

ORDINANCE NO. 4882

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 .899 ACRES, MORE OR LESS, LOCATED AT 3501 SWAN LAKE ROAD FROM B-2, LIMITED BUSINESS DISTRICT, TO B-3, GENERAL BUSINESS DISTRICT, FOR A PROPOSED MULTI-TENANT COMMERCIAL RETAIL DEVELOPMENT; LOCATED AT THE NORTHWEST CORNER OF SWAN LAKE ROAD AND DUCKWATER LANDING. (CASE P-2-22)

BE IT ORDAINED by the Bossier Parish Police Jury in regular and legal session convened on this 6th day of April, 2022, 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 .899 acres, more or less, located at 3501 Swan Lake Road from B-2, Limited Business District, to B-3, General Business District, for a proposed multi-tenant commercial retail development; located at the northwest corner of Swan Lake Road and Duckwater Landing, being more particularly described as follows:

Lot 1, Swan Lake Commercial Subdivision, Unit No. 1:

A TRACT OF LAND LOCATED IN SECTION 26, TOWNSHIP 19 NORTH, RANGE 13 WEST, NORTHWESTERN LAND DISTRICT, BOSSIER PARISH, LOUISIANA, SAID TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS: FROM THE SOUTHEAST CORNER OF SECTION 26, RUN THENCE NORTH 00°22'12" EAST ALONG THE EAST LINE OF SECTION 26 A DISTANCE OF 1309.95 FEET, THENCE RUN NORTH 89°41'18" WEST A DISTANCE OF 85.83 FEET TO THE WEST RIGHT OF WAY LINE OF SWAN LAKE ROAD AS RECORDED IN BOOK 1728, PAGE 153 OF THE RECORDS OF BOSSIER PARISH AND BEING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED,

FROM SAID POINT OF BEGINNING, RUN ALONG THE WEST RIGHT OF WAY LINE OF SWAN LAKE ROAD THE FOLLOWING TWO CALLS: ALONG A CURVE TO THE RIGHT A DISTANCE OF 149.54 FEET (SAID CURVE HAVING A RADIUS OF 6957.93 AND A CHORD BEARING OF SOUTH 02°09'07" EAST A DISTANCE OF 149.54 FEET), SOUTH 65°07'59" WEST A DISTANCE OF 24.91 FEET TO THE NORTH RIGHT OF WAY LINE OF DUCKWATER LANDING AS RECORDED IN BOOK 1364, PAGE 52 OF THE RECORDS OF BOSSIER PARISH, LOUISIANA, THENCE RUN ALONG SAID NORTH RIGHT OF WAY LINE OF DUCKWATER LANDING NORTH 89°41'18" WEST A DISTANCE OF 208.11 FEET, THENCE RUN NORTH 00°18'42" EAST A DISTANCE OF 20.00 FEET, THENCE RUN NORTH 89°41'18" WEST A DISTANCE OF 20.00 FEET, THENCE RUN NORTH 00°18'42" EAST A DISTANCE OF 140.00 FEET, THENCE RUN SOUTH 89°41'18" EAST A DISTANCE OF 244.22 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 0.899 ACRES.

Applicant: Christian Mudd, Mudd Sibley Enterprises, LLC
Purpose: Multi-tenant commercial retail development

The ordinance was offered by Ms. Parks, seconded by Mr. Rodgers. Upon unanimous vote, it was duly adopted on this 6th day of April, 2022.

RACHEL D. HAUSER
PARISH SECRETARY

THOMAS D. SALZER, PRESIDENT
BOSSIER PARISH POLICE JURY