

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 2411 TRENTON STREET, WEST MONROE, LOUISIANA, AS MORE PARTICULARLY DESCRIBED ON THE ATTACHED EXHIBIT "A", PURSUANT TO THE APPLICATION OF TRENTON BEND, LLC, SO AS TO RE-ZONE SAID PROPERTIES FROM A O-L (OPEN LAND) DISTRICT TO A R-1 (SINGLE FAMILY) 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 special 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 2411 Trenton Street, West Monroe, Louisiana, as more particularly described on the attached Exhibit "A",

from a O-L (Open Land) District to a R-1 (Single Family) District, pursuant to the application of Trenton Bend, LLC.

SECTION 2. BE IT FURTHER ORDAINED, by the Mayor and Board of Aldermen of the City of West Monroe, Louisiana, in special 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 special 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 special and legal session convened, voted on by yea and nay vote, passed and adopted this 28<sup>th</sup> day of June, 2022, the final vote being as follows:

YEA: \_\_\_\_\_

NAY: \_\_\_\_\_

NOT VOTING: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ATTEST:

APPROVED THIS 28TH DAY OF  
JUNE, 2022

\_\_\_\_\_  
RONALD S. OLVEY, CITY CLERK  
CITY OF WEST MONROE  
STATE OF LOUISIANA

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

## EXHIBIT "A"

MUNICIPAL ADDRESS: 2411 TRENTON STREET  
WEST MONROE, LOUISIANA

A certain tract of land situated in Section 38, Township 18 North, Range 3 East of the Louisiana Meridian, Ouachita Parish, Louisiana, and being more particularly described as follows:

COMMENCE at a found 1/2" iron pipe marking the Northwest corner of Square 9 of H.M. McGuire's Traveler's Rest Subdivision as recorded in Plat Book 4, Page 18, in the records of Ouachita Parish, Louisiana, said point being at the intersection of the south right-of-way line of Otis Street (50' right-of-way) and east right-of-way line of North Seventh Street (Louisiana State Highway 143)(State Project No. 315-02-21 & State Project No. 315-02-22); thence, run North 00°20'03" East, along the east right-of-way line of said North Seventh Street, a distance of 49.77 feet to a found 1/2" iron rod marking the intersection of the north right-of-way line of said Otis Street and the east right-of-way line of said North Seventh Street; thence, continue North 00°22'40" East, along the east right-of-way line of said North Seventh Street, a distance of 1,255.04 feet to a found 2" iron pipe; thence, run South 89°07'23" East, along the east right-of-way line of said North Seventh Street, a distance of 5.00 feet to a found 1/2" iron rod; thence, run North 01°15'34" East, along the east right-of-way line of said North Seventh Street, a distance of 233.31 feet to a found 1/2" iron rod; thence, run North 52°27'52" East, along the east right-of-way line of said North Seventh Street, a distance of 41.48 feet to a found 1/2" iron rod at the intersection of the south right-of-way line of Arkansas Road (LA State Highway 616) & the east right-of-way line of said North Seventh Street; thence, run South 76°53'50" East, along the south right-of-way line of said Arkansas Road, a distance of 2,251.12 feet; thence run South 13°06'10" West, along the south right-of-way line of said Arkansas Road, a distance of 10.00 feet to a set 1/2" iron rod and the **POINT OF BEGINNING**; thence run South 76°53'50" East, along the south right-of-way line of said Arkansas Road, a distance of 689.00 feet to a set 1/2" iron rod; thence run South 13°06'10" West, along the south right-of-way line of said Arkansas Road, a distance of 10.00 feet to a set 1/2" iron rod; thence run in a southeasterly direction, along the southeasterly right-of-way line of Arkansas Road, and along a curve to the right, said curve having a radius of 199.76 feet, (the chord of which bears South 42°27'34" East, 225.93 feet) for an arc distance of 240.13 feet, to a set 1/2" iron rod at the intersection of the north right-of-way line of said Otis Street and said southeasterly right-of-way line of Arkansas Road; thence, run South 78°40'37" West, along the north right-of-way line of said Otis Street, a distance of 821.15 feet to a set 1/2" iron rod; thence run North 11°19'23" West, a distance of 308.78 feet to a set 1/2" iron rod; thence run North 13°06'10" East, a distance of 196.18 feet back to the **POINT OF BEGINNING**, and containing 6.073 acres, more or less, and being subject to any and all rights-of-ways, servitudes, or easements that may exist upon the above-described property.

SUBJECT TO a drainage servitude situated in Section 38, Township 18 North, Range 3 East of the Louisiana Meridian, Ouachita Parish, Louisiana, and being more particularly described as follows:

COMMENCE at a found 1/2" iron pipe marking the Northwest corner of Square 9 of H.M. McGuire's Traveler's Rest Subdivision as recorded in Plat Book 4, Page 18, in the records of Ouachita Parish, Louisiana, said point being at the intersection of the south right-of-way line of Otis Street (50' right-of-way) and east right-of-way line of North Seventh Street (Louisiana State Highway 143)(State Project No. 315-02-21 & State Project No. 315-02-22); thence, run North 00°20'03" East, along the east right-of-way line of said North Seventh Street, a distance of 49.77 feet to a found 1/2" iron rod marking the intersection of the north right-of-way line of said Otis Street and the east right-of-way line of said North Seventh Street; thence, continue

North 00°22'40" East, along the east right-of-way line of said North Seventh Street, a distance of 1,255.04 feet to a found 2" iron pipe; thence, run South 89°07'23" East, along the east right-of-way line of said North Seventh Street, a distance of 5.00 feet to a found 1/2" iron rod; thence, run North 01°15'34" East, along the east right-of-way line of said North Seventh Street, a distance of 233.31 feet to a found 1/2" iron rod; thence, run North 52°27'52" East, along the east right-of-way line of said North Seventh Street, a distance of 41.48 feet to a found 1/2" iron rod at the intersection of the south right-of-way line of Arkansas Road (LA State Highway 616) & the east right-of-way line of said North Seventh Street; thence, run South 76°53'50" East, along the south right-of-way line of said Arkansas Road, a distance of 2,251.12 feet; thence run South 13°06'10" West, along the south right-of-way line of said Arkansas Road, a distance of 10.00 feet to a set 1/2" iron rod and the **POINT OF BEGINNING**; thence run South 76°53'50" East, along the south right-of-way line of said Arkansas Road, a distance of 221.26 feet to a point where the 78' contour line intersects the south right-of-way line of said Arkansas Road; thence run South 86°53'09" West a distance of 169.10 feet; thence run South 62°43'00" West a distance of 71.79 feet to the above mentioned west line of said 6.073 acre tract; thence run North 13°06'10" East, along the west line of said 6.073 acre tract, a distance of 75.80 feet back to the **POINT OF BEGINNING**, and containing 0.122 acres, more or less, and being subject to any and all rights-of-ways, servitudes, or easements that may exist upon the above-described property.

All as more fully shown on plat of survey by Daniel L. Edgar, LA PLS #5169, dated November 2, 2021, Drawing No. 225283-1