

WEST MONROE PLANNING COMMISSION^o

2305 North 7th Street, West Monroe, LA 71291

PUBLIC NOTICE

NOTICE is hereby given that the Planning Commission of the City of West Monroe will meet in legal session on Monday, October 16, 2017, at 5:00 p.m. in the Council Chambers at West Monroe City Hall, 2305 North 7th Street, West Monroe, Louisiana, to review the following application(s):

APPLICATION NO: ANNX-17-60000002

APPLICANT: Twin City Outdoors

ADDRESS: 1425 Glenwood Dr.

LEGAL DESCRIPTION: A certain tract or parcel of land being situated in Sections 47 and 51, Township 18 North, Range 3 East, Ouachita Parish, Louisiana, and being more particularly described as follows:

Commence at the southwest corner of Block 3 of J. F. Heard's Second Addition to West Monroe, Ouachita Parish, Louisiana, and proceed North 36 degrees 11 minutes 25 seconds West, a distance of 328.95 feet to a 5/8 inch rebar set on the northerly right-of-way line of I-20 Service Road (Glenwood Drive) and the POINT OF BEGINNING; thence proceed South 53 degrees 28 minutes 07 seconds West along said north right-of-way line of the I-20 Service Road, a distance of 73.83 feet to a State of Louisiana concrete right-of-way monument; thence proceed in a southwesterly direction along said North right-of-way line of the I-20 Service Road and along a curve to the right, for an arc length of 442.89 feet (chord = South 77 degrees 07 minutes 15 seconds West – 430.25 feet – radius = 532.94 feet) to a State of Louisiana concrete right-of-way monument; thence proceed North 71 degrees 16 minutes 18 seconds West along said northerly right-of-way line of the I-20 Service Road, a distance of 55.19 feet to a State of Louisiana concrete right-of-way monument, thence proceed North 72 degrees 48 minutes 17 seconds West along said northerly right-of-way line of the I-20 Service Road, a distance of 40.25 feet to a State of Louisiana concrete right-of-way marker; thence proceed North 79 degrees 37 minutes 45 seconds West along said northerly right-of-way line of the I-20 Service Road, a distance of 84.91 feet to a State of Louisiana concrete right-of-way marker; thence proceed North 73 degrees 20 minutes 20 seconds West along said northerly right-of-way line of I-20 Service Road, a distance of 14.99 feet to a 5/8 inch rebar set on the southeasterly corner of tract of land conveyed to First United Methodist Church of West Monroe, Louisiana, recorded in Conveyance Book 1218, Page 395, records of Ouachita Parish, Louisiana; thence proceed North 53 degrees 48 minutes 00 seconds East along the easterly line of said First United Methodist Church Tract, a distance of 592.12 feet to a found 3/4 inch iron pipe; thence proceed South 36 degrees 11 minutes 25 seconds East along the westerly line of a certain tract of land conveyed to Owen Ralph Lowe in Conveyance Book 1216, Page 584, records of Ouachita Parish, Louisiana, a distance of 320.99 feet to the POINT OF BEGINNING, containing 3.1903 acres, more or less, and being subject to all rights-of-way, easements and servitudes of record or of use.

REQUEST: Request for Annexation into the City of West Monroe City Limits. The West Monroe City Council will hear this case on November 14, 2017.

APPLICATION NO: ZC-17-45000009

APPLICANT: Twin City Outdoors

ADDRESS: 1425 Glenwood Dr.

LEGAL DESCRIPTION: A certain tract or parcel of land being situated in Sections 47 and 51, Township 18 North, Range 3 East, Ouachita Parish, Louisiana, and being more particularly described as follows:

Commence at the southwest corner of Block 3 of J. F. Heard's Second Addition to West Monroe, Ouachita Parish, Louisiana, and proceed North 36 degrees 11 minutes 25 seconds West, a distance of 328.95 feet to a 5/8 inch rebar set on the northerly right-of-way line of I-20 Service Road (Glenwood Drive) and the POINT OF BEGINNING; thence proceed South 53 degrees 28 minutes 07 seconds West along said north right-of-way line of the I-20 Service Road, a distance of 73.83 feet to a State of Louisiana concrete right-of-way monument; thence proceed in a southwesterly direction along said North right-of-way line of the I-20 Service Road and along a curve to the right, for an arc length of 442.89 feet (chord = South 77 degrees 07 minutes 15 seconds West – 430.25 feet – radius = 532.94 feet) to a State of Louisiana concrete right-of-way monument; thence

proceed North 71 degrees 16 minutes 18 seconds West along said northerly right-of-way line of the I-20 Service Road, a distance of 55.19 feet to a State of Louisiana concrete right-of-way monument, thence proceed North 72 degrees 48 minutes 17 seconds West along said northerly right-of-way line of the I-20 Service Road, a distance of 40.25 feet to a State of Louisiana concrete right-of-way marker; thence proceed North 79 degrees 37 minutes 45 seconds West along said northerly right-of-way line of the I-20 Service Road, a distance of 84.91 feet to a State of Louisiana concrete right-of-way marker; thence proceed North 73 degrees 20 minutes 20 seconds West along said northerly right-of-way line of I-20 Service Road, a distance of 14.99 feet to a 5/8 inch rebar set on the southeasterly corner of tract of land conveyed to First United Methodist Church of West Monroe, Louisiana, recorded in Conveyance Book 1218, Page 395, records of Ouachita Parish, Louisiana; thence proceed North 53 degrees 48 minutes 00 seconds East along the easterly line of said First United Methodist Church Tract, a distance of 592.12 feet to a found 3/4 inch iron pipe; thence proceed South 36 degrees 11 minutes 25 seconds East along the westerly line of a certain tract of land conveyed to Owen Ralph Lowe in Conveyance Book 1216, Page 584, records of Ouachita Parish, Louisiana, a distance of 320.99 feet to the POINT OF BEGINNING, containing 3.1903 acres, more or less, and being subject to all rights-of-way, easements and servitudes of record or of use.

REQUEST: Zone Change from O-L (Open Land) District to B-3 (General Business) District. The West Monroe City Council will hear this case on November 14, 2017.

APPLICATION NO: **PBG-17-30000006**

APPLICANT: Brandon Holding & Investments, LLC

ADDRESS: 612, 700, 702, 703, 704, 705, 706, 707, 708, & 801 Wood Street; 102 North 4th Street & 206 North 4th Street.

LEGAL DESCRIPTION: Lot 8 Square "O" A & E Western Addn., Lots 1, 2, & 3 of Square "Q" A & E Western Addn. and that part of Alley Revoked COB 1841-104, Lots 5, 6, 7 & 8 Square "R" A & E Western Addn., and Lot 6 Square "T" A & E Western Addn., and portion of Alley Revoked COB 2093-282.

REQUEST: Planned Building Group for "Wood Street Development" in an R-2 (Multiple Family Residence District).

The public is invited to attend.

Run Date: 09-28-2017, 10-05-2017, & 10-12-2017