

BY THE CADDO PARISH COMMISSION:

AN ORDINANCE TO AMEND VOLUME II OF THE CODE OF ORDINANCES OF THE PARISH OF CADDO, AS AMENDED, THE CADDO PARISH UNIFIED DEVELOPMENT CODE, BY AMENDING THE ZONING OF PROPERTY LOCATED ON THE SOUTH SIDE OF GREENWOOD ROAD AT CALDERWOOD DRIVE, CADDO PARISH, LA., FROM R-A RURAL-AGRICULTURAL ZONING DISTRICT TO C-1 NEIGHBORHOOD COMMERCIAL ZONING DISTRICT, C-3 GENERAL COMMERCIAL ZONING DISTRICT, AND I-MU, INDUSTRIAL MIXED USE ZONING DISTRICT AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

BE IT ORDAINED by the Caddo Parish Commission in due, legal and regular session convened, that Volume II of the Code of Ordinances of the Parish of Caddo, as amended, the Caddo Parish Unified Development Code, is hereby amended and re-enacted to read as follows, to wit:

The official Zoning Map of the Shreveport Metropolitan Planning Area of Caddo Parish, Louisiana, be amended by rezoning property located on the south side of Greenwood Road at Calderwood Drive, Caddo Parish, LA, more particularly described below, be and the same is hereby amended from R-A Rural-Agricultural Zoning District to C-1 Neighborhood Commercial Zoning District, C-3 General Commercial Zoning District, and I-Mu, Industrial Mixed Use Zoning District:

beginning at the southwest corner of Tract 2 of that partition survey of the Florence A. Jones Estate as recorded in Book 650, Page 27 Conveyance Records of Caddo Parish, Louisiana, also being the southwest corner of Lot 2 of Garret Acres Subdivision as recorded in book 1700, page 43 Conveyance Records of Caddo Parish, Louisiana, also being the point of beginning of the tract herein described, Thence south 00 degrees 19'00" east a distance of 23.04 feet to the northern right of way line of Interstate Highway 20; Thence South 83 degrees 28'53" west a distance of 1,410.59 feet along said northern right of way line; Thence north 00 degrees 20'13" west a distance of 1,010.41 feet; Thence north 55 degrees 48'02" east a distance of 349.71 feet; Thence south 82 degrees 49'08" east a distance of 238.82 feet; Thence south 33 degrees 15'36" east a distance of 60.00 feet; Thence along the arc of a non-tangential curve to the left (radius=180', chord bearing=N 20 degrees 14'37" E - 214.12') a distance of 229.31 feet; Thence north 60 degrees 41'07" east a distance of 457.70 feet; Thence south 10 degrees 05'56" east a distance of 31.54 feet; Thence north 79 degrees 54'04" east a distance of 60.00 feet; Thence north 89 degrees 23'11" east a distance of 302.97 feet; Thence south 00 degrees 19'00" east a distance of 1,351.47 feet to the point of beginning. Said tract herein described containing 40.3 acres, more or less. Section 22, T17N, R15W, Caddo Parish Louisiana. AND commencing at the southwest corner of tract 2 of that partition survey of the Florence A. Jones Estate as recorded in Book 650, page 27 conveyance records of Caddo Parish, Louisiana, also being the southwest corner of Lot 2, Garret Acres Subdivision as recorded in Book 1700, Page 43 Conveyance records of Caddo Parish, Louisiana; thence north 00 degrees 19'00" west a distance of 1,351.47 feet to the point of beginning of the tract herein described; Thence south 89 degrees 23'11" West a distance of 302.97 feet; Thence south 79 degrees 54'04" west a distance of 60.00 feet; Thence north 10 degrees 05'56" west a distance of 31.54 feet; Thence south 60 degrees 41'07" west a distance of 457.70 feet; Thence along the arc of a non-tangential curve to the right (radius=180', chord Bearing=S 20 degrees 14'37" W-214.12') a distance of 229.31 feet; Thence North 33 degrees 15'36" west a distance of 60.00 feet; Thence north 82 degrees 49'08" west a distance of 238.82 feet; Thence north 34 degrees 16'45" west a distance of 209.40 feet to the south right of way line of U.S. Highway 80; Thence along said south right of way line the following two courses: North 56 degrees 24'07" east a distance of 436.31 feet; thence along the arc of non-tangential curve to the right (radius=1,052.85', Chord bearing=N 76 degrees 35'48" E - 887.66 feet) a distance of 916.30 feet; Thence south 00 degrees 19'00" East a distance of 292.56 feet to the point of beginning. Said tract herein described containing 9.1 acres, more or less. Section 22, T17N, R15W, Caddo Parish, Louisiana.

BE IT FURTHER ORDAINED, that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications which can be given effect without the invalid provisions, items or applications, and to this end, the provisions of this ordinance are hereby declared severable.

BE IT FURTHER ORDAINED that this ordinance shall become effective ten (10) days after publication in the official journal.

BE IT FURTHER ORDAINED, that all ordinances or parts thereof in conflict herewith are hereby repealed.

Approved as to legal form:

Parish Attorney

Date

20-11-P
MOHR AND ASSOCIATES, INC.