

ORDINANCE NO. 4963

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 16.4 ACRES, MORE OR LESS, LOCATED ON THE CORNER OF HIGHWAY 80 AND FOREST HILLS BOULEVARD, IN SECTION 14, TOWNSHIP 18 NORTH, RANGE 12 WEST, BOSSIER PARISH, LA, FROM R-LD, RESIDENTIAL LOW DENSITY DISTRICT, TO B-1, BUSINESS COMMERCIAL OFFICE DISTRICT, FOR FUTURE COMMERCIAL DEVELOPMENT. (BOSSIER PARISH CASE P-ZON-000019-2023)

BE IT ORDAINED by the Bossier Parish Police Jury in regular and legal session convened on this 21st day of June, 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 16.4 acres, more or less, located on the corner of Highway 80 and Forest Hills Boulevard, in Section 14, Township 18 North, Range 12 West, Bossier Parish, LA, from R-LD, Residential Low Density District, to B-1, Business Commercial Office District, for future commercial development; being more particularly described as follows:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 14, RUN THENCE SOUTH 89°25'09" EAST A DISTANCE OF 1321.40 FEET, THENCE RUN SOUTH 00°24'30" WEST FOR A DISTANCE OF 267.80 FEET TO A ROUND 1/2" IRON PIPE ON THE SOUTHERLY RIGHT OF WAY OF U.S. HIGHWAY 80, THENCE RUN ALONG SAID SOUTHERLY RIGHT OF WAY SOUTH 88°53'47" EAST FOR A DISTANCE OF 298.93 FEET TO A FOUND 1" IRON PIPE, THENCE RUN ALONG SAID SOUTHERLY RIGHT OF WAY SOUTH 88°33'04" EAST A DISTANCE OF 300.57 FEET TO A FOUND 1" IRON PIPE AT THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED.

THENCE ALONG SAID SOUTHERLY RIGHT THE FOLLOWING TWO CALLS:
NORTH 89°06'37" EAST FOR A DISTANCE OF 499.60 FEET TO A SET 1/2" IRON PIPE,
NORTH 86°36'40" EAST FOR A DISTANCE OF 50.15 FEET TO THE CENTERLINE OF FOREST HILLS BOULEVARD AS DEDICATED IN BOOK 808, PAGE 687 OF THE RECORDS OF BOSSIER PARISH, LOUISIANA,
THENCE RUN ALONG SAID CENTERLINE OF FOREST HILLS BOULEVARD SOUTH 00°30'06" WEST FOR A DISTANCE OF 1055.03 FEET,
THENCE RUN NORTH 89°41'58" WEST FOR A DISTANCE OF 850.08 FEET TO A SET 1/2" IRON PIPE,
THENCE RUN NORTH 00°30'03" EAST FOR A DISTANCE OF 465.98 FEET TO A FOUND 1" IRON PIPE,
THENCE RUN SOUTH 88°45'32" EAST FOR A DISTANCE OF 299.24 FEET TO A FOUND 1" IRON PIPE,
THENCE RUN NORTH 00°38'18" EAST FOR A DISTANCE OF 580.36 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 16.42 ACRES

Applicant: Ryan Estess, Raley and Associates
Purpose: Future commercial development

The ordinance was offered by Mr. Benton, seconded by Mr. Rodgers. Upon unanimous vote, it was duly adopted on this 21st day of June, 2023.

RACHEL D. HAUSER

DOUG RIMMER, PRESIDENT

PARISH SECRETARY

BOSSIER PARISH POLICE JURY

