

ORDINANCE NO. _____ OF 2019

ORDINANCE AMENDING CHAPTER 29 OF THE CODE OF ORDINANCES OF THE CITY OF RUSTON, LOUISIANA BY CHANGING CERTAIN OF THE DISTRICT BOUNDARIES PROVIDED FOR THEREIN

WHEREAS, application was made under Case No. 1439 to the Zoning Commission of the City of Ruston, Louisiana, for reclassification of property referred to below:

Case No. 1439: Application for Zoning Amendment – From RE, Residential Estates District to CPS, Central Parkway Sports

Owner: BJH Land, L.L.C.

Applicant: Ruston Country Club, L.L.C.

Location: 2000 South Vienna Street;
Portion of Lincoln Parish Assessor's Parcel 3618333333

Legal Description:

That portion of the following described property situated west of the west line of the CPS, Central Parkway Sports Zoning District of the City of Ruston:

Commencing at a 1/2 inch re-bar at the Southwest corner of the Southeast Quarter of the Northeast Quarter of Section 35, Township 18 North, Range 3 West, Lincoln Parish, Louisiana, thence run S89°-32'-43"W along the quarter section line for a distance of 85.00 feet to a two inch angle iron; thence, leaving said quarter section line, run N01° -10'-45"W parallel to the forty line for a distance of 1836.56 feet to a 1 1/2 inch angle iron on the South line of Skyview Subdivision; thence run N89°-04'-18"E along the South line of Skyview Subdivision for a distance of 88.27 feet to an existing 1/2 inch re-bar; thence run S01° -08'-15"E for a distance of 10.00 feet to a 1/2 inch re-bar; thence run N89°-30'-13"E for a distance of 161.37 feet to a 1/2 inch re-bar; thence run N01° -08'-15"W for a distance of 10.00 feet to an existing 1/2 inch re-bar in a chain link fence corner; thence run N89°-45'-30"E along said fence for a distance of 211.45 feet to an axle; thence run N89°-32'-23"E along said fence for a distance of 158.30 feet to an axle; thence run N89°-32'-23"E along an existing fence for a distance of 402.66 feet to a fence corner; thence run N01°-16'-37"W along a chain link fence for a distance of 125.70 feet to an existing 1/2 inch re-bar; thence run N89°-32'-23"E along a chain link fence for a distance of 305.97 feet to an existing 1/2 inch re-bar; thence run S12°-12'-28"E for a distance of 127.89 feet to an existing 1/2 inch re-bar; thence run N89°-33'-00"E along an old fence for a distance of 201.60 feet to a metal "T" post; thence run S38°-50'-00"E along said fence for a distance of 329.00 feet to a metal "T" post; thence run N89°-52'-29"E for a distance of 195.43 feet to a 1/2 inch re-bar on the West right-of-way line of U. S. Highway No. 167; thence run S 16°-46'-56"E along said right-of-way line for a distance of 181.68 feet to a 1/2 inch re-bar; thence run S06°- 26'-52"E along said right-of-way line for a distance of 1.36 feet to an existing 3/4 inch iron pipe; thence, leaving said right-of-way line, run S89°-47'-44"W for a distance of 183.55 feet to an existing 1/2 inch pipe; thence run S03°-18'-06"E along an old fence for a distance of 210.00 feet to an existing 1/2 inch re-bar; thence run N89°-51'-37"E along an old fence for a distance of 188.50 feet to a 1/2 inch re-bar on the West right-of-way line of U. S. Highway No. 167; thence run S03°-30'-50"W along said right-of-way line for a distance of 83.03 feet to a 1/2 inch re-bar; thence run S03°-24'-15"E along said right-of-way line for a distance of 500.00 feet to a 1/2 inch re-bar; thence run S00°-32'-30"E along said right-of-way line for a distance of 100.12 feet to a 1/2 inch re-bar; thence run S03°-24'-15"E along said right-of-way line for a distance of 203.83 feet to a 1/2 inch re-bar; thence, leaving said right-of-way line, run S89°-35'-28"W for a distance of 80.27 feet to an

existing 3 inch by 1/4 inch iron; thence run S44°-49'-29"W for a distance of 140.89 feet to an existing 1/2 inch re-bar; thence run S03°-47'-28"E for a distance of 210.00 feet to an existing 1/2 inch re-bar on the quarter section line; thence run S89°49'-41"W along said quarter section line for a distance of 458.00 feet to an existing axle on the section line; thence run S89°-32'-43"W along the quarter section line for a distance of 1316.39 feet back to the point- of-beginning; containing 81.6578 acres (as possessed) and being subject to all easements and rights-of-way of record or use; all as per map of survey by William T. Lowe and Associates, Inc. dated March 13, 2012.

WHEREAS, the property requested to be reclassified is shown on attached Exhibit A; and,

WHEREAS, after notice and advertisement regarding such application, a public hearing was held by the Zoning Commission on October 11, 2019; and,

WHEREAS, on October 11, 2019, the Zoning Commission recommended that the property be reclassified as requested;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF RUSTON, LOUISIANA:

§1. Chapter 29 of the Code of Ordinances of the City of Ruston, Louisiana is hereby amended so as to reclassify the above described property to CPS, Central Parkway Sports.

§2. All Ordinances and parts of Ordinances in conflict herewith are hereby repealed; it being intended, however, that this Ordinance shall not in any manner change said Chapter 29 of the Code of Ordinances of the City of Ruston, Louisiana, except to reclassify the above described property as set forth above.

§3. If any one or more of the provisions of this Ordinance shall, for any reason, be held to be illegal or invalid, such illegality or invalidity shall not affect any other provision of this Ordinance, but this Ordinance shall be construed and enforced as if such illegal or invalid provisions had not been contained herein. Any constitutional or statutory provision enacted after the date of this Ordinance which validates or makes legal any provision of this Ordinance which would not otherwise be valid or legal, shall be deemed to apply to this Ordinance.

§4. This Ordinance shall become effective upon final adoption and publication of same in the manner prescribed by law.

This Ordinance was introduced on _____, by Alderman _____; Notice of public hearing was published on _____, _____, and _____, and said public hearing having been held; the title having been read and the Ordinance considered, on motion to adopt by Alderman _____, seconded by Alderman _____, a record vote was taken and the following result was had:

YEA:

NAY:

ABSENT:

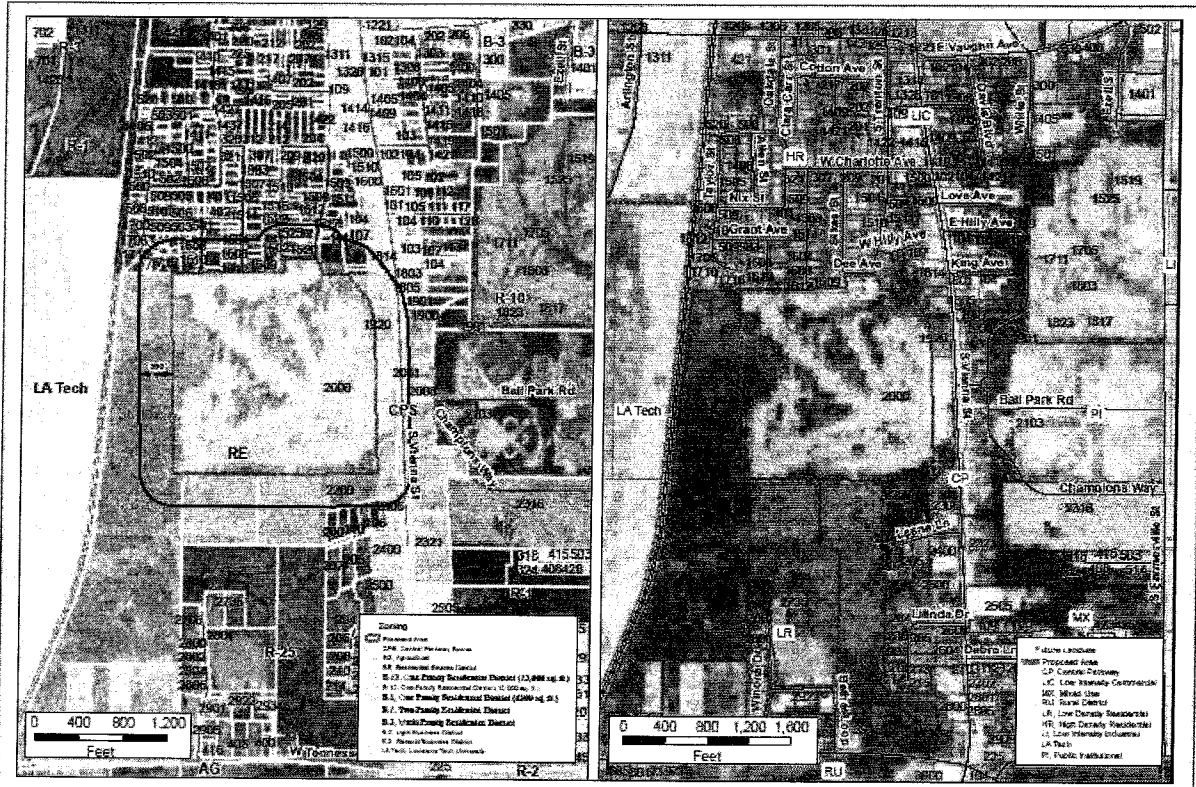
WHEREUPON, the presiding officer declared the above Ordinance duly adopted on the ____ of _____, 2019.

ATTEST:

LAURA HARTT, CLERK

RONNY WALKER, MAYOR

EXHIBIT A



Rezoning - 1439

By: Department of Public Works Administration



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