

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 A CERTAIN DESCRIBED TRACT LOCATED ON MADISON STREET, WEST MONROE, LOUISIANA, OWNED BY LYNN JAMES PROPERTIES, LLC, AS MORE PARTICULARLY DESCRIBED ON THE ATTACHED EXHIBIT "A", PURSUANT TO THE APPLICATION OF MARTY BAILY, MICHELLE EVANS, AND SCOTT BETZ, SO AS TO RE-ZONE SAID PROPERTIES FROM A R-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO A R-2 (MULTI FAMILY RESIDENTIAL) 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 an unfavorable 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 a certain described tract located on Madison Street, West Monroe, Louisiana, owned by Lynn James

Properties, LLC, as more particularly described on the attached Exhibit "A", from a R-1 (Single Family) District to a R-2 (Multi Family General Business) District, pursuant to the application of Marty Baily, Michelle Evans, and Scott Betz.

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 2nd day of April, 2024, the final vote being as follows:

YEA: _____

NAY: _____

NOT VOTING: _____

ABSENT: _____

ATTEST:

APPROVED THIS 2ND DAY OF
APRIL, 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: MADISON STREET
WEST MONROE, LOUISIANA

A certain tract or parcel of land situated in Section 40, 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 ½" iron pipe found marking the Northwest corner of Lot 9 of Connella Addition, as per plat on file in Plat Book 2, Page 11, records of Ouachita Parish, Louisiana, said point lying on the Southerly right-of-way line of Madison Street, for the POINT OF BEGINNING; thence proceed North 64 degrees 25 minutes 09 seconds East along the North line of said Lot 9 and along the Southerly right-of-way line of said Madison Street, a distance of 153.56 feet to a 5/8" rebar set at the Northeast corner of said Lot 9; thence proceed South 25 degrees 38 minutes 04 seconds East along the East line of said Lot 9, a distance of 73.00 feet to a 5/8" rebar set at the Southeast corner of said Lot 9; thence proceed North 64 degrees 21 minutes 56 seconds East, a distance of 50.00 feet to a 5/8" rebar; thence proceed North 25 degrees 38 minutes 02 seconds West, a distance of 50.00 feet to a found 5/8" rebar on the Southerly right-of-way line of said Madison Street; thence proceed north 64 degrees 33 minutes 55 seconds East along the Southerly right-of-way line of said Madison Street, a distance of 77.00 feet to a found 5/8" rebar; thence proceed South 22 degrees 38 minutes 36 seconds East, a distance of 133.90 feet to a found 5/8" rebar; thence proceed North 70 degrees 17 minutes 37 seconds East, a distance of 70.00 feet to a found 5/8" rebar; thence proceed South 22 degrees 42 minutes 36 seconds East, a distance of 126.09 feet to a found ¾" iron pipe; thence proceed South 66 degrees 21 minutes 52 seconds West, a distance of 281.45 feet to a found 1" iron pipe; thence proceed North 26 degrees 07 minutes 09 seconds West, a distance of 4.20 feet to a set 5/8" rebar; thence proceed South 64 degrees 26 minutes 47 seconds West, a distance of 55.94 feet to a 1" iron pipe found on the East line of Lot 3 of said Connella Addition; thence proceed North 25 degrees 31 minutes 58 seconds West along the East line of said Lot 3 and along the East line of Lots 4, 5, 6, 7, and 8 of said Connella Addition, a distance of 276.19 feet to the POINT OF BEGINNING, containing 1.862 Acres, more or less, and being subject to all rights-of-way, easements and servitudes of record and/or of use.