

ORDINANCE NO. 4930

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 6.46 ACRES, MORE OR LESS, LOCATED IN SECTION 24, TOWNSHIP 17 NORTH, RANGE 13 WEST, BOSSIER PARISH, LA, FROM R-A, RESIDENTIAL AGRICULTURE DISTRICT, TO B-1, BUSINESS, COMMERCIAL OFFICE DISTRICT, FOR NORTH CADDO MEDICAL CENTER (BOSSIER MPC CASE P-ZON-000102-2022)

BE IT ORDAINED by the Bossier Parish Police Jury in regular and legal session convened on this 18<sup>th</sup> day of January, 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 6.46 acres, more or less, located in Section 24, Township 17 North, Range 13 West, Bossier Parish, LA, from R-A, Residential Agriculture District, to B-1, Business, Commercial Office District, for North Caddo Medical Center, being more particularly described as follows:

BEING A TRACT OF LAND LOCATED IN SECTION 19, TOWNSHIP 17 NORTH, RANGE 12 WEST, AND SECTIONS 24 AND 25, TOWNSHIP 17 NORTH, RANGE 13 WEST, BOSSIER PARISH, LOUISIANA. SAID TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 24 (CORNER NOT FOUND), RUN THENCE NORTH 00°37'30" EAST A DISTANCE OF 2228.00 FEET, THENCE RUN SOUTH 32°42'30" EAST A DISTANCE OF 5193.80 FEET TO THE ORIGINAL MOST EASTERLY CORNER OF THE BOSSIER PARISH SCHOOL BOARD TRACT, AS RECORDED UNDER INSTRUMENT NO. 121766 OF THE RECORDS OF BOSSIER PARISH, LOUISIANA, THENCE RUN SOUTH 60°39'30" WEST A DISTANCE OF 77.00 FEET TO SET 1/2" IRON PIPE ON THE WEST RIGHT-OF-WAY OF U.S. HIGHWAY 71 AS RECORDED UNDER INSTRUMENT NO. 172275 OF THE RECORDS OF BOSSIER PARISH, LOUISIANA, SAID CORNER ALSO BEING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED.

FROM SAID POINT OF BEGINNING, RUN THENCE ALONG SAID WEST RIGHT-OF-WAY THE FOLLOWING TWO CALLS: SOUTH 32°44'52" EAST A DISTANCE OF 291.19 FEET TO A SET 1/2" IRON PIPE, SOUTH 35°36'37" EAST A DISTANCE OF 46.88 FEET TO A SET 1/2" IRON PIPE, THENCE RUN SOUTH 60°39'00" WEST A DISTANCE OF 846.91 FEET TO A SET 1/2" IRON PIPE, THENCE RUN NORTH 29°08'30" WEST A DISTANCE OF 337.40 FEET TO A FOUND 1" IRON PIPE AT THE MOST SOUTHERLY CORNER OF SAID BOSSIER PARISH SCHOOL BOARD TRACT, THENCE RUN NORTH 60°39'30" EAST ALONG SAID SOUTHERLY LINE A DISTANCE OF 823.31 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 6.459 ACRES.

Applicant: Ryan Estess, Raley and Associates, Inc.

Purpose: North Caddo Medical Center

The ordinance was offered by Mr. Plummer, seconded by Mr. Gray. Upon unanimous vote, it was duly adopted on this 18<sup>th</sup> day of January, 2023.

RACHEL D. HAUSER  
PARISH SECRETARY

DOUG RIMMER, PRESIDENT  
BOSSIER PARISH POLICE JURY