

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 UNIFORM DEVELOPMENT CODE, BY AMENDING THE ZONING OF PROPERTY LOCATED ON THE NORTH SIDE OF E. FLOURNOY LUCAS ROAD, APPROXIMATELY 1,000 FEET EAST OF ELLERBE ROAD, CADDO PARISH, LA., FROM R-1-7, SINGLE FAMILY RESIDENTIAL DISTRICT, TO C-1 (PUD), NEIGHBORHOOD COMMERCIAL PLANNED UNIT DEVELOPMENT 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 Uniform 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 North side of E. Flournoy Lucas Road, approximately 1,000 feet East of Ellerbe Road, Caddo Parish, LA, more particularly described below, be and the same is hereby amended **from R-1-7, Single Family Residential District, to C-1 (PUD), Neighborhood Commercial Planned Unit Development District:**

As Tract 1: (Geo. 161308-000-0093-00) 3.182 ACS. M/L- FROM NW COR. OF SEC. 8 (16-13) RUNE. ALONG N. LINE OF SAID SEC. 1858 FT. TO POINT OF BEGINNING, THENCE SWLY ALONG PROJECTED LINE OF THE E'LY BOUNDARY LINE OF LOT 24, FORBING HEIGHTS 257.7 FT., THENCE SE'LY ALONG N'LY LINE OF LOTS 25 THRU 29 OF SAID SUBDIVISION 591.64 FT., THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 11080.00 FT., A LENGTH OF 127.8 FT., A CHORD BEARING N. 39 DEG. 53 MIN. 33 SEC. E., A CHORD LENGTH OF 127.8 FT., THENCE N. 40 DEG. 13 MIN. 20 SEC. E. TO S'LY LINE OF BAYOU PIERRE, THENCE NWLY ALONG SAME TO POINT OF BEGINNING 161308-0-93 And Tract 3: (Geo. 161308-001-0028-00) LOT 28, FORBING HEIGHTS SUBN. 161308-1-28 And Tract 4: (Geo. 161308-001-0047-00) 0.667 AC. M/L - BEGIN AT THE MOST W'LY COR. OF LOT 29, FORBING HEIGHTS, RUN SE'LY ALONG S'LY LINE OF SAID LOT 191.38 FT., THENCE N. 37 DEG. 04 MIN. 55 SEC. E. 91.78 FT., THENCE N. 39 DEG. 24 MIN. 43 SEC. E. 58.25 FT. TO N'LY LINE OF SAID LOT, THENCE NW'LY ALONG SAID N'LY LINE TO NE COR. (MOST N'LY COR.) OF SAID LOT, THENCE SW'LY ALONG WL Y LINE OF SAID LOT 150 FT. TO POINT OF BEGINNING 161308-1-47 And Tract 5: (Geo. 161308-001-0026-00) LOT 26, FORBING HEIGHTS SUBN. 161308-1-26. And Tract 6: (Geo. 161308-001-0027-00) LOT 27, FORBING HEIGHTS SUBN. 161308-1-27, Caddo Parish, Louisiana.

BE IT FURTHER ORDAINED that the rezoning of the property described herein is approved subject to compliance with the following stipulations:

1. **Development of the subject property shall be in substantial accord with the approved preliminary site plan;**
2. **Approval of the requested uses and ordinance relief along with the proposed site amenities as documented in this report;**
3. **Submittal of a final site plan for each phase, as noted above, for the review and approval by the Executive Director, prior to the issuance of any permits;**
4. **If annexed, final site plan compliance with City Engineering floodway and detention requirements, otherwise, compliance with Caddo Parish Public Works requirements; and**
5. **Subdivision of the property for the purposes of creating a legal lot(s) of record prior to the issuance of any permits.**

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

P-5-19
Montrose Investments, LLC.