

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 1207, 1209 & 1211 ARKANSAS ROAD, WEST MONROE, LOUISIANA (ASSESSOR PARCEL #40258), AS MORE PARTICULARLY DESCRIBED ON THE ATTACHED EXHIBIT "A", PURSUANT TO THE APPLICATION OF SKB WESTSIDE, LLC, SO AS TO RE-ZONE SAID PROPERTY FROM A R-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO A B-1 (TRANSITIONAL 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 1209, 1207 and 1211 Arkansas Road

(assessor parcel #40258), West Monroe, Louisiana, as more particularly described on the attached Exhibit "A", from a R-1 (Single Family Residential) District to a B-1 (Transitional Business) District pursuant to the application of SKB Westside, 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 ye and nay vote, passed and adopted this 1st day of April, 2025, the final vote being as follows:

YEA: _____

NAY: _____

NOT VOTING: _____

ABSENT: _____

ATTEST:

APPROVED THIS 1ST DAY OF
APRIL, 2025

ANDREA PATE, CITY CLERK
CITY OF WEST MONROE
STATE OF LOUISIANA

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

EXHIBIT "A"

MUNICIPAL ADDRESS: 1207, 1209 and 1211 ARKANSAS ROAD
WEST MONROE, LOUISIANA 71291

A certain lot of ground in Section 37, Township 18 North, Range 3 East, Ouachita Parish, Louisiana, more particularly described as follows:

From the of intersection of the South line of Arkansas Road and the East line of Jersey Street, front thence Easterly along the south line of the Arkansas Road a distance of 150 feet; thence running back Southerly between parallel lines, one of which is the East line of Jersey Avenue, a distance of 150 feet and being shown on plat of Sunshine Heights Addition as recorded in Book 8, page 1 of the records of Ouachita Parish, Louisiana.

LESS AND EXCEPT

A certain tract or parcel of land, together with all of the buildings and improvements situated wholly or partially thereon, and all of the rights, ways privileges, servitudes and advantages thereunto belonging or in anywise appearing situated in the Parish of Ouachita, State of Louisiana, and in section 37, Township 18 North, Range 3 East, Land District North of Red River, identified as Parcel Nos. 32-4, on a white print of a plat of survey, consisting of Sheet No. 32, made by Paul D. Fryer, Registered Land Surveyor, dated April 24, 2012, revised, annexed to the above numbered and entitled suit, said tracts or parcels being outlined in red and being more particularly described in accordance with said plat of survey, as follows:

PARCEL NO. 32-4:

From a point on the centerline of Right of Way State Project No. *** 02-0015, H.002623 (Construction Project No. 324-02-0008, H.002622), at Highway Survey Station 168+34.67, proceed S23°09'05"W a distance of 20.87 feet to the point of beginning; thence proceed S76°56'24"E a distance of 149.96 feet to a point and corner; thence proceed S23°09'05"W a distance of 30.77 feet to a point and corner; thence proceed N76°57'48"W a distance of 20.67 feet to a point and corner; thence proceed along a curve to the left having a radius of 1708.83 feet, whose length is 101.11 feet and whose chord length is 101.09 and bears N78°39'30"W to a point and corner; thence proceed S65°29'33"W a distance of 42.09 feet to a point and corner; thence proceed N23°09'05"E a distance of 59.92 feet to the point of beginning. All of which comprises Parcel 32-4 as shown on Sheet 32 of the Right of Way Plans of State Project No. H.002622, and contains an area of approximately 5102.2 square feet or 0.117 of an acre.