Section 11, T18N, R12W; thence run west along said south section line 545', more or less, to the southeast corner of a tract designated as Parcel 111290 of the records of the Bossier Parish Tax Assessor, run thence north along east line of said Parcel 111290, 630' to the south line of a tract designated as Parcel 118967 of the records of the Bossier Parish Tax Assessor, thence run S 89\* 51' E 128' more or less along said south line to the southeast corner of said Parcel 118967, thence run north 332' to the northeast corner of said Parcel 118967 and the southeast corner of a tract designated as 117044 of the records of the Bossier Parish Tax Assessor, run thence north 358' to the northeast corner of said Parcel 117044 and the south line of aforesaid Wafer Forest Subdivision, thence run east along said south line of Wafer Forest Subdivision 301' more of less to the northwest corner of a tract designated as Parcel 148541 of the records of the Bossier Parish Tax Assessor, thence run south along the west line of said Parcel 148541, 208.71' to the southwest corner of said parcel, thence run N 89\* 51'E 626.13' along the south line of said parcel to the point of beginning.

Applicant: Dan Graff, Cothren Graff Smoak Engineering, Inc  
Purpose: Office/Warehouse, Self-Storage, C-Store

The ordinance was offered by Mr. Benton, seconded by Ms. Parks. It was duly adopted on this 24<sup>th</sup> day of July, 2024, with the following votes recorded:

**Yes:** Glenn Benton, Bob Brotherton, Jimmy Cochran, Julian Darby, Pam Glorioso, John Ed Jorden, Chris Marsiglia, Julianna Parks, Doug Rimmer, Philip Rodgers, Tom Salzer, Keith Sutton  
**No:** None  
**Abstain:** None  
**Absent:** None

MEGAN C. RAMOS  
INTERIM PARISH SECRETARY

PHILIP RODGERS, PRESIDENT  
BOSSIER PARISH POLICE JURY

