

ORDINANCE NO. 5056

AN ORDINANCE AMENDING ORDINANCE NO. 922 OF 1981, THE BENTON METROPOLITAN PLANNING COMMISSION ZONING REGULATIONS BY CHANGING THE ZONING CLASSIFICATION OF A TRACT OF LAND BEING 23.749 ACRES, MORE OR LESS, LOCATED IN SECTION 16, TOWNSHIP 19 NORTH, RANGE 13 WEST OF THE LOUISIANA PRIME MERIDIAN, NORTHWESTERN LAND DISTRICT, BOSSIER PARISH, LA, MORE SPECIFICALLY AS FOLLOWS: 2.779 ACRES, MORE OR LESS, LOCATED NORTH OF THE PROPOSED BOULEVARD, FROM R-A, RESIDENTIAL AGRICULTURE DISTRICT, TO B-1, TRANSITION BUSINESS DISTRICT; THE REMAINING 20.97 ACRES, MORE OR LESS, LOCATED SOUTH OF THE PROPOSED BOULEVARD AND NORTH OF WEST LINTON ROAD, FROM R-A, RESIDENTIAL AGRICULTURE DISTRICT, TO B-2, NEIGHBORHOOD BUSINESS DISTRICT, FOR A PROPOSED COMMERCIAL DEVELOPMENT. (BENTON MPC CASE NO. BP-25-24)

BE IT ORDAINED, by the Bossier Parish Police Jury in regular and legal session convened on this 5<sup>th</sup> day of February, 2025, 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 23.749 total acres, more or less, located in Section 16, Township 19 North, Range 13 West of the Louisiana Prime Meridian, Northwestern Land District, Bossier Parish, LA, said zoning amendments more specifically designated as follows:

(1) R-A, Residential Agriculture District, to B-1, Transition Business District:

2.779 acres, more or less, located north of the proposed boulevard, from R-A, Residential Agriculture District, to B-1, Transition Business District; being more specifically described as follows:

BEING A TRACT OF LAND LOCATED IN SECTION 16, TOWNSHIP 19 NORTH, RANGE 13 WEST OF THE LOUISIANA PRIME MERIDIAN, NORTHWESTERN LAND DISTRICT, BOSSIER PARISH, LOUISIANA. SAID TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 16, RUN THENCE SOUTH 89° 43' 08" EAST FOR A DISTANCE OF 1567.87 FEET, THENCE RUN SOUTH 02° 53' 35" WEST FOR A DISTANCE OF 640.00 FEET, THENCE RUN SOUTH 89° 43' 30" EAST FOR A DISTANCE OF 1362.70 FEET, THENCE RUN SOUTH 03° 05' 26" WEST FOR A DISTANCE OF 100.12 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED.

FROM SAID POINT OF BEGINNING, RUN THENCE SOUTH 03° 05' 26" WEST FOR A DISTANCE OF 439.56 FEET, THENCE RUN SOUTH 85° 26' 02" WEST FOR A DISTANCE OF 189.63 FEET, THENCE RUN NORTH 56° 54' 46" WEST FOR A DISTANCE OF 21.84 FEET, THENCE RUN NORTH 87° 27' 08" WEST FOR A DISTANCE OF 85.58 FEET, THENCE RUN NORTH 08° 12' 44" EAST FOR A DISTANCE OF 131.33 FEET, THENCE RUN NORTH 00° 26' 31" EAST FOR A DISTANCE OF 215.11 FEET, THENCE RUN ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 267.10 FEET, (SAID CURVE HAVING A RADIUS OF 360.00 FEET AND A LONG CHORD BEARING NORTH 69° 01' 11" EAST FOR A DISTANCE OF 261.02 FEET), THENCE RUN SOUTH 89° 43' 30" EAST FOR A DISTANCE OF 52.39 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 2.779 ACRES.

(2) R-A, Residential Agriculture District, to B-2, Neighborhood Business District:

The remaining 20.97 acres, more or less, located south of the proposed boulevard and north of West Linton Road, from R-A, Residential Agriculture district, to B-2, Neighborhood Business District, for a proposed commercial development, being more particularly described as follows:

Tract 1: BEING A TRACT OF LAND LOCATED IN SECTION 16, TOWNSHIP 19 NORTH, RANGE 13 WEST OF THE LOUISIANA PRIME MERIDIAN, NORTHWESTERN LAND DISTRICT, BOSSIER PARISH, LOUISIANA. BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 16, RUN THENCE SOUTH 89° 43' 08" EAST FOR A DISTANCE OF 1567.87 FEET, THENCE RUN SOUTH 02° 53' 35" WEST FOR A DISTANCE OF 640.00 FEET, THENCE RUN SOUTH 89° 43' 30" EAST FOR A DISTANCE OF 1362.70 FEET, THENCE RUN SOUTH 03° 05' 26" WEST FOR A DISTANCE OF 1159.78 FEET, THENCE RUN NORTH 86° 57' 33" WEST FOR A DISTANCE OF 15.00 FEET, THENCE RUN SOUTH 03° 02' 27" WEST FOR A DISTANCE OF 630.93 FEET, THENCE RUN ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 79.79 FEET, (SAID CURVE HAVING A RADIUS OF 1187.36 FEET AND A LONG CHORD BEARING SOUTH 05° 15' 41" WEST FOR A DISTANCE OF 79.78 FEET) TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED.

FROM SAID POINT OF BEGINNING, RUN THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 261.14 FEET, (SAID CURVE HAVING A RADIUS OF 1187.36 FEET AND A LONG CHORD BEARING SOUTH 13° 29' 14" WEST FOR A DISTANCE OF 260.62 FEET), THENCE RUN SOUTH 19° 29' 33" WEST FOR A DISTANCE OF 106.59 FEET, THENCE RUN NORTH 87° 57' 03" WEST FOR A DISTANCE OF 282.66 FEET, THENCE RUN SOUTH 02° 00' 25" WEST FOR A DISTANCE OF 219.99 FEET, THENCE RUN NORTH 88° 00' 11" WEST FOR A DISTANCE OF 382.36 FEET, THENCE RUN ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 494.22 FEET, (SAID CURVE HAVING A RADIUS OF 735.00 FEET AND A LONG CHORD BEARING NORTH 68° 44' 23" WEST FOR A DISTANCE OF 484.96 FEET), THENCE RUN NORTH 49° 28' 36" WEST FOR A DISTANCE OF 539.38 FEET, THENCE RUN NORTH 89° 09' 22" EAST FOR A DISTANCE OF 1630.80 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION LYING IN THE STATE CLAIMED WATER BOTTOMS OF WILLOW CHUTE BAYOU, SAID PORTION BEING MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 16, RUN THENCE SOUTH 89° 43' 08" EAST FOR A DISTANCE OF 1567.87 FEET, THENCE RUN SOUTH 02° 53' 35" WEST FOR A DISTANCE OF 640.00 FEET, THENCE RUN SOUTH 89° 43' 30" EAST FOR A DISTANCE OF 1362.70 FEET, THENCE RUN SOUTH 03° 05' 26" WEST FOR A DISTANCE OF 1159.78 FEET, THENCE RUN NORTH 86° 57' 33" WEST FOR A DISTANCE OF 15.00 FEET, THENCE RUN SOUTH 03° 02' 27" WEST FOR A DISTANCE OF 630.93 FEET, THENCE RUN ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 340.93 FEET, (SAID CURVE HAVING A RADIUS OF 1187.36 FEET AND A LONG CHORD BEARING SOUTH 11° 33' 43" WEST FOR A DISTANCE OF 339.76 FEET) TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED.

FROM SAID POINT OF BEGINNING, RUN THENCE SOUTH 19° 29' 33" WEST FOR A DISTANCE OF 77.89 FEET, THENCE RUN NORTH 83° 40' 17" WEST FOR A DISTANCE OF 253.13 FEET, THENCE RUN SOUTH 86° 25' 00" WEST FOR A DISTANCE OF 90.48 FEET, THENCE RUN NORTH 66° 17' 13" WEST FOR A DISTANCE OF 164.67 FEET, THENCE RUN NORTH 87° 56' 17" WEST FOR A DISTANCE OF 142.63 FEET, THENCE RUN NORTH 74° 18' 46" WEST FOR A DISTANCE OF 172.79 FEET, THENCE RUN NORTH 87° 17' 50" WEST FOR A DISTANCE OF 102.85 FEET, THENCE RUN SOUTH 82° 47' 30" WEST FOR A DISTANCE OF 115.96 FEET, THENCE RUN SOUTH 77° 16' 00" WEST FOR A DISTANCE OF 164.72 FEET, THENCE RUN SOUTH 89° 31' 49" WEST FOR A DISTANCE OF 118.76 FEET, THENCE RUN NORTH 49° 28' 36" WEST FOR A DISTANCE OF 47.86 FEET, THENCE RUN NORTH 79° 35' 17" EAST FOR A DISTANCE OF 139.48 FEET, THENCE RUN NORTH 81° 27' 41" EAST FOR A DISTANCE OF 152.51 FEET, THENCE RUN NORTH 86° 40' 31" EAST FOR A DISTANCE OF 232.20 FEET, THENCE RUN SOUTH 78° 37' 52" EAST FOR A DISTANCE OF 180.47 FEET, THENCE RUN SOUTH 81° 58' 21" EAST FOR A DISTANCE OF 203.59 FEET, THENCE RUN SOUTH 75° 40' 49" EAST FOR A DISTANCE OF 169.24 FEET, THENCE RUN NORTH 89° 31' 18" EAST FOR A DISTANCE OF 151.63 FEET, THENCE RUN SOUTH 86° 59' 36" EAST FOR A DISTANCE OF 147.40 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 12.592 ACRES.

Tract 2:

BEING A TRACT OF LAND LOCATED IN SECTION 16, TOWNSHIP 19 NORTH, RANGE 13 WEST OF THE LOUISIANA PRIME MERIDIAN, NORTHWESTERN LAND DISTRICT, BOSSIER PARISH, LOUISIANA. SAID TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 16, RUN THENCE SOUTH 89° 43' 08" EAST FOR A DISTANCE OF 1567.87 FEET, THENCE RUN SOUTH 02° 53' 35" WEST FOR A DISTANCE OF 640.00 FEET, THENCE RUN SOUTH 89° 43' 30" EAST FOR A DISTANCE OF 1362.70 FEET, THENCE RUN SOUTH 03° 05' 26" WEST FOR A DISTANCE OF 539.68 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED.

FROM SAID POINT OF BEGINNING, THENCE RUN SOUTH 03° 05' 26" WEST FOR A DISTANCE OF 620.10 FEET, THENCE RUN NORTH 86° 57' 33" WEST FOR A DISTANCE OF 15.00 FEET, THENCE RUN SOUTH 03° 02' 27" WEST FOR A DISTANCE OF 630.93 FEET, THENCE RUN ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 79.79 FEET, (SAID CURVE HAVING A RADIUS OF 1187.36 FEET AND A LONG CHORD BEARING SOUTH 05° 15' 41" WEST FOR A DISTANCE OF 79.78 FEET), THENCE RUN SOUTH 89° 09' 22" WEST A DISTANCE OF 236.63 FEET, THENCE RUN NORTH 00° 24' 22" EAST FOR A DISTANCE OF 1160.50 FEET, THENCE RUN NORTH 08° 12' 44" EAST FOR A DISTANCE OF 173.31 FEET, THENCE RUN SOUTH 87° 27' 08" EAST FOR A DISTANCE OF 85.58 FEET, THENCE RUN SOUTH 56° 54' 46" EAST FOR A DISTANCE OF 21.84 FEET, THENCE RUN NORTH 85° 26' 02" EAST FOR A DISTANCE OF 189.63 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 8.378 ACRES.

SAID TRACT 1 AND TRACT 2 DESCRIBED ABOVE CONTAINING 20.97 TOTAL ACRES, MORE OR LESS.

Applicant: Michael Kelsch, Raley and Associates, Inc.

Purpose: Commercial Development

The ordinance was offered by Mr. Rodgers, seconded by Ms. Glorioso. Upon unanimous vote, it was duly adopted on this 5<sup>th</sup> day of February, 2025.

MEGAN C. RAMOS  
INTERIM PARISH SECRETARY

GLENN BENTON, PRESIDENT  
BOSSIER PARISH POLICE JURY