

ORDINANCE NO. 4534

AN ORDINANCE AMENDING ORDINANCE NO. 922 OF 1981, THE BENTON-PARISH METROPOLITAN PLANNING COMMISSION ZONING REGULATIONS, TO CHANGE THE ZONING CLASSIFICATION OF A 115.033 ACRE TRACT OF LAND, MORE OR LESS, ALONG PALMETTO ROAD JUST SOUTH OF BURT BOULEVARD, LOCATED IN SECTIONS 31 AND 32, TOWNSHIP 20 NORTH, RANGE 13 WEST, AND SECTIONS 5 AND 6, TOWNSHIP 19 NORTH, RANGE 13 WEST, BOSSIER PARISH, LA, FROM R-A, RESIDENTIAL-AGRICULTURE DISTRICT, TO R-1, ONE-FAMILY RESIDENCE DISTRICT, PLANNED UNIT DEVELOPMENT, FOR A RESIDENTIAL SUBDIVISION

BE IT ORDAINED by the Police Jury of Bossier Parish, Louisiana, in regular and legal session, convened on this 21st day of May, 2014, that Ordinance No. 922 of 1981 of the Police Jury of Bossier Parish, Louisiana, is hereby amended to change the zoning classification of a 115.033 acre tract of land, more or less, along Palmetto Road just south of Burt Boulevard, located in Sections 31 and 32, Township 20 North, Range 13 West, and Sections 5 and 6, Township 19 North, Range 13 West, Bossier Parish, LA, from R-A, Residential-Agriculture District, to R-1, One-Family Residence District, Planned Unit Development, for a residential subdivision, being more particularly described as follows:

Commencing from a found Elmer's Rock at the southeast corner of said Section 5, run thence west 2972.10 feet, thence run north 4087.66 feet to a found 1/2" iron pipe on the west right of way of Palmetto Road, and also being the point of beginning of the tract herein described.

From said point of beginning, run thence 85° 58' 30" west for a distance of 238.11 feet to a found 1/2" iron pipe,

Thence run south 85° 42' 48" west for a distance of 177.85 feet to a found 1/2" iron pipe,

Thence run south 85° 54' 37" west for a distance of 537.06 feet to a set 1/2" iron pipe, Thence run south 86° 13' 22" west for a distance of 251.45 feet to a set 1/2" iron pipe, Thence run south 86° 35' 21" west for a distance of 363.05 feet to a found 1/2" iron pipe,

Thence run south 87° 06' 41" west for a distance of 352.17 feet to a found 1/2" iron pipe on the east right of way of a 50 foot wide Arkla Gas line right of way,

Thence run along said east right of way the following nine calls:

North 17° 36' 48" west for a distance of 284.01 feet to a found 1/2" iron pipe,

North 23° 07' 28" west a distance of 187.74 feet to a found 1/2" iron pipe,

North 18° 00' 06" west for a distance of 146.93 feet to a found 1/2" iron pipe,

North 18° 43' 23" west for a distance of 188.64 feet to a found 1/2" iron pipe,

North 23° 33' 15" west for a distance of 228.32 feet to a found 1/2" iron pipe,

North 26° 08' 38" west for a distance of 455.81 feet to a found 1/2" iron pipe,

North 29° 18' 26" west for a distance of 181.61 feet to a found 1/2" iron pipe,

North 40° 45' 04" west for a distance of 219.20 feet to a found 1/2" iron pipe,

North 41° 46' 44" west for a distance of 117.43 feet to a found 1/2" iron pipe,

Thence run north 00° 15' 59" east for a distance of 1568.22 feet to a found 1/2" iron pipe,

Thence run south 81° 57' 03" east for a distance of 1183.94 feet to a found 1/2" iron pipe on the west right of way of Palmetto Road,

Thence run along said west right of way the following two calls:

Along curve to the right for a distance of 238.37 feet, said curve having a radius of 2344.43 feet, and a chord bearing of south 21° 03' 33" east for a distance of 238.26 feet to a found 1/2" iron pipe,

South 18° 32' 59" east for a distance of 133.35 feet to a found 1/2" iron pipe,

Thence run south 02° 36' 48" west a distance of 288.72 feet to a found 1/2" iron pipe,

Thence run south 07° 49' 27" west for a distance of 167.84 feet to a found 1/2" iron pipe,

Thence run south 02° 37' 21" west for a distance of 169.00 feet to a fence post,

Thence run south 16° 17' 39" east for a distance of 142.90 feet to a found 1/2" iron pipe,

Thence run south 34° 49' 22" east for a distance of 172.13 feet to a found 1/2" iron pipe,

Thence run south 51° 08' 25" east for a distance of 606.44 feet to a set 1/2" iron pipe on the west right of way of Palmetto Road,

Thence run along said west right of way the following four calls:

Along a curve to the left for a distance of 298.98 feet, said curve having a radius of 3387.99 feet, and a chord bearing of south 33° 21' 52" east for a distance of 298.88 feet to a set 1/2" iron pipe,

South 35° 43' 09" east for a distance of 145.68 feet to a set 1/2" iron pipe,

Along a curve to the right for a distance of 744.01 feet, said curve having a radius of 5356.80 feet, and a chord bearing of south 32° 03' 40" east for a distance of 743.41 feet to a set 1/2" iron pipe,

Along a curve to the left for a distance of 514.80 feet, said curve having a radius of 7494.29 feet, and a chord bearing of south 30° 59' 24" east for a distance of 514.70 feet to the point of beginning.

Said tract containing 115.033 acres.

Applicant: Ryan Estess, Raley & Associates, Inc.

Purpose: Residential subdivision

The ordinance was offered by Ms. Bennett, seconded by Mr. Shewmake. Upon unanimous vote, it was duly adopted on this 21st day of May, 2014.

CINDY A. DODSON
PARISH SECRETARY

DOUG RIMMER, SR. PRESIDENT
BOSSIER PARISH POLICE JURY