

STATE OF LOUISIANA
CITY OF WEST MONROE

ORDINANCE NO. _____

MOTION BY: _____

SECONDED BY: _____

AN ORDINANCE TO AMEND AND RE-ENACT THE ZONING ORDINANCE OF THE CITY OF WEST MONROE, LOUISIANA, PARTICULARLY THE ZONING MAP ANNEXED TO AND MADE A PART OF ORDINANCE NO. 1501, AS THAT ZONING MAP, AS CODIFIED BY SECTION 12-5011(C) OF THE CODE OF ORDINANCES, CITY OF WEST MONROE, LOUISIANA, HAS BEEN FROM TIME TO TIME AMENDED, AND PARTICULARLY TO AMEND THAT ZONING MAP AS IT PERTAINS TO 4565 CYPRESS STREET, WEST MONROE, LOUISIANA, AS MORE PARTICULARLY DESCRIBED ON THE ATTACHED EXHIBIT "A", PURSUANT TO THE APPLICATION OF AZARIAH PROPERTIES, LLC, SO AS TO RE-ZONE SAID PROPERTIES FROM A I-1 (LIGHT INDUSTRIAL) DISTRICT TO A B-3 (GENERAL BUSINESS) DISTRICT; TO AUTHORIZE AND DIRECT THE CITY ENGINEER OF THE CITY OF WEST MONROE, LOUISIANA, OR OTHER PERSON ACTING IN LIEU THEREOF AT THE DESIGNATION OF THE MAYOR TO DO AND PERFORM ANY AND ALL THINGS NECESSARY TO CARRY OUT THE FOREGOING AND PARTICULARLY TO NOTE THE AMENDMENTS ON THE ZONING MAP OF THE CITY OF WEST MONROE AS HEREIN ENACTED; AND TO OTHERWISE PROVIDE WITH RESPECT THERETO.

WHEREAS, the City of West Monroe, Louisiana, has adopted a Zoning Ordinance (Ordinance No. 1501, as amended) now codified as Section 12-5001 et seq. of the Code of Ordinances, City of West Monroe, Louisiana; and,

WHEREAS, the West Monroe Municipal Planning Commission, acting as the municipal zoning commission for the City of West Monroe, Louisiana, has held a public hearing pursuant to written application and notice in accordance with law, and has made a recommendation to the Board of Aldermen of the City of West Monroe; and,

WHEREAS, the Mayor and Board of Aldermen of the City of West Monroe have held a public hearing and given public notice to the extent required by law;

NOW, THEREFORE,

SECTION 1. BE IT ORDAINED by the Mayor and Board of Aldermen of the City of West Monroe, Louisiana, in regular and legal session convened, that Zoning Ordinance No. 1501, as amended, and as codified in Sections 12-5001 et seq. of the Code of Ordinances, City of West Monroe, Louisiana, particularly the Zoning Map of the City of West Monroe, Louisiana, as that Zoning Map, as codified by Section 12-5011(C) of the Code of Ordinances, City of West Monroe, Louisiana, has been from time to time amended, be further amended and re-enacted to re-zone 4565 Cypress Street, West Monroe, Louisiana, as more particularly described on the attached Exhibit "A",

from a I-1 (Light Industrial) District to a B-3 (General Business) District, pursuant to the application of Azariah Properties, LLC.

SECTION 2. BE IT FURTHER ORDAINED, by the Mayor and Board of Aldermen of the City of West Monroe, Louisiana, in regular and legal session convened, that the City Engineer of the City of West Monroe, Louisiana, or any person in lieu thereof to be designated by the Mayor, is hereby authorized and directed to do and perform any and all things necessary to carry out the foregoing change, and particularly to note said change on the Zoning Map as herein re-enacted.

SECTION 3. BE IT FURTHER ORDAINED, by the Mayor and Board of Aldermen of the City of West Monroe, Louisiana, in regular and legal session convened, that this Ordinance and its provisions are to be construed to be severable in regards to any of its provisions, portions or parts, and that in the event any part or portion or provision of this Ordinance should be held invalid, then in such event, such invalidity shall not affect any other provisions, portions, or parts which can be given effect without the invalid provision, and this Ordinance hereby is declared severable.

The above Ordinance was read and considered by Sections at a public meeting of the Mayor and Board of Aldermen, in regular and legal session convened, voted on by yea and nay vote, passed and adopted this 6th day of February, 2024, the final vote being as follows:

YEA: _____

NAY: _____

NOT VOTING: _____

ABSENT: _____

ATTEST:

APPROVED THIS 6TH DAY OF
FEBRUARY, 2024

CINDY EMORY, CITY CLERK
CITY OF WEST MONROE
STATE OF LOUISIANA

STACI ALBRITTON MITCHELL, MAYOR
CITY OF WEST MONROE
STATE OF LOUISIANA

EXHIBIT "A"

MUNICIPAL ADDRESS: 4565 CYPRESS STREET
WEST MONROE, LOUISIANA

A certain lot or parcel of ground located in the East Half of the Southeast Quarter (E/2 of SE/4) of Section 29, Township 18 North, Range 3 East, Ouachita Parish, Louisiana, being more particularly described as follows:

From the Northeast corner of the Southeast Quarter of the Southeast Quarter (SE/4 of SE/4) of Section 29, Township 18 North, Range 3 East, measure N89°38'W along the North line of said SE/4 of SE/4, a distance of 497 feet to the POINT OF BEGINNING; thence from said point measure South a distance of 330 feet; thence N89°38'W, a distance of 189 feet; thence North a distance of 330 feet to the North line of the SE/4 of SE/4; thence continue North a distance of 90.6 feet to the South line of U.S. Highway 80 (40 feet from centerline); thence measure Easterly along the curved Southerly line of said Highway, said curve having chord bearing N79°47'E and length of 192.3 feet; thence measure South a distance of 125.9 feet to the South line of the Northeast Quarter of Southeast Quarter (NE/4 of SE/4) and the POINT OF BEGINNING, containing 0.47 acres in the NE/4 of SE/4 and 1.43 acres in the SE/4 of SE/4, a total of 1.90 acres; said property being the same as that acquired by Delta Industries, Inc. from Norman J. Dunn, by Deed recorded in Conveyance Book 1106, Page 731, records of Ouachita Parish, Louisiana, in which Deed the same is described as follows, to-wit:

A certain lot or parcel of ground in the North Half of the Southeast Quarter of Southeast Quarter (N/2 of SE/4 of SE/4) of Section 29, Township 18 North, Range 3 East, particularly described as beginning at a point on the dividing line between the Southeast Quarter of the Southeast Quarter (SE/4 of SE/4) and the Northeast Quarter of the Southeast Quarter (NE/4 of SE/4) of said Section, Township and Range, which point is 497 feet West of the Northeast corner of the SE/4 of SE/4; thence in a Southerly direction in a line parallel to the East line of the SE/4 of SE/4, a distance of 330 feet; thence in a Westerly direction in a line parallel to the North line of the SE/4 of SE/4, a distance of 189 feet; thence in a Northerly direction parallel with the East line of the SE/4 of SE/4, a distance of 330 feet; thence in an Easterly direction along the said dividing line a distance of 189 feet to the place of beginning; ALSO

A certain lot or parcel of land in the Northeast Quarter of the Southeast Quarter (NE/4 of SE/4) of said Section 29, Township 18 North, Range 3 East, being all that part of said NE/4 of SE/4 situated North of the property above described and South of the Dixie Overland Highway and contained between the extension of the East and West line of the above described tract extended Northerly to the Dixie Overland Highway as now located, all of the above described property being acquired by Tillman C. Hembree by Deed recorded in Conveyance Book 487, Page 586, records of Ouachita Parish, Louisiana.

AND

A certain tract or parcel of land situated in the Southeast Quarter of the Southeast Quarter (SE/4 of SE/4) and the Northeast Quarter of the Southeast Quarter (NE/4 of SE/4) of Section 29, Township 18 North, Range 3 East, Land District North of Red River, Ouachita Parish, Louisiana, and being more particularly described as follows:

Commence at a spindle found marking the Northeast corner of the SE/4 of SE/4 of Section 29, Township 18 North, Range 3 East, Ouachita Parish, Louisiana, and proceed N89°38'00"W along the North line of the SE/4 of SE/4 of Section 29, a distance of 686.00 feet to the POINT OF BEGINNING; thence proceed S00°00'00"W, a distance of 330.00 feet; thence proceed S89°21'44", a distance of 23.46 feet to a set 5/8" rebar; thence proceed N00°18'44"W, a distance of 422.58 feet to a 5/8" rebar set on the Southerly right of way line of U.S. Highway No. 80; thence proceed N89°33'17"E along the Southerly right of way line of U.S. Highway No. 80, a distance of 25.75 feet; thence proceed S00°00'00"W, a distance of 92.52 feet to the POINT OF BEGINNING, containing 0.24 acres, more or less, and being subject to all rights of way, easements and servitudes of record or use. This description is based on the Boundary Survey performed by Thomas A. Semmes, Jr., Registered Professional Land Surveyor, dated July 13, 1999.

BUT LESS AND EXCEPT:

One (1) certain tract or parcel of land, together with all of the rights, ways, privileges, servitudes and advantages thereunto belonging or in anywise appertaining, situated in the Parish of Ouachita, State of Louisiana, and in Section 29, Township 18 North, Range 3 East, Land District North of the Red River, identified as Parcel No. 1-3, on a white print of a plat of survey, consisting of Sheet Nos. 1 and 2, made by Paul D. Fryer, Lazenby and Associates, Inc., Registered Land Surveyor, dated October 3, 2008, revised, annexed to the above numbered and entitled suit, said tract or parcel being outlined in red and being more particularly described in accordance with said plat of survey, as follows:

PARCEL NO. 1-3:

From a point on the centerline of Right of Way State Project No. 001-09-0085, Construction State Project No. 001-09-0084, at Highway Survey Station 14+46.07, proceed $S00^{\circ}33'04''E$, a distance of 40.04 feet to the POINT OF BEGINNING; thence proceed along a curve to the left having a radius of 1036.45 feet, whose length is 223.54 feet and whose chord length is 223.10 feet and bears $N80^{\circ}41'33''E$ to a point and corner; thence proceed $S00^{\circ}36'41''W$ a distance of 15.60 feet to a point and corner; thence proceed along a curve to the right having a radius of 1051.45 feet, whose length is 223.12 feet and whose chord length is 222.70 feet and bears $S80^{\circ}49'44''W$ to a point and corner; thence proceed $N00^{\circ}33'04''W$ a distance of 15.01 feet to the POINT OF BEGINNING. All of which comprises Parcel 1-3 as shown on Sheets 1 and 2 of the Right of Way Plans of State Project No. 001-09-0085, and contains an area of approximately 3349.9 square feet or 0.077 of an acre.