

NOTICE OF PUBLIC MEETING
Posted January 26, 2022

A public meeting of the Denham Springs Planning and Zoning Commission will be held as follows:

DATE: February 14, 2022
TIME: 6:00 p.m.
PLACE: Council Chambers
116 N. Range Ave
Denham Springs, LA 70726

AGENDA:
**Pursuant to La. R.S. 42:14(D) public comment or input shall be allowed at any time prior to a vote on any agenda item

PLANNING COMMISSION

| # | TOPICS | NOTES |
|----|---|-------|
| 1. | Approve the minutes of the previous meeting of January 10, 2022 as sent to each member. | |
| 2. | Hold a Public Hearing to consider the Resubdivision of Lots 2, 3, & 4 Highpoint Plaza II into Lot 2-A located in Sec 6, T7S-R3E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RS-803). Requested by Davidson Investments. [near 155 Del Orleans] | |
| 3. | Hold a Public Hearing to consider the Resubdivision of Lots A-2-E-1 & A-2-F-1 into Lot A-2-E-1-A located in Sec 67, T7S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RS-804). Requested by Southeast Auto Holdings, LLC. [983 Rushing Rd] | |
| 4. | Hold a Public Hearing to consider the Resubdivision of Lots C & D of Shelly’s Homesites into Lot C-1. Located in Sec. 1, T7S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RS-805). Requested by Lott ABA, LLC. [1401 Florida Ave SW] | |

ZONING COMMISSION

| # | TOPICS | NOTES |
|----|---|-------|
| 1. | Approve the minutes of the previous meeting of January 10, 2022, as sent to each member. | |
| 2. | Authorize a Public Hearing to consider a Rezoning request from C-3 Commercial to R-3 Residential for Tract B-1 located in Sec 67, T7S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RZ-439). Requested by Colt Fore & Paige Wax [near 303 Rushing Rd W] | |
| 3. | Authorize a Public Hearing on a minimum lot size variance request from 0.75 acre to 0.39 acre for the purpose of a Used Auto Sales lot located in Sec 67, T7S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (V-1019). Requested by Southeast Auto Holdings, LLC. [983 Rushing Rd] | |

City of Denham Springs
P.O. Box 1629
Denham Springs, LA 70727-1629

In accordance with the Americans with Disabilities Act, if you need special assistance, please contact the City of Denham Springs 665-8121 describing the assistance that is necessary.

BASE BEARING: N 00°29'53"W (REF. #1)
FLOOD ZONE: "AE" BASE FLOOD ELEVATION: 43.0
F.E.M.A. F.I.R.M. PANEL NO. 220116 0205 E DATE: 4/03/12

| | |
|-------------|-----|
| DRAWN BY: | CDO |
| CREW CHIEF: | BMH |
| TECHNICIAN: | CDO |
| CHECKED BY: | |
| CHECKED BY: | |

A WETLANDS INVESTIGATION WAS NOT REQUESTED AND IS NOT A PART OF THIS SURVEY.

NOTES:

1. Total No. of Acres: 0.677 Acres
2. Total No. of Lots: 1
3. Sewage Disposal: City of Denham Springs
4. Water Supply: City of Denham Springs
5. Gas Supply: City of Denham Springs
6. School Districts: Denham Springs
7. Streets: Del Orleans Avenue
8. Electricity: Entergy
9. Telephone: AT&T
10. Drainage District: 1
11. Fire District: 5
12. Recreation District: Denham Springs
13. Zoning: C-1 & C-2

Recommended for Approval:

City of Denham Springs
Planning Commission

Fred Banks
Chairman

City Engineer

Approved:
City of Denham Springs

Gerard Landry
Mayor

THIS SURVEY WAS PREPARED AT THE REQUEST
AND FOR THE EXCLUSIVE USE OF:
DAVIDSON INVESTMENTS, LLC

THIS FIRM WAS NOT CONTRACTED TO PERFORM A COMPLETE TITLE
ABSTRACT OF THE PROPERTY SHOWN HEREON. BE AWARE THAT
SERVITUDES SHOWN HEREON WERE TAKEN FROM REFERENCE DATA
AND THAT OTHER SERVITUDES, ENCUMBRANCES OR RESTRICTIONS,
EITHER VISIBLE OR NOT VISIBLE, MAY AFFECT THE SUBJECT PROPERTY.

CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA
REVISED STATUTES 33:5051 AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING
THE SUBDIVISION OF LAND. THIS MAP IS MADE IN ACCORDANCE WITH THE STANDARDS
OF PRACTICE FOR BOUNDARY SURVEYS FOR CLASS "C" SURVEYS AND IT WAS THE
INTENT TO SUBDIVIDE THE TRACT INTO THE PLATTED SUBDIVISION.

THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT
FOR THE REQUIRED SUBDIVISION OF PROPERTY ONLY, AND DOES NOT EXTEND TO
THIRD PARTIES UNLESS THE PLAT IS PROPERLY REVISED BY THE CERTIFIER TO
REFLECT SAME.

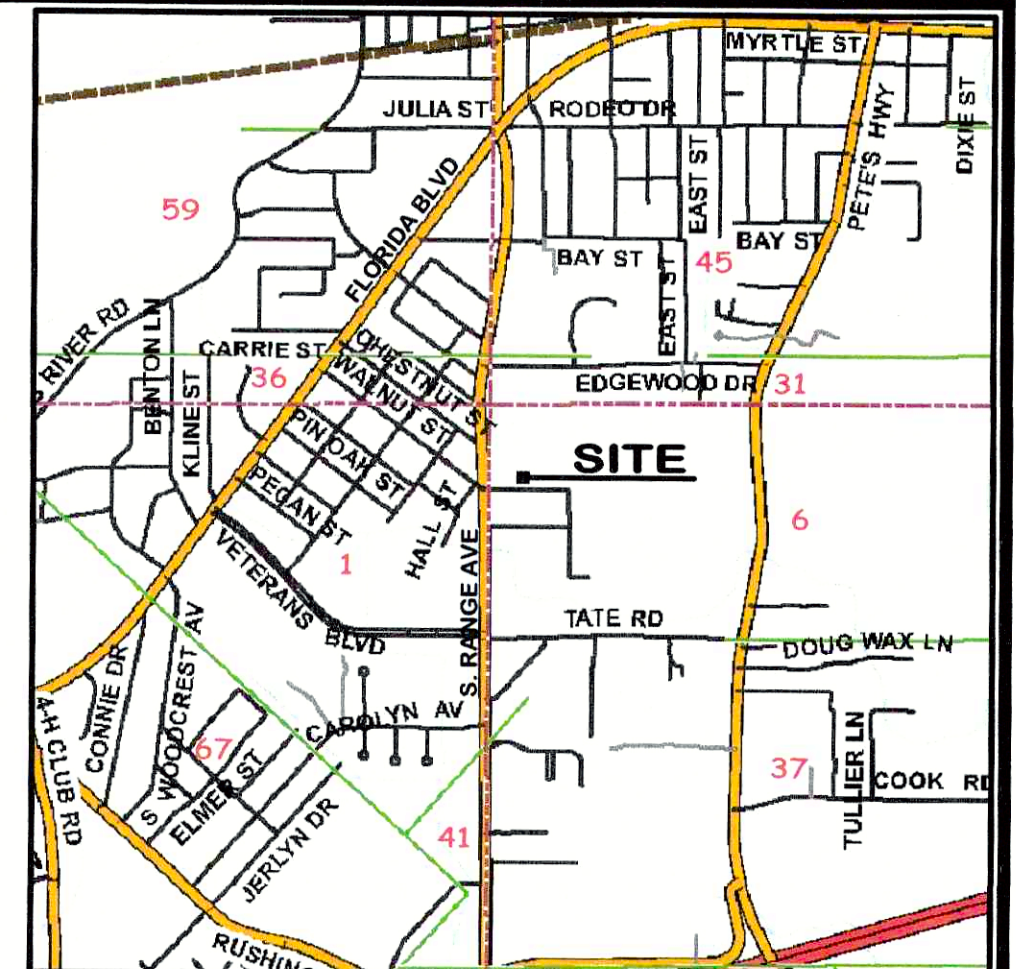
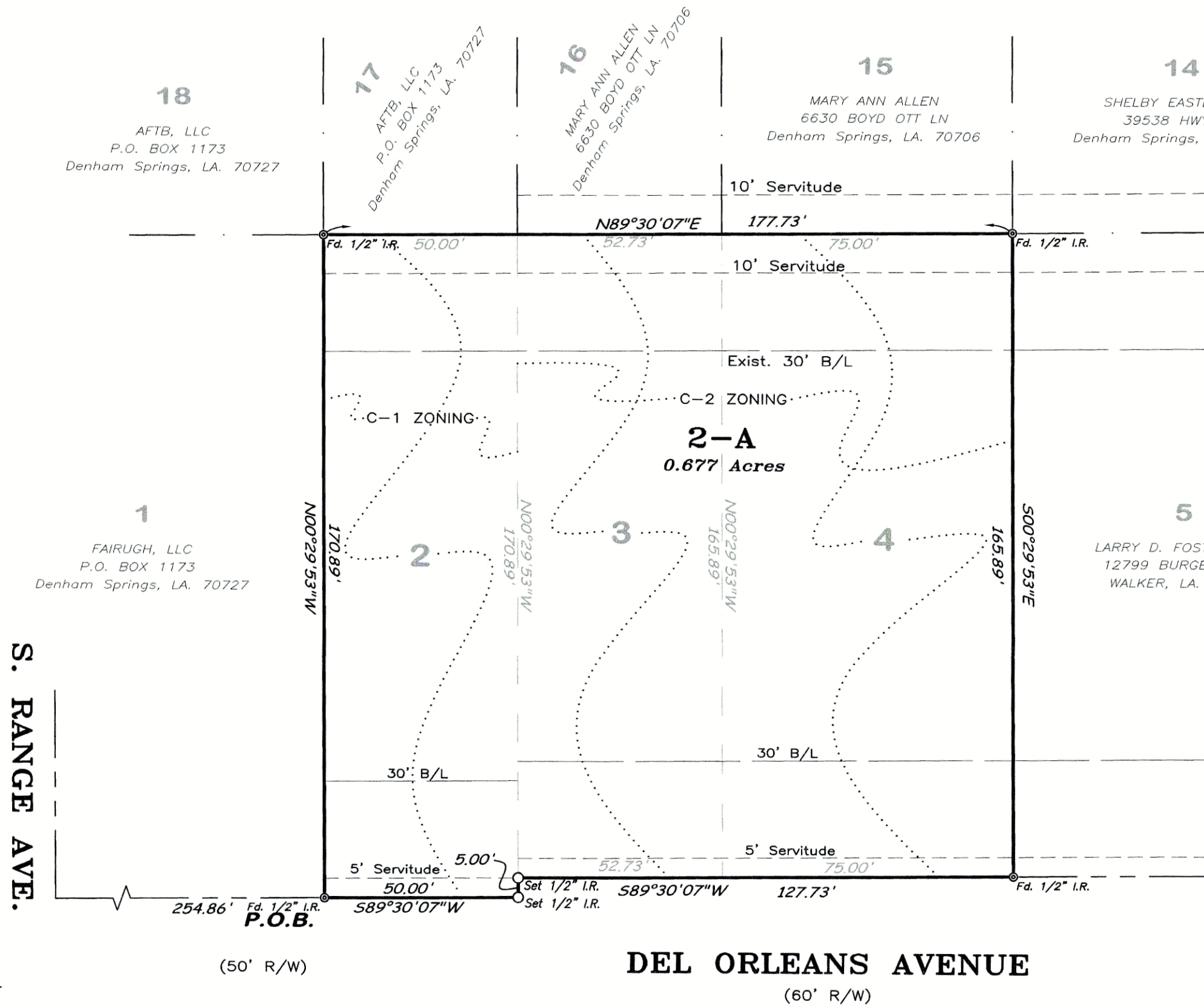
PRELIMINARY

LESTER A. McLIN, JR.
PROFESSIONAL LAND SURVEYOR
McLIN TAYLOR, INC.

01/03/2022
DATE

REFERENCE:

1. FINAL PLAT OF HIGHPOINT PLAZA II, SECOND FILING
LOCATED IN SECTION 6, T7S-R3E...,
BY ALVIN FAIRBURN, SR., R.L.S., DATED 7-10-1985.
2. MAP SHOWING RESUBDIVISION OF LOTS 26, 27 & 28,
HIGHPOINT PLAZA II, SECOND FILING INTO LOT 27-A,
LOCATED IN SECTION 6, T7S-R3E...,
BY LESTER A. McLIN, JR., P.L.S., DATED 8-11-2014.
3. MAP SHOWING SURVEY & CONSOLIDATION OF LOTS 24
& 25, HIGHPOINT PLAZA II, SECOND FILING INTO LOT 24-A
LOCATED IN SECTION 6, T7S-R3E...,
BY BRETT J. MARTIN, P.L.S., DATED 12-10-2018.
4. MAP SHOWING SURVEY OF LOT 24-A, HIGHPOINT PLAZA II
SECOND FILING, LOCATED IN SECTION 6, T7S-R3E...,
BY BRETT J. MARTIN, P.L.S., DATED 03-22-2019.
5. FINAL PLAT OF HIGHPOINT PLAZA II, FIRST FILING
BEING THE RESUBDIVISION OF TRCT "A" AND A PORTION OF
THE REMAINING HIGHPOINT CORPORATION PROPERTY
LOCATED IN SECTION 6, T7S-R3E...,
BY ALVIN FAIRBURN SR. P.L.S., DATED 04-20-1984.



VICINITY MAP

SCALE: 1" = 2000'



**MAP SHOWING SURVEY & CONSOLIDATION
OF
Lot 2
Highpoint Plaza II, First Filing
AND
Lots 3 & 4
Highpoint Plaza II, Second Filing
INTO
LOT 2-A**

LOCATED IN SECTION 6, T 7 S-R 3 E
GREENSBURG LAND DISTRICT
CITY OF DENHAM SPRINGS
LIVINGSTON PARISH, LOUISIANA
FOR

DAVIDSON INVESTMENTS, LLC



McLin Taylor, Inc.
Engineering and Land Surveying

28339 FROST ROAD LIVINGSTON, LA. 70754 (225)686-1444

SITE DATA:
TOTAL AREA BEING RESUBDIVIDED0.390 ACRES
TOTAL NO. LOTS1
STREETSPARISH ROAD
SEWERCITY

LOT A-1-A-1
ANIMAL HOSPITAL CORPORATION
(NOW OR FORMERLY)

This is to certify that the undersigned is the owner, or legal officer, of the land shown hereon.

SEWERAGE:
No person shall provide or install a method of sewage disposal other than connection to an approved sanitary sewer system, until the method of sewage treatment and disposal has been approved by the Health Unit of Livingston Parish.

PUBLIC DEDICATION:
The Servitudes and Rights-of-Way shown hereon if not previously dedicated are hereby dedicated to the perpetual use of the public. All areas shown as servitudes are granted to the public for use of utilities, drainage, sewage removal or other proper purposes for the general use of the public. No building structure, or fence shall be constructed, nor shrubbery planted within the limits of any servitude so as to prevent or unreasonably interfere with any purpose for which the servitude is granted.

OWNER OR REPRESENTATIVE
JOSEPH JOHNSON

DATE

- GENERAL NOTES
1. The original drawing of this work is the property of Alvin Fairburn & Assoc., LLC. Reproduction of this print is prohibited except by permission of this firm. Additional information is often added in a continuous updating process. Check for latest revision data before acting on data shown. This firm is not responsible for actions or projects based upon obsolete drawings for which this firm was not specifically consulted.
 2. This survey was based on information supplied by the client, no abstract was obtained to verify ownership of this property.
 3. Property restrictions, improvements, servitudes, and/or rights-of-way other than those shown may exist on this property and owners or potential buyers should be aware that abstracting the title to this property to show all encumbrances was not within the scope of this survey.
 4. Bearings shown are based on reference map No. 1.
 5. * Indicates taken from reference and not surveyed.
 6. Wetland determination was not requested, and was not included in this survey.
 7. (REC) indicates taken from reference, not field verified this survey.
 8. (SY) indicates information actually surveyed on the ground.
 9. Setbacks: 20' Front, 3' Side, 3' Rear.
 10. Zoning: C3

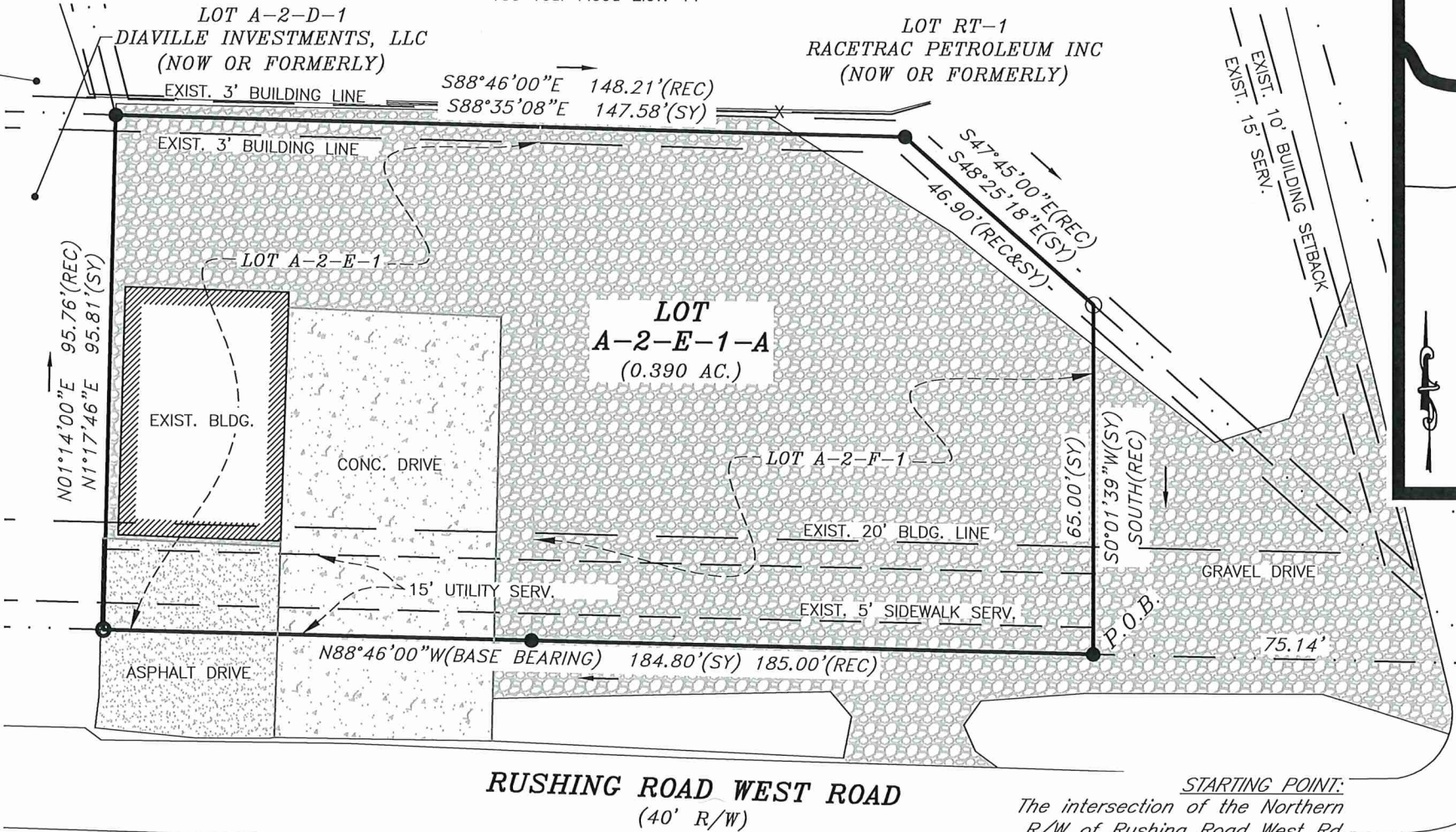
This is to certify that this plat is made in accordance with Louisiana Revised Statutes 33:5051 et. seq. and conforms to all Parish ordinances governing the subdivision of land. This map is made in accordance with the minimum standards for Boundary Surveys for Class D Survey and it was the intent to subdivide this surveyed tract into the platted subdivision. This certification is specifically restricted to the client for his required subdivision of property only, and does not extend to third parties unless the plat is properly revised by the certifier to reflect same.

PRELIMINARY

ALVIN FAIRBURN, JR. P.L.S.
DATE: JANUARY 19, 2022
FILE: "SOUTHEAST AUTO HOLDINGS, LLC"

REFERENCE:
1. "The Resubdivision/Realignment of Lots A-1-A...", dated 11-7-2006, by CEI Engineering Associates, Inc.

FLOOD CERTIFICATION:
According to F.I.R.M. Community Panel No. 220116 & Map No. 22063C0205 E, effective date 4-3-12, this property falls in flood zone "AE".
100 Year Flood Elev. 44'



- LEGEND:
- FD. 5/8" IRON ROD
 - FD. 1/2" IRON PIPE
 - SET 1/2" IRON ROD

Recommended for Approval:

City of Denham Springs
Planning Commission

Fred Banks
Chairman

Acting City Engineer

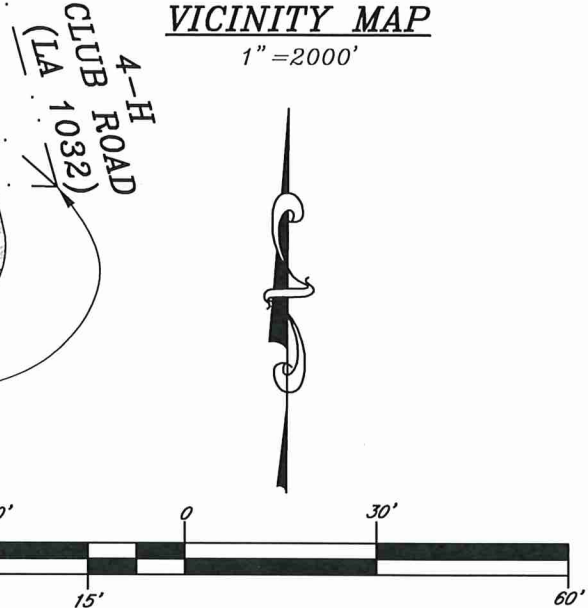
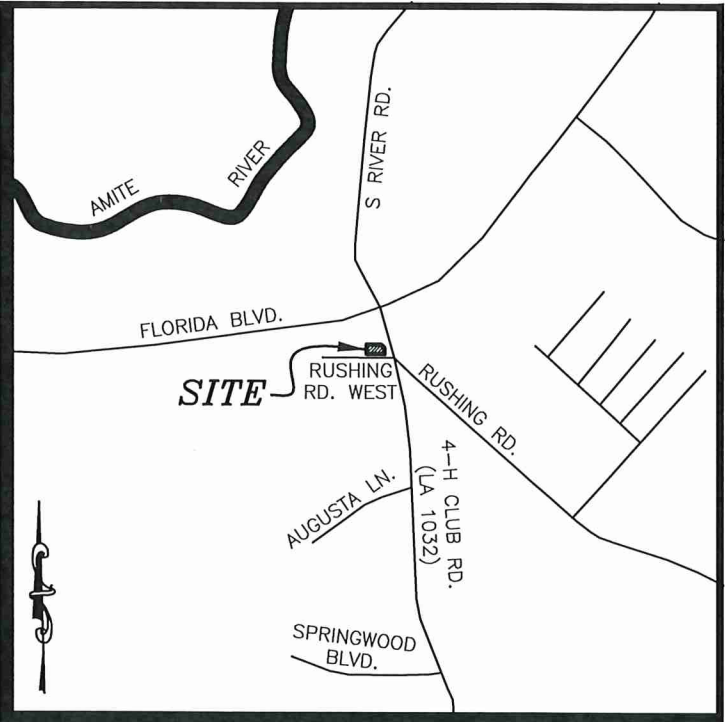
Approved:
City of Denham Springs

Gerard Landry
Mayor

Date

Date

Date



MAP SHOWING COMBINATION OF
LOTS A-2-E-1 & A-2-F-1
INTO
LOT A-2-E-1-A
LOCATED IN SECTION 67, T7S-R2E, G.L.D.,
CITY OF DENHAM SPRINGS
LIVINGSTON PARISH, LOUISIANA
FOR
SOUTHEAST AUTO HOLDINGS, LLC
7610 FLORIDA BLVD.
BATON ROUGE, LA. 70806
(225)205-3940



ALVIN FAIRBURN & ASSOCIATES, LLC.
CONSULTING ENGINEERS ~ ARCHITECTS
LAND SURVEYORS ~ DESIGNERS
LAND DEVELOPMENT CONSULTANTS
1289 DEL ESTE AVENUE
DENHAM SPRINGS, LOUISIANA 70727-1173 (225) 665-1515
JOB NO. S220008-4A

| | | | | | |
|------|-----|----|-------|-----|------|
| 28-I | 57 | DB | CB | TJC | AFJR |
| FB | PGS | PC | CALC. | DWG | CKD |

SITE DATA:
TOTAL AREA BEING RESUBDIVIDED1.11 ACRES
TOTAL NO. LOTS1
STREETSUS HWY
SEWERCITY

FLOOD CERTIFICATION:
According to F.I.R.M. Community Panel No. 220116
& Map No. 22063C0205 E, effective date 4-3-12,
this property falls in flood zone "AE".

REFERENCE:
1. "Plat of Lots C & D Shelly's Homesites ...",
dated 05-13-1968, by J. C. Kerstens &
Associates.

This is to certify that the undersigned is the owner, or legal
officer, of the land shown hereon.

SEWERAGE:
No person shall provide or install a method of sewage
disposal other than connection to an approved sanitary
sewer system, until the method of sewage treatment and
disposal has been approved by the Health Unit of Livingston
Parish.

PUBLIC DEDICATION:
The Servitudes and Rights-of-Way shown hereon if not
previously dedicated are hereby dedicated to the perpetual
use of the public. All areas shown as servitudes are granted
to the public for use of utilities, drainage, sewage removal
or other proper purposes for the general use of the public.
No building structure, or fence shall be constructed, nor
shrubby planted within the limits of any servitude so as to
prevent or unreasonably interfere with any purpose for which
the servitude is granted.

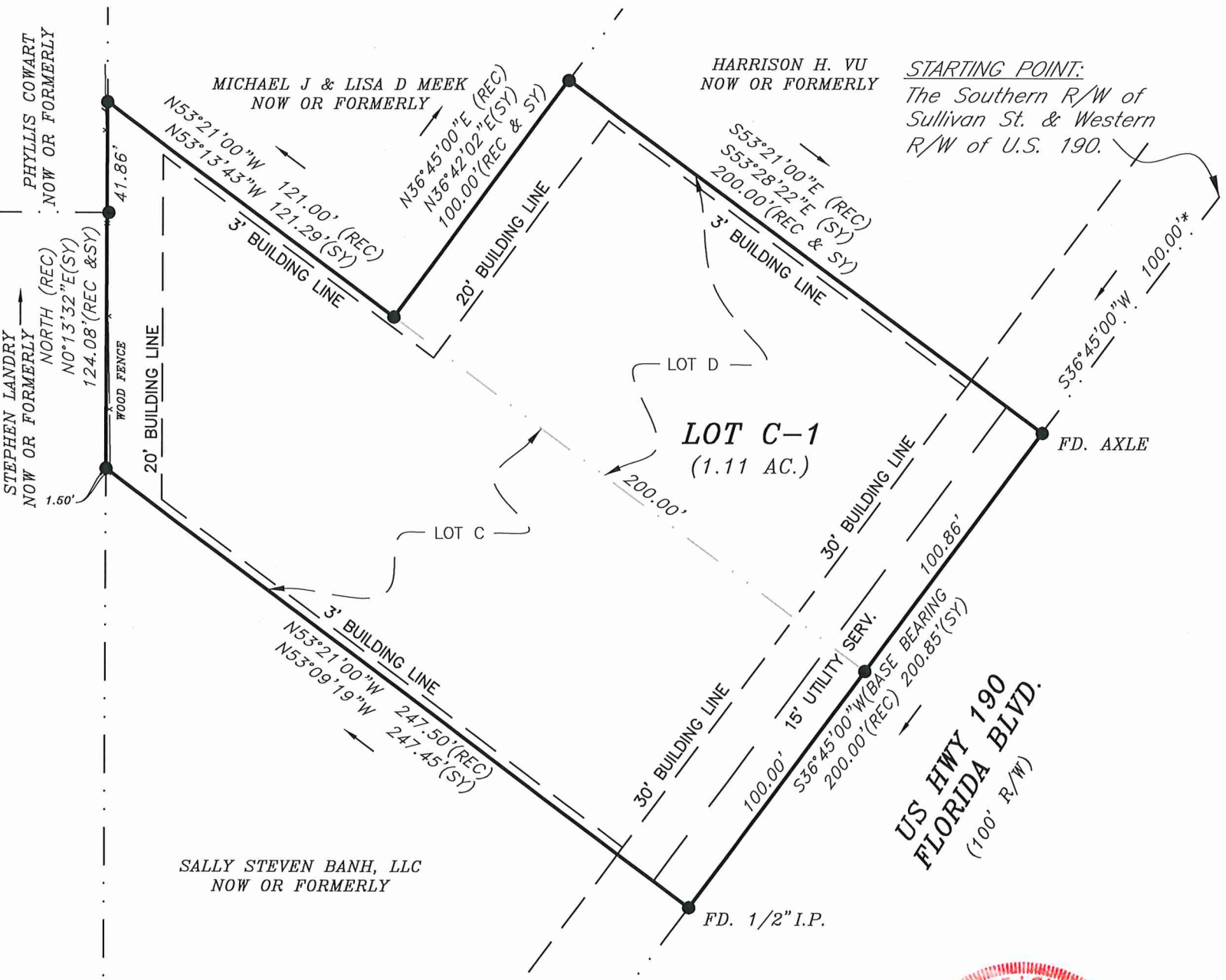
OWNER OR REPRESENTATIVE _____ DATE _____

- GENERAL NOTES:
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 - 2. This survey was based on information supplied by the client, no abstract was obtained to verify ownership of this property.
 - 3. Property restrictions, improvements, servitudes, and/or rights-of-way other than those shown may exist on this property and owners or potential buyers should be aware that abstracting the title to this property to show all encumbrances was not within the scope of this survey.
 - 4. Bearings shown are based on reference no. 1.
 - 5. * Indicates taken from reference and not surveyed.
 - 6. Wetland determination was not requested, and was not included in this survey.
 - 7. Setbacks: 30' Front, 3' Side, 20' Rear.
 - 8. Zoning C-3

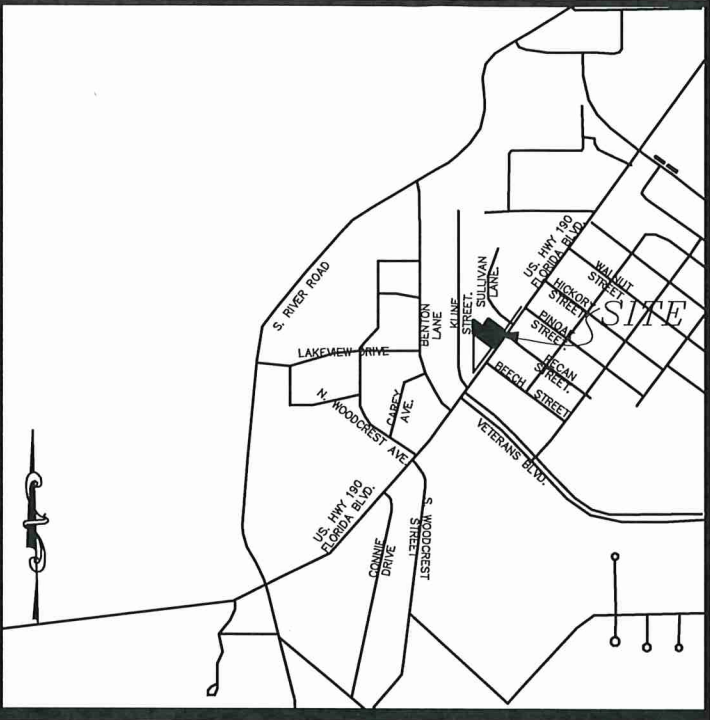
This is to certify that this plat is made in accordance with Louisiana Revised Statutes 33:5051 et. seq. and conforms to all Parish ordinances governing the subdivision of land. This map is made in accordance with the minimum standards for Boundary Surveys for Class B Survey and it was the intent to subdivide this surveyed tract into the platted subdivision. This certification is specifically restricted to the client for his required subdivision of property only, and does not extend to third parties unless the plat is properly revised by the certifier to reflect same.

Alvin Fairburn, Jr.
ALVIN FAIRBURN, JR. P.L.S.
DATE: JANUARY 27, 2022
FILE: "LOTT ABA,LLC/ DAWN
LOTT"

| | | | | | |
|------|------|----|-------|-----|------|
| XXXX | XXXX | RB | CB | CB | AFJR |
| FB | PGS | PC | CALC. | DWG | CKD |



LEGEND:
● FD. 1/2" I.R. OR AS SHOWN
○ SET 1/2" I.R. OR AS SHOWN



Recommended for Approval:
City of Denham Springs
Planning Commission

Fred Banks
Chairman _____ Date _____

Acting City Engineer _____ Date _____

Approved:
City of Denham Springs

Gerard Landry
Mayor _____ Date _____

MAP SHOWING COMBINATION OF
LOTS C & D OF
SHELLY'S HOMESITES
INTO
LOT C-1
LOCATED IN SECTION 1, T7S-R2E, G.L.D.,
CITY OF DENHAM SPRINGS
LIVINGSTON PARISH, LOUISIANA
FOR
ABA LOTT, LLC
38551 ALDERLY LANE.
DENHAM SPRINGS, LA. 70726
EXCELSIORGEAR@GMAIL.COM



ALVIN FAIRBURN & ASSOCIATES, LLC.
CONSULTING ENGINEERS ~ ARCHITECTS
LAND SURVEYORS ~ DESIGNERS
LAND DEVELOPMENT CONSULTANTS
1289 DEL ESTE AVENUE
DENHAM SPRINGS, LOUISIANA 70727-1173 (225) 665-1515
JOB NO. S210321-4A



ALVIN FAIRBURN, JR., P.E.
DATE: APRIL 24, 2008
FILE: "ROY FORB, JR., ..."

28-C 21 JB BG BQ BQ AFJR
FB POS PC CALC DWG CKD

6-30-03 Revised to show record information on Northwest side of Tract B-1.

This is to certify that this plot is made in accordance with Louisiana Revised Statutes 33:5051 et seq. and conforms to all City ordinances governing the subdivision of land. This map is made in accordance with the minimum standards for Boundary Surveys for a Class "C" Survey and it was the intent to subdivide this surveyed tract into the platted subdivision. This certification is specifically restricted to the client for his required subdivision of property only, and does not extend to third parties unless the plot is properly revised by the certifier to reflect same.

1. The original drawing of this work is the property of Alvin Fairburn & Assoc., LLC. Reproduction of this plot is prohibited except by permission of this firm. Additional information is often added in a continuing process. This firm is not responsible for actions or projects based upon obsolete drawings for which this firm was not specifically consulted. 2. Property restrictions, servitudes, and/or rights-of-way or potential buyers should be aware that obstructing the title to this property to show all encumbrances was not within the scope of this survey. 3. (SY) indicates information taken from an actual ground survey. 4. (REC. 1) indicates information taken from Reference No. 1. 5. (REC. 2) indicates information taken from Reference No. 2. 6. Wetland determination was not requested, and was not included in this survey. 7. * indicates taken from reference and not surveyed.

6-13-03
6-13-03
Roy Fore, Jr., Owner
Howard L. Young, Planner

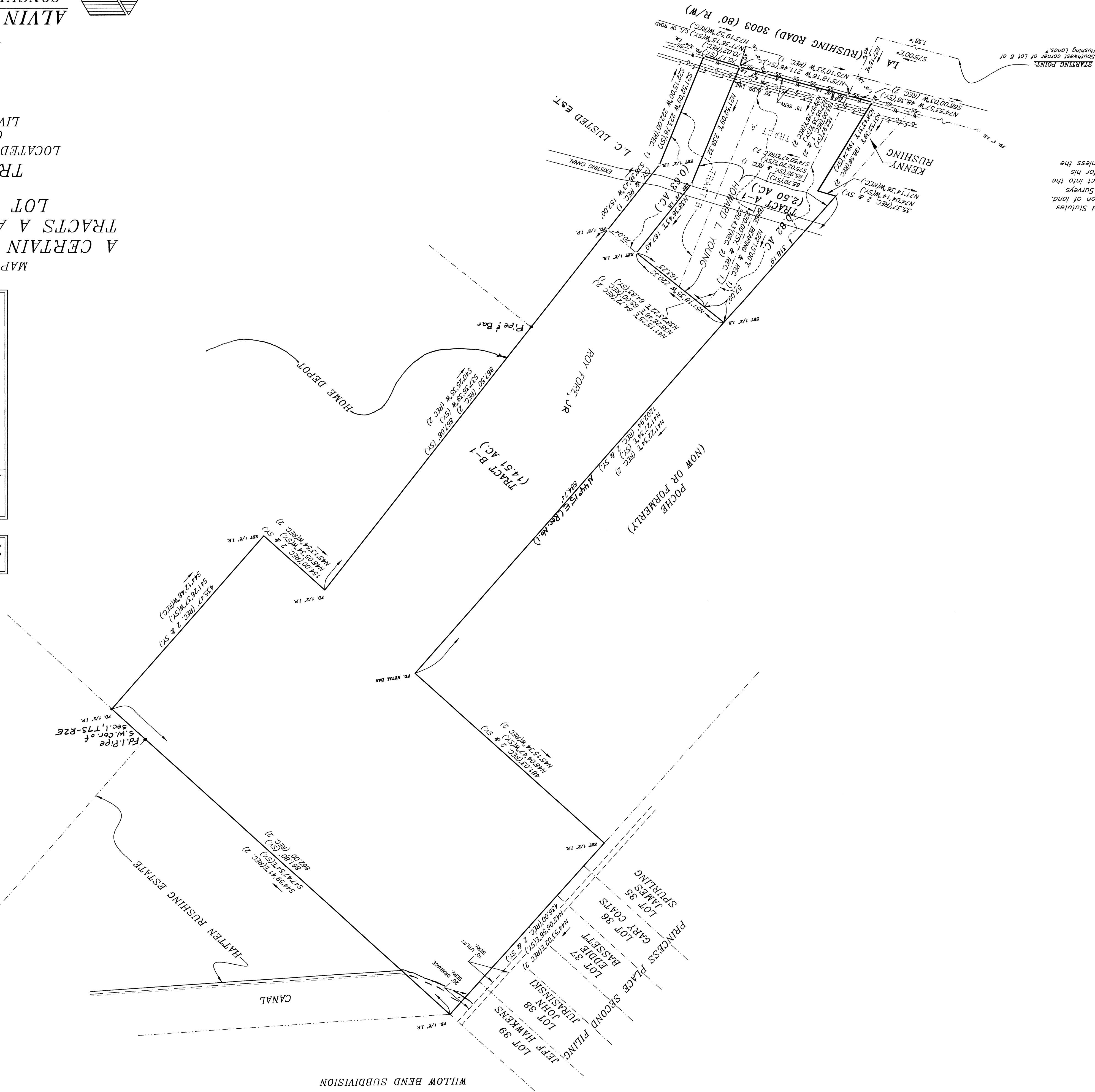
DEDICATION: This is to certify that the servitudes and rights-of-way shown on this plot are hereby dedicated to the perpetual use of the public for proper purposes including drainage, removal of sewage, and utilities. No trees, shrubs, or plants may be planted, nor shall any building, fence, structure, or other improvements be constructed or installed within or over any servitude or right-of-way so as to prevent or unreasonably interfere with any purpose for which the servitude or right-of-way is granted. Also, I hereby certify that I am the owner of Record.

REFERENCE:
1. Map showing resubdivision of a 1.91 Ac. Lot and a 0.40 Ac. Lot., dated 10-06-86, by Alvin Fairburn Sr., P.E.
2. Survey map for Roy Fore, Jr., dated 09-25-96, by Wilfred A. Fontenot, P.E.S.

10. FLOOD CERTIFICATION:
According to the Federal Emergency Management Agency Flood Insurance Rate Map dated 8-23-01, Community No. 22063C0205 D, City of Denham Springs, La., this property lies within Flood Zone "AE".

1. Water, Gas & Sewerage: City of Denham Springs
2. Electricity: Entergy
3. Telephone: Bell South
4. Zoning Classification: C-3
5. No. of Lots: 2
6. Total Acreage: 17.01 ACRES
7. 3' Minimum side building setback line.
8. 20' Minimum rear building setback line.
9. TBM: Bronze Disk in Concrete. The disk is 36.9 feet southwest of the centerline of Sherry Street and 18.6 feet south of a 33M, (ELTY = 39.46)

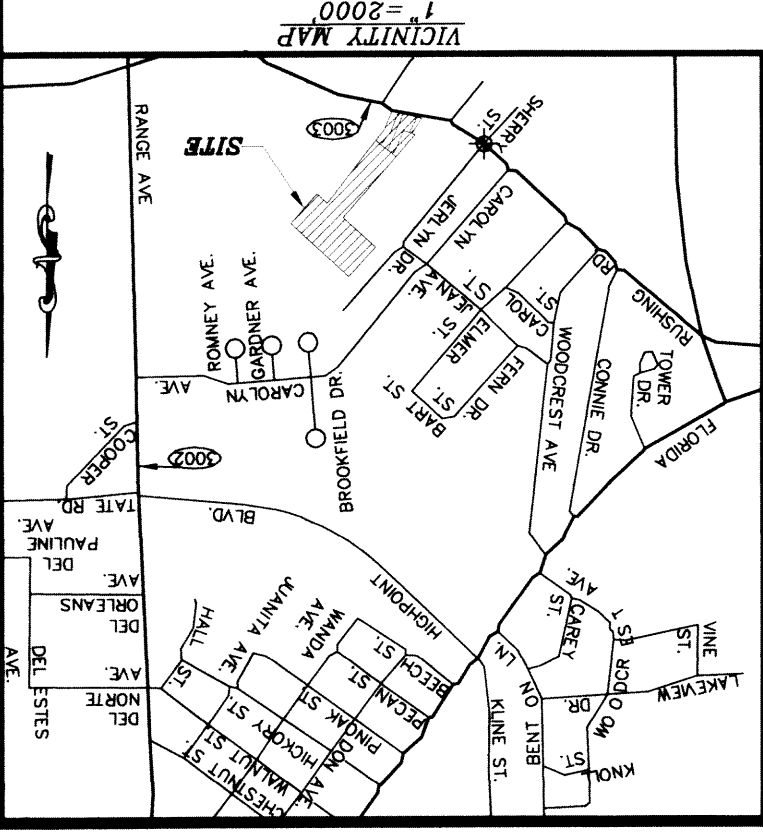
LEGEND:
— G — Gas
— W — Water
— E — ELECTRIC
— SS — Sanitary Sewer

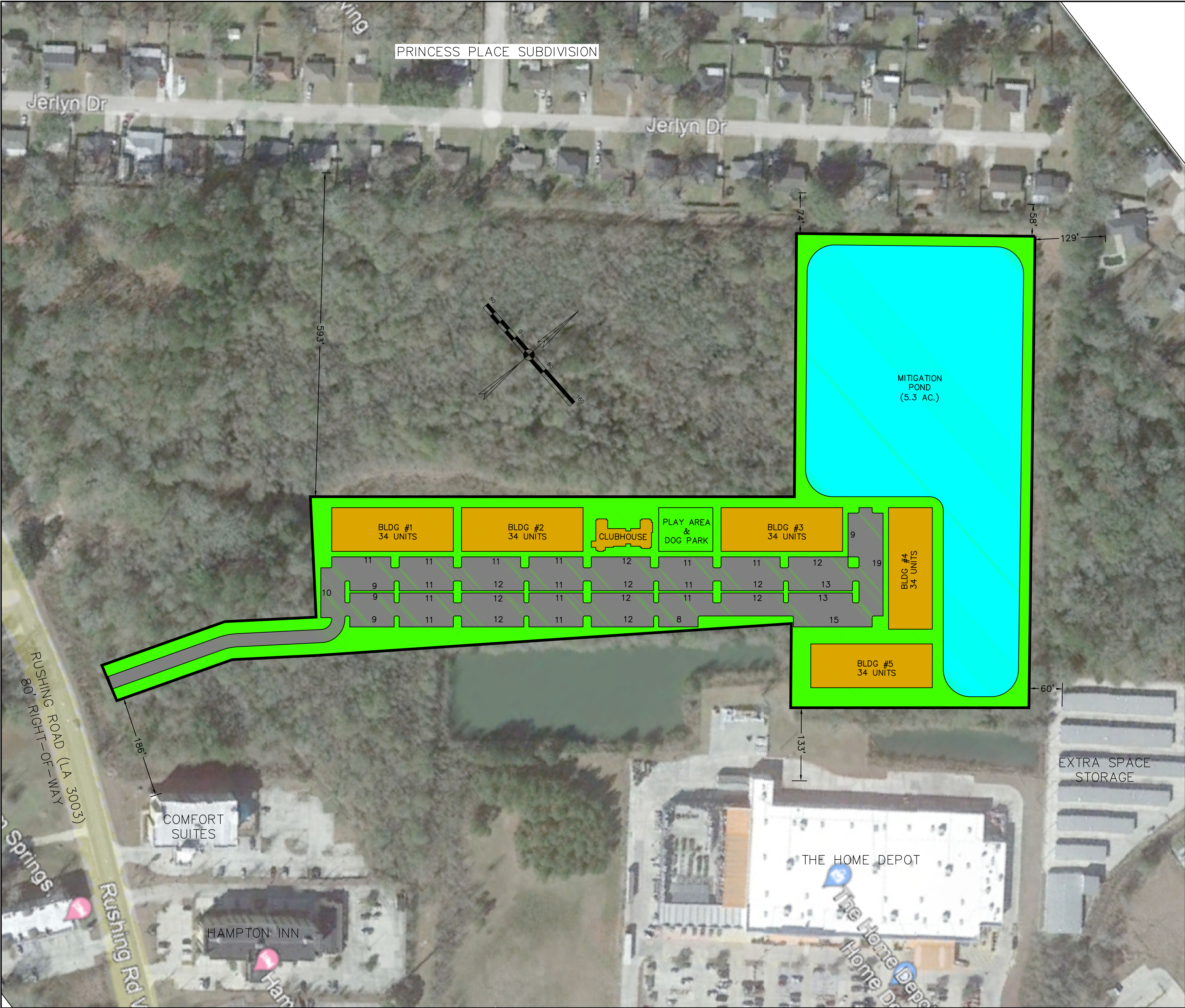


Recommended for Approval:
City of Denham Springs Planning Commission
Date: 11/2/03
Chairman: Fred Banks
Approved: City of Denham Springs
Date: 3/11/03
Mayor: James Durbin
Approved: Acting City Engineer
Date: 6/10/03

This represents an act of exchange between adjoining property owners and the additional lots were created.

MAP SHOWING RESUBDIVISION OF
A CERTAIN 14.70 ACRE TRACT OF LAND,
TRACTS A AND B, BEING A PORTION OF
LOT 6 OF RUSHING LANDS,
INTO
TRACTS A-1 AND B-1,
LOCATED IN SECTION 67, T7S-R2E, C.L.D.,
LIVINGSTON PARISH, LOUISIANA
FOR
ROY FORE JR.
&
HOWARD L. YOUNG
CONSULTING ENGINEERS-DESIGNERS
ALVIN FAIRBURN & ASSOCIATES, LLC
LAND SURVEYORS-LAND PLANNERS
1110 SOUTH RANGE AVE.
DENHAM SPRINGS, LOUISIANA (225)665-1515
JOB NO. A030168-3A





PRINCESS PLACE SUBDIVISION

Jerlyn Dr

Jerlyn Dr

MITIGATION
POND
(5.3 AC.)

BLDG #1
34 UNITS

BLDG #2
34 UNITS

CLUBHOUSE

PLAY AREA
&
DOG PARK

BLDG #3
34 UNITS

BLDG #4
34 UNITS

BLDG #5
34 UNITS

GEOFFREY L. WILSON
PRELIMINARY
License No. 34039

THIS DOCUMENT IS NOT TO BE USED FOR
CONSTRUCTION, BIDDING, RECORDATION,
CONVEYANCE, SALES OR AS THE BASIS
FOR THE ISSUANCE OF A PERMIT

PARKING SUMMARY

| CODE RATIO | UNITS | TOTAL REQUIRED | TOTAL PROPOSED | PROPOSED ACCESSIBLE |
|-----------------|-------|-------------------|-------------------|------------------------|
| 2.25 SPACE/UNIT | 170 | 383 | 388 | 10 |

GENERAL NOTES:

NO ATTEMPT HAS BEEN MADE BY GEOFF WILSON ENGINEERING, LLC TO
VERIFY TITLE, ACTUAL LEGAL OWNERSHIPS, SERVITUDES, EASEMENTS,
RIGHTS- OF-WAY OR OTHER BURDENS ON THE PROPERTY, OTHER THAN
THAT SHOWN ON REFERENCE MAP(S) OR FURNISHED BY THE CLIENT OR
HIS REPRESENTATIVE.

THIS PLAN DOES NOT, NOR IS IT INTENDED TO, REPRESENT AN ON THE
GROUND SURVEY BY GEOFF WILSON ENGINEERING, LLC.

THIS PLAN SHALL NOT BE USED FOR THE SALE OR CONVEYANCE OF
PROPERTY.

PROPERTY BOUNDARIES, ELEVATIONS, AND OTHER EXISTING INFORMATION
SHOWN ON THIS PLAN ARE AS SHOWN ON MAP SHOWING RESUBDIVISION
OF A CERTAIN 14.70 ACRE TRACT OF LAND, TRACTS A AND B, BEING A
PORTION OF LOT 6 OF RUSHING LANDS, INTO TRACTS A-1 AND B-1
LOCATED IN SECTION 67, T7S-R2E, GLD PREPARED BY ALVIN FAIRBURN,
JR. PLS DATED 04/24/03.

ACCORDING TO FEMA FIRM 22063C0205D, DATED 08/23/2001, THIS
PROPERTY IS LOCATED IN FLOOD ZONE AE.
BASE FLOOD ELEVATION IS 42.

CONCEPT PLAN OF
A MULTI-FAMILY RESIDENTIAL DEVELOPMENT
LOCATED IN
THE CITY OF DENHAM SPRINGS

GEOFF WILSON ENGINEERING, LLC

