

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, November 20, 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: PBG-17-30000007

APPLICANT: B & B Properties of Ouachita LLC

ADDRESS: 100 Landrum St.

LEGAL DESCRIPTION:

A certain lot or parcel of ground in Lots 3 and 4 of Block 1 of the Splane Place, West Monroe, Louisiana, as per plat there of recorded in Plat Book 5, Page 11 of the records of Ouachita Parish, Louisiana, and in Section 28, Township 18 North, Range 3 East, more particularly described as follows:

From the intersection of the South line of Ada Street with the west line of Joy Street as shown on plat of J. Bailey Landrum's Subdivision of a portion of Lots 4 and 5 Block 1, of Splane Place, recorded in Plat Book 8, Page 28 of the records of Ouachita Parish, Louisiana, measure southerly along the west line of Joy Street a distance of 215.21 feet to the northwesterly line of Splane Drive for the Point of Beginning: the South 73° 32' 00" West a distance of 140.0 feet, to a 2" iron pipe; then North 16° 28' 00" West parallel to Joy Street a distance of 75.21 feet to a 1-112" iron pipe; then South 73° 32' 00" West and parallel to Ada Street a distance of 252.66 feet to a ¾" iron pipe; then South 16° 07' 18" East a distance of 18.39 feet to the southeast corner of Lot 8 of Block 14 of Unit No. 5 of Sunshine Heights Addition to West Monroe, Louisiana; then North 89° 48' 30" West along the south line of said Block 14 of Unit No.5 of Sunshine Heights Addition a distance of 238.09 feet; then South 5° 20' West along a curb, a distance of 30.74 feet; then South 3° 17' 32" East along a curb a distance of 136.35 feet; then South 32° 15' 37" East along a curb a distance of 106.59 feet to a point in the centerline of an asphalt drive; then easterly along a curve to the left, (the chord of which bears North 86° 39' 00" East, 115.0 feet) for a distance of 123.80 feet; then North 48° 49' 20" East along the centerline of said drive a distance of 141.57 feet to the West line of Lot 3, Block 1 of the Splane Place; then North 16° 07' 18" West along the west line of said Lot 3 a distance of 20.89 feet; then North 83° 04' 52" East along a line parallel to the South line of Lot 3 of Block 1 of Splane Drive, a distance of 320.20 feet to the West line of Splane Drive; then northerly along the curving west line of Splane Drive, along a curve to the right, (the chord of which bears North 13° 44' 45" East) for a distance of 160.38 feet to the Point of Beginning, all as more fully shown on that survey prepared by Lowe and Associates, Inc., dated July 2, 1993, titled "Map of Improvement Survey of Ridgecrest Nursing Home West Monroe, Louisiana".

REQUEST:

Requesting Planned Building Group in an R-2 (Multiple Family Residence District) for apartment complex.

APPLICATION NO: SUB-17-55000001

APPLICANT: B & B Properties of Ouachita LLC

ADDRESS: 100 Landrum St.

LEGAL DESCRIPTION:

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feet; then South 3° 17' 32" East along a curb a distance of 136.35 feet; then South 32° 15' 37" East along a curb a distance of 106.59 feet to a point in the centerline of an asphalt drive; then easterly along a curve to the left, (the chord of which bears North 86° 39' 00" East, 115.0 feet) for a distance of 123.80 feet; then North 48° 49' 20" East along the centerline of said drive a distance of 141.57 feet to the West line of Lot 3, Block 1 of the Splane Place; then North 16° 07' 18" West along the west line of said Lot 3 a distance of 20.89 feet; then North 83° 04' 52" East along a line parallel to the South line of Lot 3 of Block 1 of Splane Drive, a distance of 320.20 feet to the West line of Splane Drive; then northerly along the curving west line of Splane Drive, along a curve to the right, (the chord of which bears North 13° 44' 45" East) for a distance of 160.38 feet to the Point of Beginning, all as more fully shown on that survey prepared by Lowe and Associates, Inc., dated July 2, 1993, titled "Map of Improvement Survey of Ridgecrest Nursing Home West Monroe, Louisiana".

REQUEST: Requesting Subdivision /Apartment Development.

APPLICATION NO: **Annx-17-60000003**

APPLICANT: Rossbrook, LLC

ADDRESS: 807 Travis St.

LEGAL DESCRIPTION: A Certain tract of land located in Lot Five (5) Blazier Estate Partition in Section 46, Township 18 North, Range 3 East, West Monroe, Ouachita Parish, Louisiana, and being more particularly described as followed:

From the intersection of the West Line of North Seventh Street with the North line of Section 46, which is also the North line of Lot 5 of Blazier Estate Partition, measure South 51 degrees 11' East along the Westerly line of North Seventh Street a distance of 25.94 feet to the center line of a 50 foot wide public road; thence South 54 degrees 18' West along said center line a distance of 1123.41 feet, which point is the Northwesterly corner of a tract conveyed by Jack W. Clampit to J. C. Steele, Jr. by deed recorded in Conveyance Book 706 at page 367 and shown on a plat attached to said deed, which plat is filed in said Conveyance Book at page 369 and which point is the POINT OF BEGINNING; thence continuing South 54 degrees 18' West a distance of 210 feet; thence South 35 degrees 42' East a distance of 210 feet; more or less, to the South line of Lot 5 of the Partition of the Blazier Estate, which is an extension of the South line of the tract sold and shown in plat hereinabove referred to; thence North 54 degrees 14' 24" East a distance of 210 feet to the Southwest corner of the tract conveyed to Steele as hereinabove referred to and which point is 1181.03 feet West from the intersection of the South line of Lot 5 of Blazier Estate Partition with the West line of North Seventh Street; thence North 35 degrees 42' West a distance of 209.23 feet to the POINT OF BEGINNING and containing one (1) acre, more or less.

A certain tract of land located in Lot 5 of Blazier Estate Partition in Section 46, Township 18 North, Range 3 East, West Monroe, Ouachita Parish, Louisiana, and being more particularly described as follows:

From the intersection of the West line of North Seventh Street with the North line of Section 46, which is also the North line of Lot 5 of Blazier Estate Partition, measure South 51 degrees 11' East along the Westerly line of North Seventh Street a distance of 25.94 feet to the center line of a 50 foot wide public road; thence South 54 degrees 18' West along said center line and parallel to the North line of Section 46, a distance of 293.07 feet from the point of beginning thence continue South 54 degrees 18' West along said center line a distance of 830.24 feet; thence South 35 degrees 42' East a distance of 209.23 feet to the South line of Lot 5 of Partition of Blazier Estate; thence North 54 degrees 18' 24" East along the South line of Lot 5 a distance of 830.34 feet; thence North 35 degrees 42' West a distance of 208.35 feet to the POINT OF BEGINNING.

REQUEST: Request for Annexation into City of West Monroe City Limits. The West Monroe City Council will hear this case December 12, 2017.

APPLICATION NO: **ZC-17-45000010**

APPLICANT: Rossbrook, LLC

ADDRESS: 807 Travis St.

LEGAL DESCRIPTION: A Certain tract of land located in Lot Five (5) Blazier Estate Partition in Section 46, Township 18 North, Range 3 East, West Monroe, Ouachita Parish, Louisiana, and being more particularly described as followed:

From the intersection of the West Line of North Seventh Street with the North line of Section 46, which is also the North line of Lot 5 of Blazier Estate Partition, measure South 51 degrees 11' East along the Westerly line of North Seventh Street a distance of 25.94 feet to the center line of a 50 foot wide public road; thence South 54 degrees 18' West along said center line a distance of 1123.41 feet, which point is the Northwesterly corner of a tract conveyed by Jack W. Clampit to J. C. Steele, Jr. by deed recorded in Conveyance Book 706 at page 367 and shown on a plat attached to said deed, which plat is filed in said Conveyance Book at page 369 and which point is the POINT OF BEGINNING; thence continuing South 54 degrees 18' West a distance of 210 feet; thence South 35 degrees 42' East a distance of 210 feet; more or less, to the South line of Lot 5 of the Partition of the Blazier Estate, which is an extension of the South line of the tract sold and shown in plat hereinabove referred to; thence North 54 degrees 14' 24" East a distance of 210 feet to the Southwest corner of the tract conveyed to Steele as hereinabove referred to and which point is 1181.03 feet West from the intersection of the South line of Lot 5 of Blazier Estate Partition with the West line of North Seventh Street; thence North 35 degrees 42' West a distance of 209.23 feet to the POINT OF BEGINNING and containing one (1) acre, more or less.

A certain tract of land located in Lot 5 of Blazier Estate Partition in Section 46, Township 18 North, Range 3 East, West Monroe, Ouachita Parish, Louisiana, and being more particularly described as follows:

From the intersection of the West line of North Seventh Street with the North line of Section 46, which is also the North line of Lot 5 of Blazier Estate Partition, measure South 51 degrees 11' East along the Westerly line of North Seventh Street a distance of 25.94 feet to the center line of a 50 foot wide public road; thence South 54 degrees 18' West along said center line and parallel to the North line of Section 46, a distance of 293.07 feet from the point of beginning thence continue South 54 degrees 18' West along said center line a distance of 830.24 feet; thence South 35 degrees 42' East a distance of 209.23 feet to the South line of Lot 5 of Partition of Blazier Estate; thence North 54 degrees 18' 24" East along the South line of Lot 5 a distance of 830.34 feet; thence North 35 degrees 42' West a distance of 208.35 feet to the POINT OF BEGINNING.

REQUEST:

Request for Zone Change from O-L (Open Land) District to B-2 (Neighborhood Business) District. The West Monroe City Council will hear this case December 12, 2017.

The public is invited to attend.

Run Date: 11-02-2017, 11-09-2017, & 11-16-2017