

ORDINANCE NO. 4994

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 2.864 ACRES, MORE OR LESS, LOCATED IN SECTION 14, TOWNSHIP 18 NORTH, RANGE 12 WEST, BOSSIER PARISH, LA, FROM R-LD (RESIDENTIAL LOW DENSITY) TO B-1 (BUSINESS COMMERCIAL OFFICE) FOR A PROPOSED OFFICE COMPLEX LOCATED OFF HIGHWAY 80. (BOSSIER CITY-PARISH MPC CASE P-ZON-000169-2023)

BE IT ORDAINED by the Bossier Parish Police Jury in regular and legal session convened on this 6<sup>th</sup> day of December, 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 2.864 acres, more or less, located 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 a proposed office complex located off Highway 80. (Bossier MPC Case P-ZON-000169-2023), being more particularly described as follows:

Legal description rear tract being a tract of land located in Section 14, Township 18 north, Range 12 west, said tract being more fully described as follows: commencing at the northwest corner of said Section 14, run thence south 89° 25' 09" east for a distance of 1321.40 feet, thence run south 00° 24' 30" west for a distance of 267.80 feet to 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, thence run along said southerly right of way south 88° 33' 04" east for a distance of 300.57 feet, thence run along said southerly right the following two calls: north 89° 06' 37" east for a distance of 499.60 feet, 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 211.83 feet to the point of beginning of the tract herein described.

From said point of beginning, run thence south 00° 33' 53" west for a distance of 200.05 feet, thence run north 88° 52' 42" west for a distance of 638.06 feet, thence run north 00° 30' 03" east for a distance of 190.91 feet, thence run south 89° 41' 58" east for a distance of 638.25 feet to the point of beginning.

Said tract containing 2.864 acres.

This description is based on a property boundary survey performed by Travis a. Sturdivant dated February 18, 2013.

Applicant: Ryan Estess, Raley & Associates, Inc.

Purpose: Commercial Office Complex

The ordinance was offered by Mr. Benton, seconded by Mr. Rodgers. It was duly adopted on this 6<sup>th</sup> day of December, 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  
MEGAN RAMOS  
INTERIM PARISH SECRETARY

DOUG RIMMER, PRESIDENT  
BOSSIER PARISH POLICE JURY