

NOTICE OF PUBLIC MEETING
Posted September 1, 2020

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

DATE: September 14, 2020
TIME: 6:00 p.m.
PLACE: The Masonic Hall
313 Benton Street
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 August 10, 2020 as sent to each member.	

ZONING COMMISSION

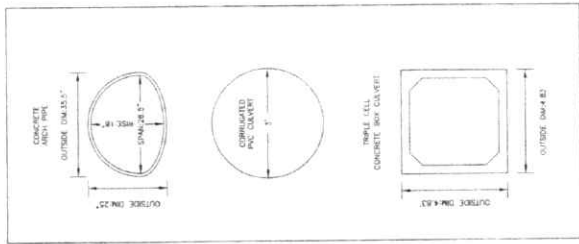
#	TOPICS	NOTES
1.	Approve the minutes of the previous meeting of August 10, 2020, as sent to each member.	
2.	Discuss and Take appropriate action on a Special Use Permit request for Parcel # 0337402A, in Section 68, T7S-R2E, G.L.D, City of Denham Springs, Livingston Parish Louisiana for the purpose of a residential town home development (SUP-106-20). Requested by Sam Nickroo [Triangular Corner @Rushing Rd & 4-H Club Rd]	
3.	Hold a Public Hearing on a Rezoning request from C-2 Commercial to C-3 Commercial located in Section 30 & 48, T6S-R3E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RZ-434) [Hatchell Ln]. Requested by JOLAS, LLC	
4.	Discuss and Take appropriate action on a variance request for a front yard fence setback from 20 ft to 5 ft located in Sec 44, T6S-R3E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (V-1004). Requested by Andrew & Amy Mohr [406 Centerville St NW]	

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.

LIVINGSTON, LA 70737

[illegible]



NOTE:
ALL AMOUNTS ARE BY LINE, UNLESS OTHERWISE NOTED. SOME ITEMS MAY NOT BE TO SCALE FOR CLARITY. TRANSFORMATIONS ON SENSITIVE PRESENT OVER THE

ELEVATION NOTES

THIS IS CERTIFY THAT SUBJECT PROPERTY IS LOCATED IN THE
FOLLOWING FLOOD ZONE PER FLOOD INSURANCE RATE MAP
(FIRM) DATED: APRIL 3, 2012 FLOOD ZONE: AE
BASE FLOOD ELEVATION: 43.5
COMMUNITY PANEL # 220116 0205 E

GENERAL NOTES

[illegible]

REFERENCE NOTES

SINGLES AND/OR BEARINGS ARE BASED ON REFERENCE PLAN # _____
 REFERENCE PLAN #1: BORGART SUNNY BY ACHMOND W. HATES &
 ASSOCIATES, LLC, DATED DECEMBER 13, 2019
 DATE: JANUARY 30, 2020
 SCALE: 1" = 30'
 DRAWN BY: HMM
 CHECKED BY:

THIS IS TO CERTIFY THAT THE PROPERTY BOUNDARY SURVEY RECORDED HEREON
WAS MADE ON THE GROUNDS UNDER MY DIRECT SUPERVISION, AND IS IN ACCORDANCE
WITH APPLICABLE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS
AS ESTABLISHED IN LOUISIANA ADMINISTRATIVE CODE TITLE 48:118, CHAPTER 29 FOR
A CLASS "C" (SUBURBAN) SURVEY.

MADE AT THE REQUEST OF SAM NICHIGO

64: *Kilwardt*
RICHMOND W. KREBS, SR., FLS. N. 4856

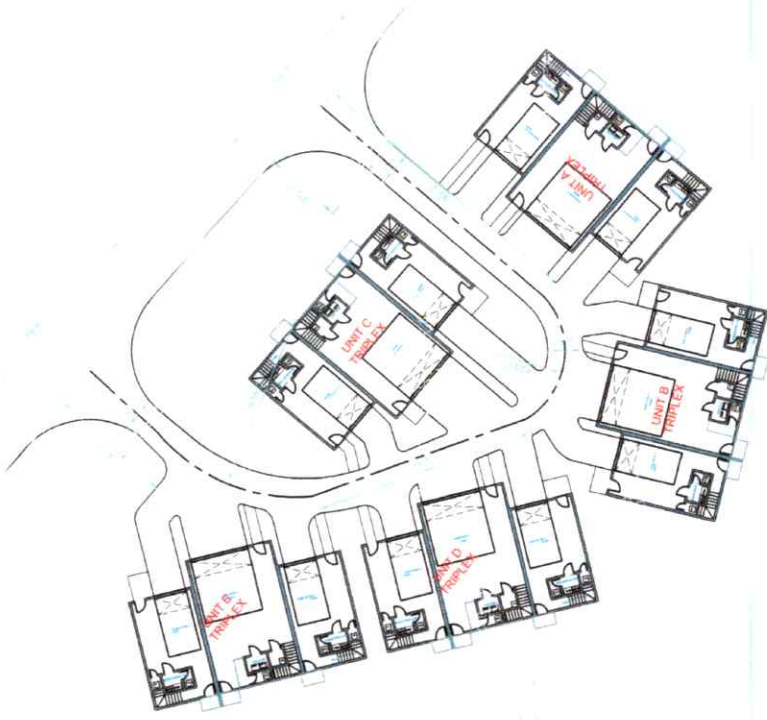


RWK Richmond W. Krebs
PROFESSIONAL LAND SURVEYING & ASSOCIATES, LLC
1011 NORTH RANGE AVENUE | SUITE B
DENHAM SPRINGS, LA 70708
PH. (988) 435-7010 FAX (988) 435-7011
www.rwksurvey.com

TOPOGRAPHIC SURVEY OF
A 0.9655 ACRE TRACT
PARCEL No. 0337402
SECTION 68, T7S - R2E, GLD
WASHINGTON PARISH, LA

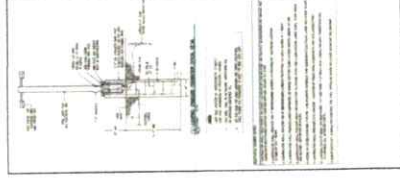
1 SITE PLAN

SCALE: 1'-0"=20'



PARKING LIGHT FIXTURE

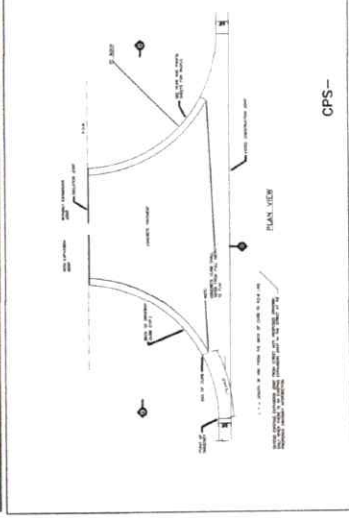
SCALE: 1/8"=1'-0"



DRIVEWAY DETAIL

SCALE: 1/8"=1'-0"

2



THE CROSSING AT RUSHING ROAD
A 0.955 ACRE TRACT PARCEL NO 0337402
LIVINGSTON PARISH, LA

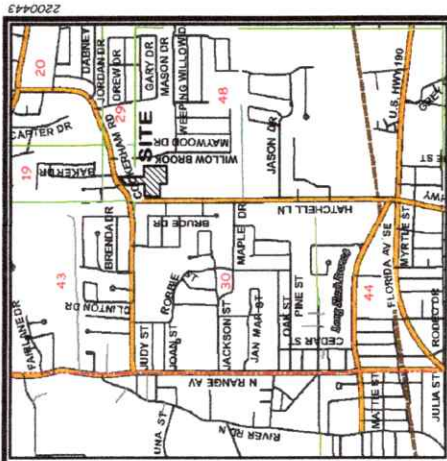
GEOMETRICAL
SITE PLAN

C200

DATE: 01.10.2020

MAP DESIGN GROUP, LLC
ARCHITECTS ENGINEERS
19066 N. HARBORVILLE ROAD SUITE 10
BATON ROUGE, LOUISIANA 70810
P: 225-767-4590 E: MAP@MAPDGRP.COM

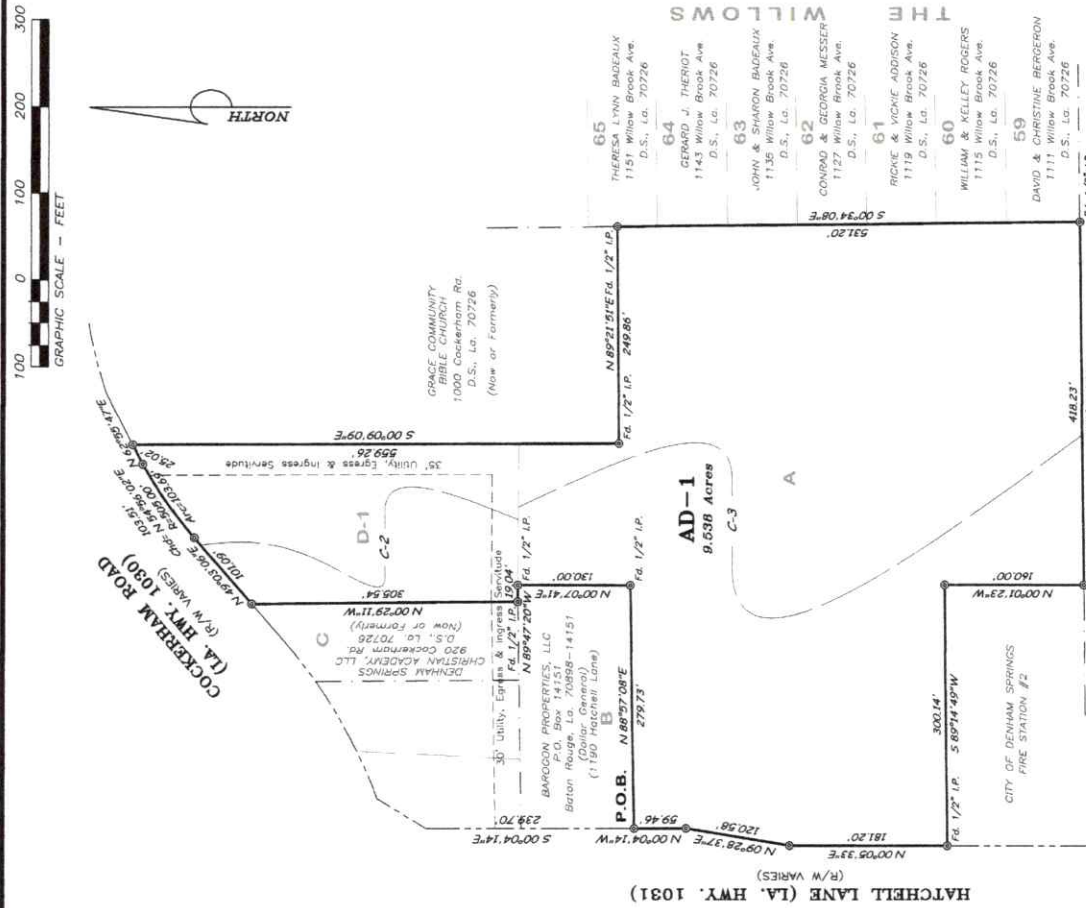
ZONING ITEM #3



VICINITY MAP
SCALE: 1" = 2000'

REFERENCE:

1. STATE OF LOUISIANA, D.O.I.D., RIGHT OF WAY MAP, STATE PROJECT NO. 832-11-00111 & 832-15-0006 TURN LANES LA 1030 & LA 1031 BY PAUL J. MOREL, P.L.S., DATED 4-27-2006 AND LAST REVISED 4-30-2007.
2. MAP SHOWING RESUBDIVISION OF A 8.888 ACRE TRACT INTO TRACT A & B, LOCATED IN SECTION 44A, T6S.-R3E., BY G. WAYNE SLEDGE, P.L.S., DATED 12-9-2003.
3. MAP SHOWING RESUBDIVISION OF LOT D & E OF DR. MOSS M. BANNERMAN PROPERTY INTO LOT D-1 & LOT D-2, LOCATED IN SECTION 30, T6S.-R3E., DATED 1-1-2000, BY W.J. FONTENOI, P.L.S., DATED 4-04-2000.
4. MAP SHOWING SURVEY OF A 9.938 ACRE TRACT (BEING LOT D-1 & TRACT A) LOCATED IN SECTION 30, T6S.-R3E., DATED 1-1-2000, BY LESTER A. MCILIN, JR., P.L.S., DATED 4-28-2020.



MAP SHOWING SURVEY & CONSOLIDATION

OF
Lot D-1 and Tract A
INTO

Lot AD-1

LOCATED IN SECTION 30 & 48, T 6 S-R 3 E
GREENSBURG LAND DISTRICT
CITY OF DENHAM SPRINGS
LIVINGSTON PARISH, LOUISIANA
FOR

JOLAS, LLC

McLin Taylor, Inc.
Engineering and Land Surveying



28339 FROST ROAD LIVINGSTON, LA. 70754 (225)696-1444

370023

BASE BEARING: *GPS - C46NET - RTN/LA SPCS SOUTH ZONE - NAD 83*
 FLOOD ZONE: "X" BASE FLOOD ELEVATION: *N/A*
 F.E.M.A. F.I.R.M. PANEL NO. *220116 0115 E* DATE: *4/03/12*

DRAWN BY:	CTM
CREW CHIEF:	BMH
TECHNICIAN:	CTM
CHECKED BY:	
CHECKED BY:	

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

1. Total No. of Acres: 9,538 Acres
2. Total No. of Lots: 1
3. Sewage Disposal: City of Denham Springs
4. Water Supply: City of Denham Springs
5. Electric Service: City of Denham Springs
6. School Districts: Denham Springs
7. Streets: Asphalt - Hatchell Lane and Cockermore Road
8. Telephone: 4187
9. Drainage District: 1
10. Fire District: 3
11. Zoning: C-2, C-3
12. Denham Springs

© = Fd. 1/2" I.Rod (Unless otherwise noted)

Recommended for Approval:
*City of Denham Springs
Planning Commission*

Fred Banks
Chairman

City Engineer _____ Date _____
Approved: _____
City of Denham Springs

Garard Landry

THIS SURVEY WAS PREPARED AT THE REQUEST
AND FOR THE EXCLUSIVE USE OF:

JOLAS, LLC

THIS FIRM WAS NOT CONTRACTED TO PERFORM A COMPLETE TITLE ABSTRACT OF THE PROPERTY SHOWN HEREON. BE AWARE THAT SERVICES SHOWN HEREON WERE TAKEN FROM REFERENCE DATA AND THAT OTHER SERVICES, 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 3rd 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. MCCLIN, JR.
PROFESSIONAL LAND SURVEYOR
REG. # 4470
MCCLIN TAYLOR, INC.



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

ZONING ITEM # 4



Variance request of the existing front setback of 20' from the edge of the current front property line and ROW to allow the replacement of a white picket fence with approximate 4 ft. board fence within the existing setback. Proposed location of the new fence is 6' behind the old fence and approximately 27' from the centerline of Centerville Street which places it within the 20' setback. The purpose of the fence is both to replace the old fence which was in poor condition and to allow a safe, confined area for our small family pets to play. Moving the fence outside of the front setback would place it immediately at the front porch of the residence.

[illegible]

14 GCT, LLC

Sec. 14.05. - Exception and modifications to use regulations.

14.05.1 More than one main institutional, public, semi-public, commercial or industrial building may be located upon a lot or tract of record, provided that no such building or portion thereof is located outside the buildable area of the lot.

14.05.2 For the purpose of the side yard and lot frontage regulations, a two-family, three-family, or four-family dwelling, a group of town houses, a multiple-family dwelling, electric substation, telephone exchanges, or telephone repeater structures for public utility purposes shall be considered as one building occupying one lot.

14.05.3 *Fences.*

14.05.3.1 *Permit required.* Before commencing construction on any type of fence, whether residential, commercial or industrial, a permit issued under chapter 22 of this Code shall be obtained from the building official.

14.05.3.2 *Fence and height restrictions.* Notwithstanding any subdivision or development restrictions, a fence, wall or hedge not more than eight feet in height may project into or enclose any required front or side yard provided, however, that no fence, shrubbery, or obstruction of any type shall be permitted into required front yards less than 20 feet of any street right-of-way or property line. Furthermore, on corner lots, no fence, shrubbery, or obstruction shall be permitted into required front and side yards, with a triangular area as defined by Section 2.06. Fences, walls, or hedges may project into or enclose other required yards provided such fences, walls, or hedges do not exceed a height of eight feet.

14.05.3.3 *Fence construction materials.* Fences must be constructed with wood, chain link, masonry, wrought iron or other like materials. No barbed wire or other hazardous material shall be used in fence construction, except that commercial or industrial fences may be permitted to contain security wire on the top part of the fence. No electrified fences shall be permitted.

14.05.3.4 *Fence height defined.* Height shall be measured from the ground, at a point where the fence makes contact with the ground, to the highest part of the fence. But, a fence which is constructed with standard eight foot boards must be built so that three-fourths of the fence shall be no higher than a maximum of two inches off the ground.

14.05.3.5 *Exceptions.*

1. Notwithstanding section 14.05.3.2, fence heights greater than eight feet will be permitted in the following circumstances:
 - a. Decorative posts, post lights, columns, column decorations, gates and the like which are integral parts of an eight-foot fence may extend higher than eight feet but shall not exceed a height of ten feet.
 - b. Fence heights up to ten feet will be permitted along a boundary between a residential district and a commercial or industrial district. Permit applications for fences ten feet in height must be accompanied by drawings signed and stamped by a professional of record.
 - c. Fence heights up to ten feet will be permitted along a boundary between a residential property and a commercial property and along a boundary between commercial properties. The ten-foot height requirement between commercial properties may, in some cases, be extended by security wire pursuant to the commercial permit application. The allowance of an extension of a commercial property fence by security wire shall be determined by the building inspector on

an individual basis. Permit applications for fences ten feet in height must be accompanied by drawings signed and stamped by a professional of record.

- d. A fence which has a height greater than eight feet which is already existing upon the effective date of this ordinance is exempt from these substantive amendments.
- e. Developers may apply for a blanket height variance to include an entire subdivision if desired.



14.05.3.6 Variances. For any other situation or circumstance not addressed by the planning and zoning or subdivision regulations nor itemized in this section, the property owner shall apply for a variance. Before being granted, variances must be considered on an individual basis and approved by the city council.

14.05.4 Existing railroads may continue to be operated and maintained irrespective of where located, but no new railroad line or their accessory structures may be erected in residential or commercial districts unless approved by the board of aldermen.

14.04.5 *Satellite disks.* Satellite disk antennas are accessory uses of a lot and thus may not interfere with the required side or front yards established by this ordinance. Disks shall be placed in a rear yard in residential districts and in residential uses of property. Front or rear yards may be used for disk placement in commercial and industrial zones.

(Ord. of 7-23-90; Ord. No. 04-34, art. I, 12-14-04; Ord. No. 18-08, 11-13-18)