

ORDINANCE NO. 4969

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 .96 ACRES, MORE OR LESS, LOCATED IN SECTION 16, TOWNSHIP 18 NORTH, RANGE 12 WEST, BOSSIER PARISH, LA, FROM R-A, RESIDENCE-AGRICULTURAL DISTRICT, TO B-3, GENERAL BUSINESS DISTRICT; LOCATED ON THE SOUTH SIDE OF HIGHWAY 80, EAST OF FERNDALE BOULEVARD, FOR A USED TIRE STORE (BOSSIER CASE P-ZON-000090-2023)

BE IT ORDAINED by the Bossier Parish Police Jury in regular and legal session convened on this 6th day of September, 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 .96 acres, more or less, located in Section 16, Township 18 North, Range 12 West, Bossier Parish, LA, from R-A, Residence-Agricultural District, to B-3, General Business District; located on the south side of Highway 80, east of Ferndale Boulevard, for a used tire store. (Bossier MPC P-ZON-000090-2023), being more particularly described as follows:

THAT CERTAIN PARCEL OR TRACT OF LAND DESCRIBED IN THE CASH SALE DEED TO ADAM GROUP ENTERPRISES, LLC, RECORDED UNDER INSTRUMENT NUMBER 1288374, RECORDS OF BOSSIER PARISH, LOUISIANA, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 18 NORTH, RANGE 12 WEST, NORTHWESTERN LAND DISTRICT, LOUISIANA MERIDIAN, BOSSIER PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 16 AND MEASURE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST (DUE SOUTH) FOR A DISTANCE OF 43.70 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 80; THENCE MEASURE SOUTH 85 DEGREES 34 MINUTES 57 SECONDS EAST, ALONG THE SAID SOUTH RIGHT OF WAY LINE, FOR A DISTANCE OFF 661.50 FEET TO A FOUND 1 INCH IRON PAPER MARKING THE POINT OF BEGINNING AND THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED:

FROM THE POINT OF BEGINNING MEASURE SOUTH 85 DEGREES 34 MINUTES 57 SECONDS EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF SAID U.S. HIGHWAY 80, FOR A DISTANCE OF 109.00 FEET TO A FOUND ½ INCH IRON ROD MARKING THE NORTHEAST CORNER OF THIS TRACT; THENCE LEAVE THE SAID SOUTH RIGHT OF WAY LINE AND MEASURE SOUTH 04 DEGREES 22 MINUTES 25 SECONDS WEST FOR A DISTANCE OF 146.22 FEET TO A SET MAG NAIL IN THE CONCRETE MARKING AN INTERIOR ELL CORNER OF THIS TRACT; THENCE MEASURE SOUTH 85 DEGREES 22 MINUTES 49 SECONDS EAST FOR A DISTANCE OF 164.22 FEET TO A SET ½ INCH IRON AND CAPPED “WOOD” “LA 4716” MARKING AN EXTERIOR ELL CORNER OF THIS TRACT; THENCE MEASURE SOUTH 00 DEGREES 00 MINUTES 00 DEGREES EAST (DUE SOUTH) FOR A DISTANCE OF 102.76 FEET TO A SET ½ INCH IRON AND CAPPED “WOOD” “LA 4716” MARKING THE SOUTHEAST CORNER OF THIS TRACT; THENCE MEASURE NORTH 85 DEGREES 34 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 262.00 FEET TO A FOUND 1 INCH IRON PIPE MARKING THE SOUTHWEST CORNER OF THIS TRACT; THENCE MEASURE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST (DUE NORTH) FOR A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 0.965 ACRES, MORE OR LESS.

TOGETHER WITH THE RIGHTS IN THAT CERTAIN RECIPROCAL PREDIAL SERVITUDE OF PASSAGE OVER AND ACROSS THE FOLLOWING DESCRIBED TRACT AS ESTABLISHED IN THAT CERTAIN CASH SALE DEED RECORDED IN BOOK 989, PAGE 763 UNDER INSTRUMENT NUMBER 526760, RECORDS OF BOSSIER PARISH, LOUISIANA:

THAT CERTAIN SAID SERVITUDE TRACT LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 12 WEST, NORTHWESTERN LAND DISTRICT, LOUISIANA MERIDIAN, BOSSIER PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 16 AND MEASURE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST (DUE SOUTH) FOR A DISTANCE OF 43.70 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 80; THENCE MEASURE SOUTH 85 DEGREES 34 MINUTES 57 SECONDS EAST, ALONG THE SAID SOUTH RIGHT OF WAY LINE, FOR A DISTANCE OF 759.25 FEET TO THE POINT OF BEGINNING AND THE NORTHWEST CORNER OF THE SERVITUDE TRACT HEREIN DESCRIBED;

FROM THE POINT OF BEGINNING MEASURE SOUTH 85 DEGREES 34 MINUTES 57 SECONDS EAST, ALONG THE SAID RIGHT OF WAY LINE, PASSING A FOUND ½ INCH IRON ROD AT 11.25 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 22.50 FEET TO THE NORTHEAST CORNER OF THIS SERVITUDE TRACT; THENCE LEAVE THE SAID SOUTH RIGHT OF WAY LINE AND MEASURE SOUTH 04 DEGREES 20 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 128.53 FEET; THENCE MEASURE SOUTH 85 DEGREES 13 MINUTES 23 SECONDS EAST FOR A DISTANCE OF 29.10 FEET; THENCE MEASURE NORTH 04 DEGREES 46 MINUTES 37 SECONDS EAST FOR A DISTANCE OF 4.70 FEET; THENCE MEASURE SOUTH 85 DEGREES 13 MINUTES 23 SECONDS EAST FOR A DISTANCE OF 122.20 FEET; THENCE MEASURE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST (DUE SOUTH) PASSING A SET ½ INCH IRON ROD CAPPED “WOOD” “LA 4716” AT A DISTANCE OF 22.09 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 32.20 FEET TO THE SOUTHEAST CORNER OF THIS SERVITUDE TRACT; THENCE MEASURE NORTH 85 DEGREES 22 MINUTES 49 SECONDS WEST FOR A DISTANCE OF 131.70 FEET; THENCE MEASURE SOUTH 32 DEGREES 52 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 18.11 FEET; THENCE MEASURE NORTH 85 DEGREES 22 MINUTES 49 SECONDS WEST FOR A DISTANCE OF 36.10 FEET TO THE SOUTHWEST CORNER OF THIS SERVITUDE TRACT; THENCE MEASURE NORTH 04 DEGREES 24 MINUTES 08 SECONDS EAST FOR A DISTANCE OF 172.21 FEET TO THE POINT OF BEGINNING. SAID SERVITUDE TRACT CONTAINS 0.205 ACRES, MORE OR LESS.

Applicant: William Bradford, Blanchard, Walker, O’Quin & Roberts
Purpose: Used tire store

The ordinance was offered by Mr. Benton, seconded by Mr. Salzer. It was duly adopted on the 6th day of September, 2023, with the following votes recorded:

YEAS: Mr. Benton, Mr. Brotherton, Mr. Cochran, Mr. Darby, Mr. Gray, Mr. Jorden, Mr. Marsiglia, Ms. Parks, Mr. Plummer, Mr. Rimmer, Mr. Rodgers, Mr. Salzer
NAYS: None
ABSTAIN: None
ABSENT: None

RACHEL D. HAUSER
PARISH SECRETARY

DOUG RIMMER, PRESIDENT
BOSSIER PARISH POLICE JURY

