

WEST MONROE PLANNING COMMISSION

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, November 16, 2015, 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: **PBG-15-30000002**

APPLICANT: William Hays, Jr.

ADDRESS: 109 Claiborne St. – Units 1-10

LEGAL DESCRIPTION: Parcel (# 26190): Lots 30 and 31 of Old Town of Trenton.

Parcel (# 36477): Lot 29 of the Town of Trenton.

Parcel (# 36478): Lot 3 of the H.M. Williams.

Parcel (# 36941): Lot in Trenton fronting forty (40) feet on the S side of Claiborne Street with a depth of One Hundred Sixty (160) feet.

Parcel (# 36942): Lot Thirty-Three (33) of Trenton.

REQUEST: Planned Building Group / 5 Duplexes (10 Units total) in an R-2 (Multiple Family Residential) District.

APPLICATION NO: **ANNX- 15-60000002**

APPLICANT: Medlin's Metal Roofing MFG LLC & Medlin's Properties LLC

ADDRESS: 2047 Old Natchitoches Road

LEGAL DESCRIPTION: Parcel (# R50750): A certain tract or parcel of land situated in the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Lot 2, Section 34, Township 18 North, Range 3 East, Land District North of Red River, Ouachita Parish, Louisiana, and being more particularly described as follows: Commence at the intersection of the east right-of-way of Thomas Road (LA Hwy. No. 617) with the South line of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, Lot 2, Section 34, Township 18 North, Range 3 East, Land District North of Red River, Ouachita Parish, Louisiana; proceed South 89 48' 15" East along said south line, a distance of 398.62 feet; thence proceed North 02 45' 27" East, a distance of 497.94 feet to the South right-of-way of Old Natchitoches Road; thence proceed North 83 46' 46" East along said south right-of-way line a distance of 109.29 feet to the POINT OF BEGINNING; thence proceed North 82 33' 08" East along said South right-of-way line, a distance of 18.87 feet; thence proceed South 89 25' 06" East along said south right-of-way line, a distance of 53.61 feet; thence proceed South 83 16' 04" East along said south right-of-way line, a distance of 99.10 feet; thence proceed South 02 45' 27" West, a distance of 501.02 feet to aforementioned South line of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$; thence proceed North 89 48' 15" West along said south line, a distance of 171.18 feet; thence proceed North 02 45' 27" East, a distance of 50.17 feet to the POINT OF BEGINNING; containing 2.00 acres, more or less, and being subject to all easements, servitudes, and right-of-way or record and/or use.

Parcel (#130203): A certain tract or parcel of land situated in Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Lot 2, Section 34, Township 18 North, Range 3 East Land District North of Red River, Ouachita Parish, Louisiana, and being more particularly described as follows: Commence at the intersection of the East right-of-way of Thomas Road (La. Hwy. No 617) with the South line of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, Lot 2, Section 34, Township 18 North, Range 3 East Land District North of Red River, Ouachita Parish, Louisiana, and proceed South 89 degrees 48 48 minutes 15 seconds East along the South line of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 34, a distance of 398.62 feet; thence proceed North 02 degrees 45 minutes 27 seconds East, a distance of 497.94 feet to the South right-of-way line of Old Natchitoches Road; thence proceed North 83 degrees 46 minutes 46 seconds East along the South right-of-way line of said Old Natchitoches Road, a distance of 109.29 feet to a found 5/8" rebar; thence proceed North 82 degrees 33 minutes 08 seconds East along the South right-of-way line of said Old Natchitoches Road, a distance of 18.87 feet; thence proceed South 89 degrees 25 minutes 06 seconds East along the South right-of-way line of said Old Natchitoches Road, a distance of 53.61 feet; thence proceed South 83 degrees 16 minutes 04 seconds East along the South right-of-way line of said Old Natchitoches Road, a distance of 99.10 feet to a found 5/8" rebar and the POINT OF BEGINNING; thence proceed South 83 degrees 16 minutes 04 seconds East along the South right-of-way line of said Old Natchitoches Road, a distance of 4.93 feet to a set 5/8" rebar; thence proceed South 78 degrees 08 minutes 19 seconds East along the South line of said Old Natchitoches Road, a distance of 36.16 feet to a set 5/8" rebar; thence proceed South 79 degrees 12 minutes 38 seconds East along the South right-of-way line of said Old Natchitoches Road, a

Distance of 48.65 feet to a set 5/8" rebar; thence leaving said right-of-way proceed South 02 degrees 45 minutes 27 seconds West, a distance of 482.13 feet to a 5/8" rebar set on the South line of the Northwest 1/4 of the Southwest 1/4, Lot 2 of said Section 34; thence proceed South 88 degrees 52 minutes 08 seconds West along the South line of the Northwest 1/4 of the Southwest 1/4, Lot 2 of said Section 34, a distance of 89.00 feet to a set 5/8" rebar; thence proceed North 02 degrees 45 minutes 27 seconds West, distance of 501.02 feet to the POINT OF BEGINNING; containing 1.00 acres, more of less and being subject to all right-of-way, easements and servitudes of record or of use.

REQUEST:

Annexation into the West Monroe City Limits. The City Council will hear this case on December 8, 2015.

APPLICATION NO:

ZC-15-4500007

APPLICANT:

Medlin's Metal Roofing MFG LLC & Medlin's Properties LLC

ADDRESS:

2047 Old Natchitoches Road

LEGAL DESCRIPTION:

Parcel (# R50750): A certain tract or parcel of land situated in the Northwest 1/4 of the Southwest 1/4 of Lot 2, Section 34, Township 18 North, Range 3 East, Land District North of Red River, Ouachita Parish, Louisiana, and being more particularly described as follows: Commence at the intersection of the east right-of-way of Thomas Road (LA Hwy. No. 617) with the South line of the Northwest 1/4 of the Southwest 1/4, Lot 2, Section 34, Township 18 North, Range 3 East, Land District North of Red River, Ouachita Parish, Louisiana; proceed South 89 48' 15" East along said south line, a distance of 398.62 feet; thence proceed North 02 45' 27" East, a distance of 497.94 feet to the South right-of-way of Old Natchitoches Road; thence proceed North 83 46' 46" East along said south right-of-way line a distance of 109.29 feet to the POINT OF BEGINNING; thence proceed North 82 33' 08" East along said South right-of-way line, a distance of 18.87 feet; thence proceed South 89 25' 06" East along said south right-of-way line, a distance of 53.61 feet; thence proceed South 83 16' 04" East along said south right-of-way line, a distance of 99.10 feet; thence proceed South 02 45' 27" West, a distance of 501.02 feet to aforementioned south line of the Northwest 1/4 of the Southwest 1/4; thence proceed North 89 48' 15" West along said south line, a distance of 171.18 feet; thence proceed North 02 45' 27" East, a distance of 500.17 feet to the POINT OF BEGINNING; containing 2.00 acres, more or less, and being subject to all easements, servitudes, and right-of-way or record and/or use.

Parcel (#130203): A certain tract or parcel of land situated in Northwest 1/4 of the Southwest 1/4 of Lot 2, Section 34, Township 18 North, Range 3 East Land District North of Red River, Ouachita Parish, Louisiana, and being more particularly described as follows: Commence at the intersection of the East right-of-way of Thomas Road (La. Hwy. No 617) with the South line of the Northwest 1/4 of the Southwest 1/4, Lot 2, Section 34, Township 18 North, Range 3 East Land District North of Red River, Ouachita Parish, Louisiana, and proceed South 89 degrees 48 48 minutes 15 seconds East along the South line of the Northwest 1/4 of the Southwest 1/4 of said Section 34, a distance of 398.62 feet; thence proceed North 02 degrees 45 minutes 27 seconds East, a distance of 497.94 feet to the South right-of-way line of Old Natchitoches Road; thence proceed North 83 degrees 46 minutes 46 seconds East along the South right-of-way line of said Old Natchitoches Road, a distance of 109.29 feet to a found 5/8" rebar; thence proceed North 82 degrees 33 minutes 08 seconds East along the South right-of-way line of said Old Natchitoches Road, a distance of 18.87 feet; thence proceed South 89 degrees 25 minutes 06 seconds East along the South right-of-way line of said Old Natchitoches Road, a distance of 53.61 feet; thence proceed South 83 degrees 16 minutes 04 seconds East along the South right-of-way line of said Old Natchitoches Road, a distance of 99.10 feet to a found 5/8" rebar and the POINT OF BEGINNING; thence proceed South 83 degrees 16 minutes 04 seconds East along the South right-of-way line of said Old Natchitoches Road, a distance of 4.93 feet to a set 5/8" rebar; thence proceed South 78 degrees 08 minutes 19 seconds East along the South line of said Old Natchitoches Road, a distance of 36.16 feet to a set 5/8" rebar; thence proceed South 79 degrees 12 minutes 38 seconds East along the South right-of-way line of said Old Natchitoches Road, a Distance of 48.65 feet to a set 5/8" rebar; thence leaving said right-of-way proceed South 02 degrees 45 minutes 27 seconds West, a distance of 482.13 feet to a 5/8" rebar set on the South line of the Northwest 1/4 of the Southwest 1/4, Lot 2 of said Section 34; thence proceed South 88 degrees 52 minutes 08 seconds West along the South line of the Northwest 1/4 of the Southwest 1/4, Lot 2 of said Section 34, a distance of 89.00 feet to a set 5/8" rebar; thence proceed North 02 degrees 45 minutes 27 seconds West, distance of 501.02 feet to the POINT OF BEGINNING; containing 1.00 acres, more of less and being subject to all right-of-way, easements and servitudes of record or of use.

REQUEST: Zone Change from O-L (Open Land) to B-3 (General Business) for commercial use / Medlin's Metal Roofing. The City Council will hear this case on December 8, 2015.

APPLICATION NO: **ANNX- 15-6000003**
APPLICANT: Two Queens LLC
ADDRESS: 4423 Cypress Street
LEGAL DESCRIPTION: Parcel (# R19230 & R19229): A portion of Lot 16 of Chappell Fairacres Addition to West Monroe, Louisiana, per plat thereof on file and of record in the office of the Clerk of Court of Ouachita Parish, Louisiana, in plat book 4, page 20 of the records of Ouachita Parish, Louisiana, the POINT OF BEGINNING: Thence measure northeasterly along the northern line of said Lot 16; thence in a southeasterly direction along the east line of Lot 16 a distance of 235.8 feet; thence in a southwesterly direction on a line parallel to the south line of Lot 16 a distance of 100 feet; thence northwesterly along the west line of Lot 16 a distance of 241.4 feet to the point of beginning, containing 0.548 acre, and being a portion of said Lot 16 of Chappell Fairacres Addition. LESS & EXCEPT: One (1) certain tract or parcel of land, together with all improvements situated thereon, and all of the rights, ways, privileges, servitudes and advantages thereunto belonging or in anywise appertaining, situated in Sec25 T18N R3E, Land District North of the Red River, Ouachita Parish, Louisiana, identified as Parcel No. 4-1 as shown on sheet No. 4 of the property map for State Project No. 001-09-0085, turning lanes @ US 80 & Downing Pines Road, US 80, Ouachita Parish, Louisiana, prepared by Paul D. Fryer, Professional Land Surveyor, Lazenby & Associates, Inc., dated October 3, 2008, said map being attached hereto and made a part hereof, which property is more particularly described as follows: PARCEL NO. 4-1: From a point on the centerline of State Project No. 001-09-0085, at Station 26+48.70, proceed S33°08'25"E a distance of 40.00 feet to the point of beginning; thence proceed N56°29'00"E a distance of 184.66 feet to a point and corner; thence proceed S33°11'08"E a distance of 31.16 feet to a point and corner; thence S49°49'48"W a distance of 33.14 feet to a point and corner; thence proceed S59°20'45"W a distance of 100.12 feet to a point and corner; thence proceed S59°20'57"W a distance of 51.80 feet to a point and corner; thence proceed N33°08'25"W a distance of 27.41 feet to the point of beginning. All of which comprises Parcel 4-1 as shown on Sheet 4 of the Right of Way plans of State Project No. 001-09-0085, and contains an area of 5824.5 square feet or 0.134 acres. Being a portion of the same property acquired by vendor by Quit Claim deed recorded May 21, 1974, in COB 982, page 628, entry number 659369, in the conveyance records of Ouachita Parish, Louisiana.

REQUEST: Annexation into the West Monroe City Limits. The City Council will hear this case on December 8, 2015.

APPLICATION NO: **ZC-15-4500007**
APPLICANT: Two Queens LLC
ADDRESS: 4423 Cypress Street
LEGAL DESCRIPTION: Parcel (# R19230 & R19229): A portion of Lot 16 of Chappell Fairacres Addition to West Monroe, Louisiana, per plat thereof on file and of record in the office of the Clerk of Court of Ouachita Parish, Louisiana, in plat book 4, page 20 of the records of Ouachita Parish, Louisiana, the POINT OF BEGINNING: Thence measure northeasterly along the northern line of said Lot 16; thence in a southeasterly direction along the east line of Lot 16 a distance of 235.8 feet; thence in a southwesterly direction on a line parallel to the south line of Lot 16 a distance of 100 feet; thence northwesterly along the west line of Lot 16 a distance of 241.4 feet to the point of beginning, containing 0.548 acre, and being a portion of said Lot 16 of Chappell Fairacres Addition. LESS & EXCEPT: One (1) certain tract or parcel of land, together with all improvements situated thereon, and all of the rights, ways, privileges, servitudes and advantages thereunto belonging or in anywise appertaining, situated in Sec25 T18N R3E, Land District North of the Red River, Ouachita Parish, Louisiana, identified as Parcel No. 4-1 as shown on sheet No. 4 of the property map for State Project No. 001-09-0085, turning lanes @ US 80 & Downing Pines Road, US 80, Ouachita Parish, Louisiana, prepared by Paul D. Fryer, Professional Land Surveyor, Lazenby & Associates, Inc., dated October 3, 2008, said map being attached hereto and made a part hereof, which property is more particularly described as follows: PARCEL NO. 4-1: From a point on the centerline of State Project No. 001-09-0085, at Station 26+48.70, proceed S33°08'25"E a distance of 40.00 feet to the point of beginning; thence proceed N56°29'00"E a distance of 184.66 feet to a point and corner; thence proceed S33°11'08"E a distance of 31.16 feet to a point and corner; thence S49°49'48"W a distance of 33.14 feet to a point and corner; thence

proceed S59°20'45"W a distance of 100.12 feet to a point and corner; thence proceed S59°20'57"W a distance of 51.80 feet to a point and corner; thence proceed N33°08'25"W a distance of 27.41 feet to the point of beginning. All of which comprises Parcel 4-1as shown on Sheet 4 of the Right of Way plans of State Project No. 001-09-0085, and contains an area of 5824.5 square feet or 0.134 acres. Being a portion of the same property acquired by vendor by Quit Claim deed recorded May 21, 1974, in COB 982, page 628, entry number 659369, in the conveyance records of Ouachita Parish, Louisiana.

REQUEST:

Zone Change from O-L (Open Land) to B-1 (Transitional Business) for commercial use / newspaper office. The City Council will hear this case on December 8, 2015.

The public is invited to attend.

Run Date: October 29, 2015, November 5, 2015, November 12, 2015