

ORDINANCE NO. 4991

AN ORDINANCE AMENDING ORDINANCE NO. 922 OF 1981, THE BENTON METROPOLITAN PLANNING COMMISSION ZONING REGULATIONS, TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN TRACT OF LAND BEING 15.839 ACRES, MORE OR LESS, LOCATED IN SECTIONS 16 AND 17, TOWNSHIP 19 NORTH, RANGE 13 WEST, BOSSIER PARISH, LA, FROM R-1, ONE FAMILY RESIDENT DISTRICT, TO B-2, NEIGHBORHOOD BUSINESS DISTRICT, FOR A COMMERCIAL DEVELOPMENT NORTH OF THE KINGSTON CROSSING APARTMENTS ON KINGSTON ROAD.

BE IT ORDAINED by the Bossier Parish Police Jury in regular and legal session convened on this 15th day of November, 2023, that Ordinance No. 922 of 1981 of the Police Jury of Bossier Parish, Louisiana, is hereby amended to change the zoning classification of a certain tract of land being 15.839 acres, more or less, located in Sections 16 and 17, Township 19 North, Range 13 West, Bossier Parish, LA, from R-1, One Family Resident District, to B-2, Neighborhood Business District, for a commercial development north of the Kingston Crossing Apartments on Kingston Road, more particularly described as follows:

Being a tract of land located in Sections 16 and 17, Township 19 North, Range 13, Bossier Parish, Louisiana. Said tract being more fully described as follows:

Commencing at the southwest corner of said Section 16, run thence North 00° 32' 27" East a distance of 105.53 feet to a point on the north right of way of Kingston Road, as recorded in Conveyance Book 1656, page 386 of the records of Bossier Parish, Louisiana; said point also being the point of beginning of the tract herein described.

From said point of beginning, run thence along said North right of way the following three calls: North 86° 56' 47" West a distance of 114.94 feet; North 81° 51' 39" West a distance of 198.72 feet; North 63° 32' 04" West a distance of 103.11 feet to the apparent easterly ordinary low water line of Willow Chute Bayou;

Thence run along the Easterly ordinary low water line of Willow Chute Bayou the following three calls:

North 15° 39' 45" West a distance of 57.68 feet; North 32° 50' 04" West a distance of 147.53 feet; North 28° 12' 21" West a distance of 19.61 feet;

Thence run South 86° 59' 36" East a distance of 695.76 feet,

Thence run South 88° 12' 17" East a distance of 176.66 feet,

Thence run South 89° 20' 56" East a distance of 130.50 feet,

Thence run North 00° 39' 04" East a distance of 153.53 feet,

Thence run South 89° 20' 56" East a distance of 1156.37 feet,

Thence run South 01° 09' 14" West a distance of 400.40 feet to a point on said North right of way of Kingston Road;

Thence run along said North right of way the following 5 calls:

North 88° 59' 27" West a distance of 62.21 feet, North 89° 20' 56" West a distance of 800.00 feet, North 89° 57' 32" West a distance of 375.06 feet, Along a curve to the right an arc distance of 322.65 feet (said curve having a radius of 6950.00 feet and a chord bearing of North 87° 56' 50" West a distance of 322.62 feet), North 86° 56' 47" West a distance of 83.72 feet to the point of beginning. Said tract containing 15.839 acres.

Applicant: Raley and Associates, Inc. (Ryan Estess)

Purpose: Commercial Development

The ordinance was offered by Mr. Rodgers, seconded by Mr. Marsiglia. It was duly adopted on this 15th day of November, 2023, with the following vote 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

MEGAN C. RAMOS
INTERIM PARISH SECRETARY

DOUG RIMMER, PRESIDENT
BOSSIER PARISH POLICE JURY