

**NOTICE OF PUBLIC MEETING**  
**Posted February 6, 2020**

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

**DATE:** February 10, 2020  
**TIME:** 6:00 p.m.  
**PLACE:** Denham Springs City Hall (old Capital One Bank bldg.)  
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 14, 2020, as sent to each member. |       |

**ZONING COMMISSION**

| #  | TOPICS                                                                                                                                                                                                                                                                                                   | NOTES |
|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|
| 1. | Approve the minutes of the previous meeting of January 14, 2020, as sent to each member.                                                                                                                                                                                                                 |       |
| 2. | Hold a Public Hearing on a Rezoning request from I-1 & I-2 Industrial to R-3 Residential of Parcel # 0344812 located in Section 31, T6S-R3E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RZ-431). Requested by DCP LandDS, LLC [425 Florida Ave SE]                                    |       |
| 3. | Authorize a Public Hearing on a Rezoning request from C-2 Commercial to C-3 Commercial located in Section 67, T6S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RZ-432). Requested by Anthony Dentre [1485 4-H Club Rd]                                                             |       |
| 4. | Authorize a Public Hearing on a variance request for existing accessory structures located within 5 ft. of the property line of Tracts C located in Section 26, T7S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (V-1001). Requested by Matthew & Lunden Sanchez. [2246 Augusta Ln] |       |

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.

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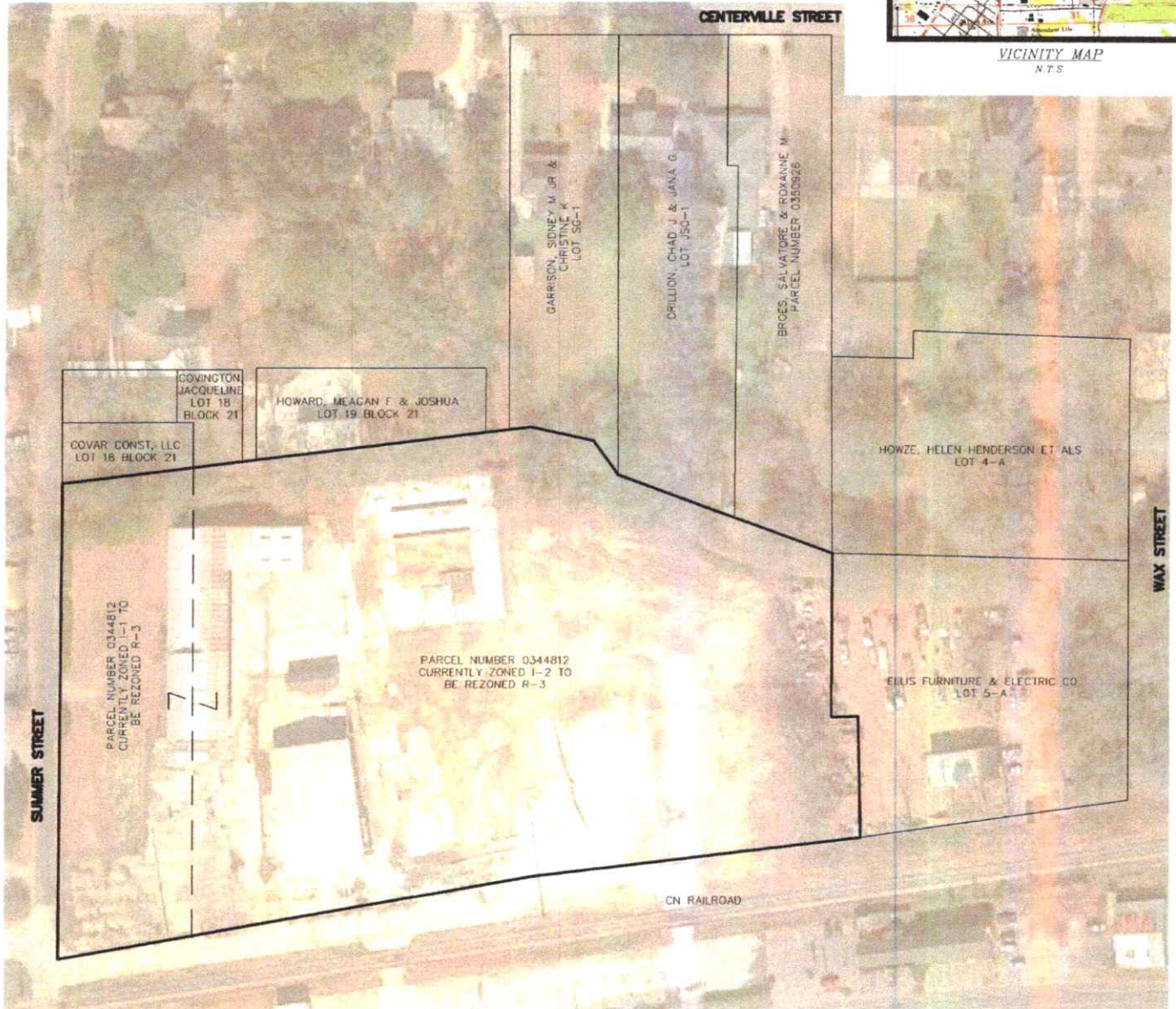
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**REFERENCE:**

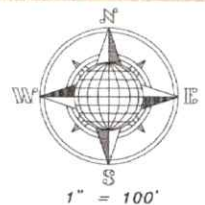
1.) Plat recorded in the Livingston Parish Clerk of Courts File Number 855076, Book 2348 Page 758



VICINITY MAP  
N.T.S.



Rezoning of  
Parcel Number 0344812  
Located in  
Section 31, T6S-R3E, G.L.D.,  
City of Denham Springs, LA.  
for  
DCP LandDS, LLC.



AFA JOB NUMBER: E190428



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

**NOTE:**

This map is intended to show the proposed rezoning only.  
This map does not meet the minimum standards for boundary surveys  
and is not to be construed to be a boundary survey.

**ALVIN FAIRBURN & ASSOCIATES, LLC**  
CONSULTING ENGINEERS ~ LAND SURVEYORS  
LAND DEVELOPMENT CONSULTANTS ~  
PROJECT DESIGNERS  
1289 DEL ESTE AVE.  
DENHAM SPRINGS, LOUISIANA 70726 (225) 665-1515

Recommended for Approval:  
City of Denham Springs  
Planning Commission

Fred Banks  
Chairman

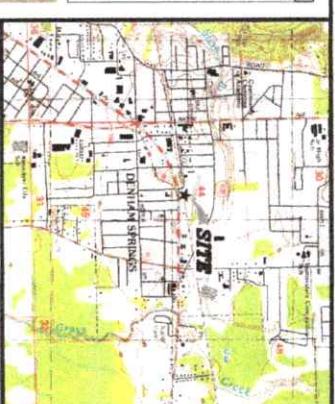
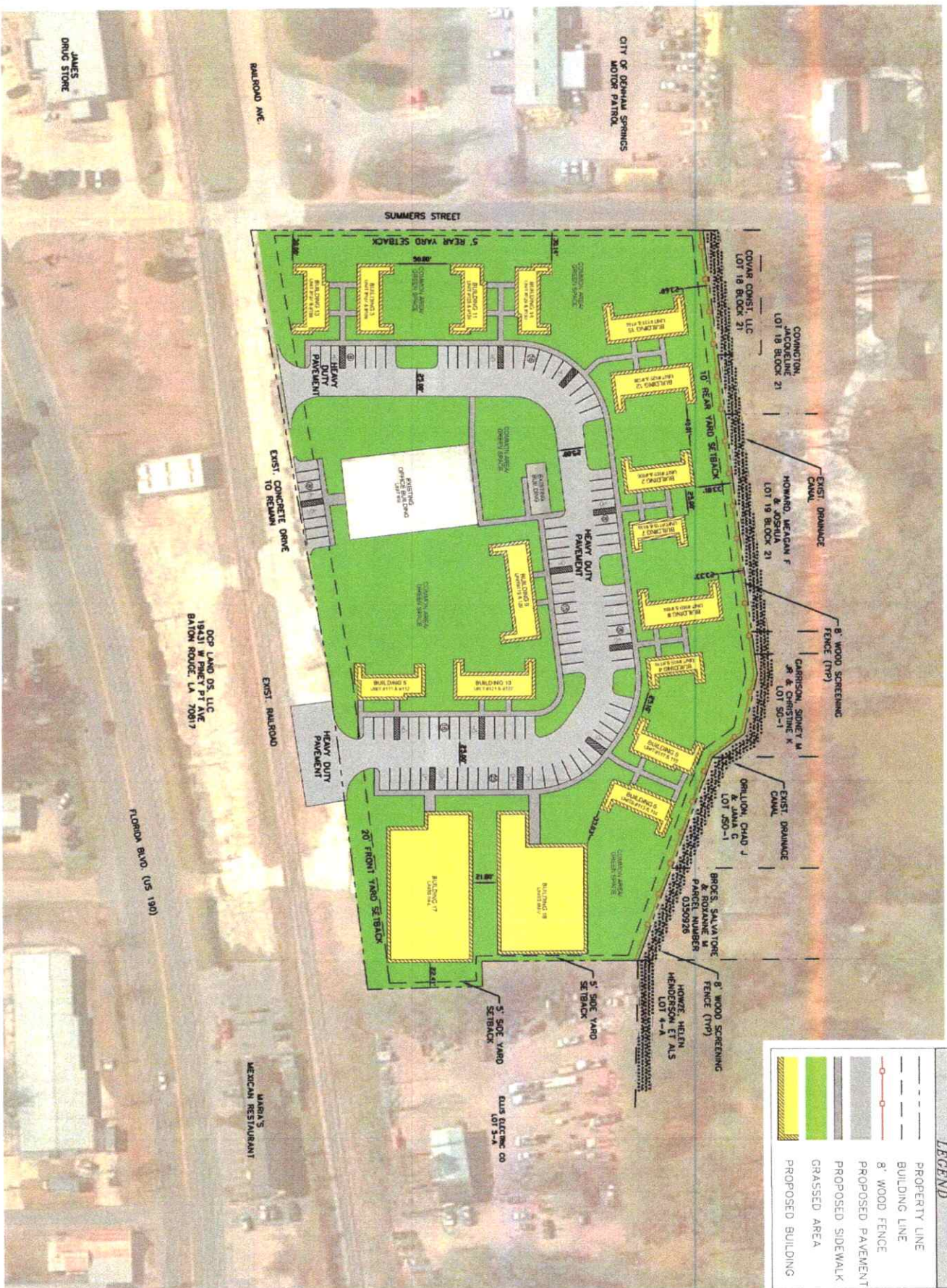
Date

Approved:  
City of Denham Springs

Gerard Landry  
Mayor

Date





**DEVELOPMENT SUMMARY**

SITE AREA: 35.4 AC.

ZONING: R-3

SETBACKS: FRONT-20', SIDE-5', REAR-10'

NUMBER OF BUILDINGS: 19

NUMBER OF UNITS: 52

TOTAL BUILDING AREA: 42,530 SF

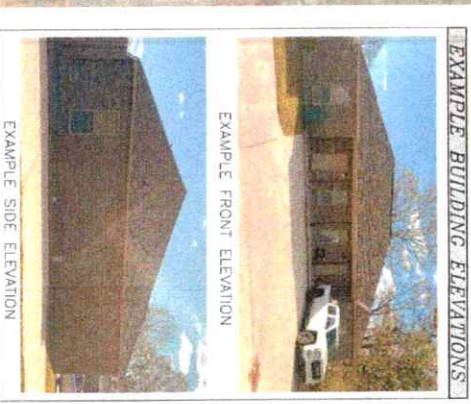
PROPOSED UNITS:

|           |           |
|-----------|-----------|
| 1 BR - 26 | 42,530 SF |
| 2 BR - 16 |           |
| 3 BR - 8  |           |
| 4 BR - 2  |           |

PARKING SPACES REQ'D: 104 (2 SP/UNIT)

PARKING SPACES PROP: 104

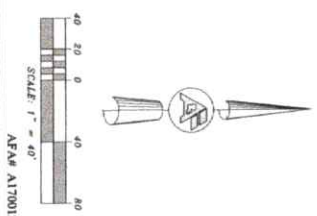
ADA SPACES PROPOSED: 15



**ALVIN FAIRBURN & ASSOCIATES, LLC**  
 CONSULTING ENGINEERS - LAND SURVEYORS  
 LAND DEVELOPMENT CONSULTANTS -  
 PROJECT DESIGNERS  
 11501 HANCOCK BLVD.  
 DENHAM SPRINGS, LOUISIANA 70727-1173 (225) 665-1315

# DENHAM SPRINGS HOUSING AUTHORITY

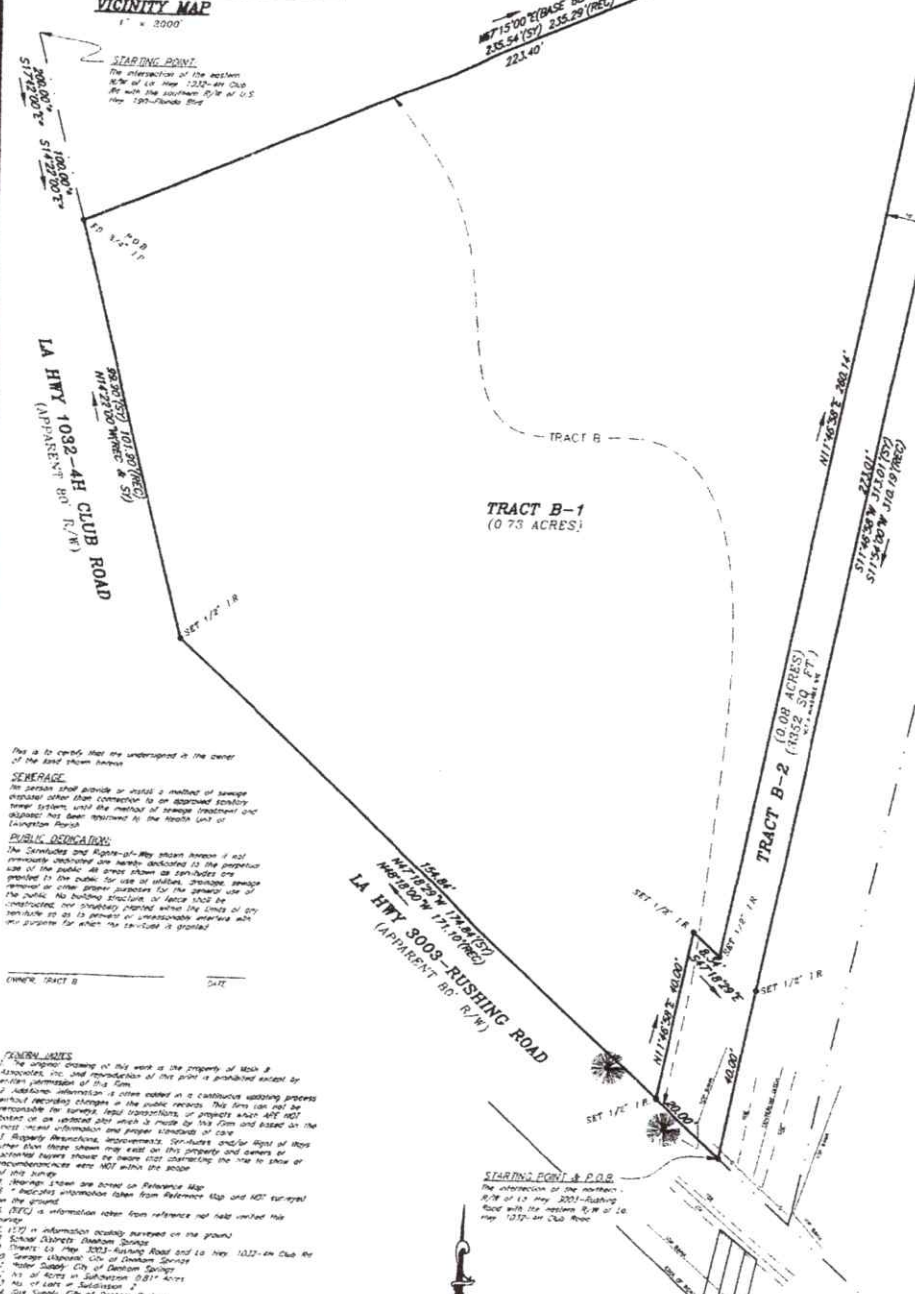
## CONCEPTUAL SITE LAYOUT





**LOCAL ORDINANCES**  
 Before proceeding with the public use of the City of Denham Springs, Louisiana, the applicant must first obtain the necessary permits from the City of Denham Springs, Louisiana.

**REFERENCE**  
 1. Survey Map of Denham and Subdivisions, 1924-1925, by A. J. Banks, P.E.  
 2. First Map of Denham and Subdivisions, 1924-1925, by A. J. Banks, P.E.



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

5/28/2014  
 Date

Fred Banks  
 Chairman

5/28/2014  
 Date

Approved:  
 City of Denham Springs

James Durbin  
 Mayor

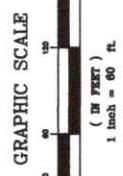
5/28/14  
 Date

**MAP SHOWING RESUBDIVISION OF  
 TRACT B, FORMERLY A PORTION  
 OF THE TOM SULLIVAN  
 PROPERTY  
 INTO  
 TRACT B-1 & B-2  
 LOCATED IN SECTION 67, T6S-R2E, G.L.D.,  
 CITY OF DENHAM SPRINGS,  
 LIVINGSTON PARISH, LOUISIANA  
 FOR  
 CITY OF DENHAM SPRINGS**

**ALVIN FAIRBURN & ASSOCIATES, LLC.**  
 CONSULTING ENGINEERS ~ ARCHITECTS  
 LAND SURVEYORS ~ DESIGNERS  
 LAND DEVELOPMENT CONSULTANTS  
 1208 DEL. AVE. S.W.  
 DENHAM SPRINGS, LOUISIANA 70727-1173 (225) 686-1516  
 JOB NO. A110113-24



NO ATTEMPT HAS BEEN MADE BY SIGMA CONSULTING GROUP, INC. TO VERIFY THE ACCURACY OF THE INFORMATION SHOWN HEREON. THE CLIENT IS ADVISED THAT THE INFORMATION SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE CLIENT IS ADVISED THAT THE INFORMATION SHOWN HEREON IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE CLIENT IS ADVISED THAT THE INFORMATION SHOWN HEREON IS NOT TO BE USED FOR ANY OTHER PURPOSE.



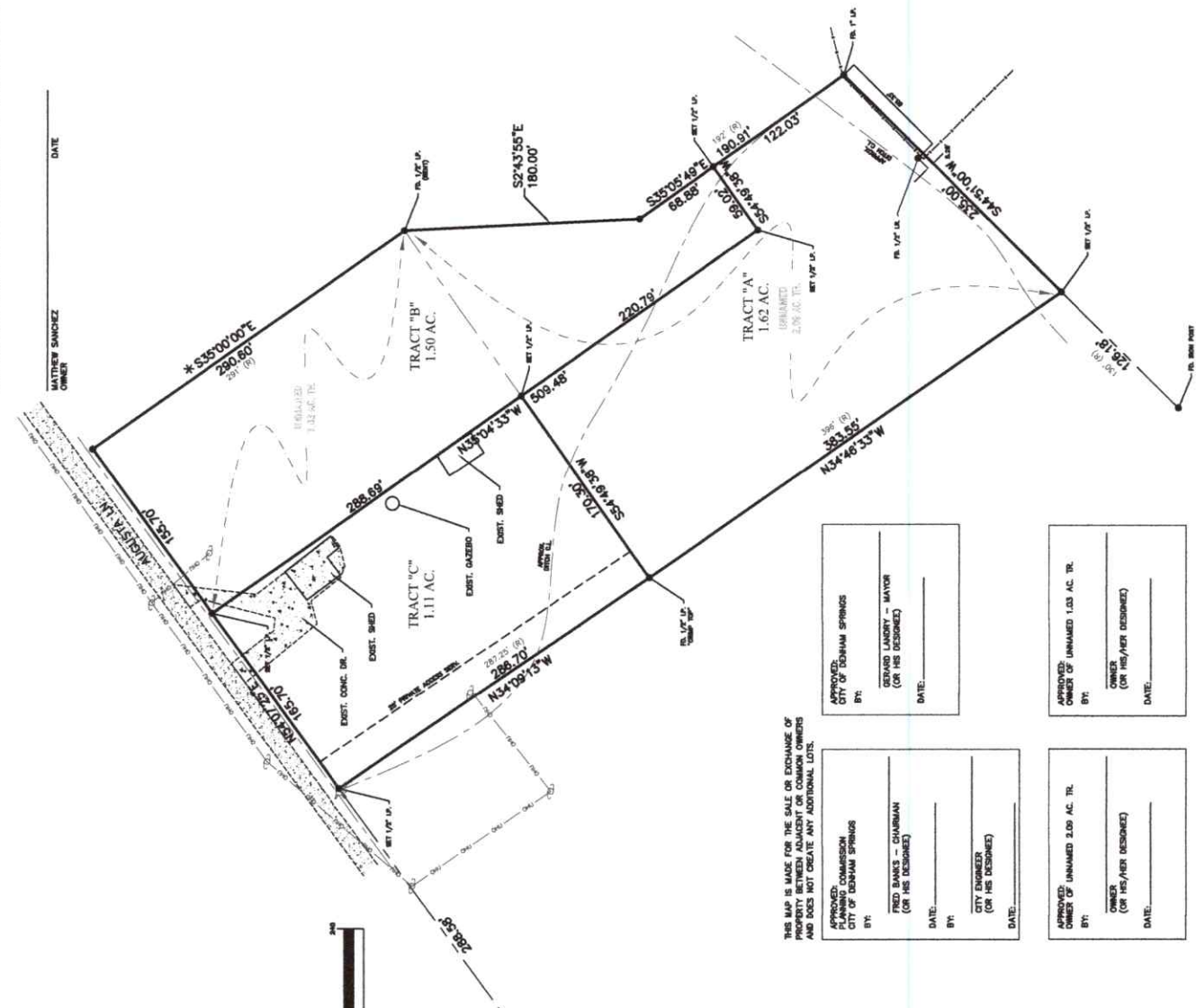
| LEGEND |                        |
|--------|------------------------|
| ●      | SEWER CLEAN OUT        |
| ○      | SANITARY SEWER MANHOLE |
| □      | CABLE TV BOX           |
| □      | TELEPHONE PEDestal     |
| □      | FLAG POLE              |
| □      | FLAG POLE              |
| □      | GRATE INLET            |
| □      | GAS METER              |
| —      | OVERHEAD UTILITIES     |
| —      | SANITARY SEWER LINE    |
| —      | BARBED WIRE FENCE      |
| —      | BOARD FENCE            |

GENERAL NOTES:  
1. TOTAL ACRES: 4.25 (MEASURED)  
2. TOTAL TRACTS: 3  
3. CITY OF DENHAM SPRINGS  
4. WATER SUPPLY: CITY OF DENHAM SPRINGS  
5. GAS: CITY OF DENHAM SPRINGS  
6. TELEPHONE: CITY OF DENHAM SPRINGS  
7. SCHOOL: DENHAM SPRINGS  
8. ACCORDING TO FIRM 2003/02/02, DATED 4-13-12, THIS PROPERTY LIES IN ZONE "A2"  
9. THE BASE FLOOD ELEVATION (BFE) FOR THIS PROPERTY IS 10.00 FEET. THE CURRENT BASE FLOOD ELEVATION (BFE) IS 10.00 FEET. THE BFE SHOULD BE VERIFIED PRIOR TO INSTALLATION OF IMPROVEMENTS.  
10. A METLANDS DETERMINATION WAS NOT REQUESTED AND IS NOT PART OF THIS SURVEY.  
11. THE APPROVAL OF THIS PLAN OR MAP DOES NOT RELIEVE THE CLIENT OF THE OBLIGATION TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.  
12. THE CLIENT IS ADVISED THAT THE INFORMATION SHOWN HEREON IS NOT TO BE USED FOR ANY OTHER PURPOSE.

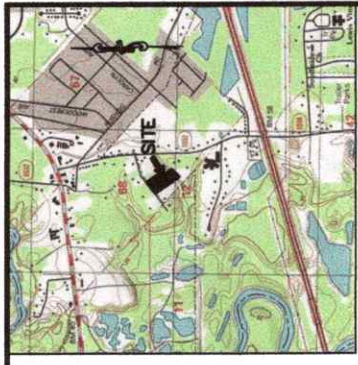
REFERENCE MAPS:  
1) C.E. DATED 9/4/83  
2) "PLAN OF SURVEY OF LOT", BY J.C. KERSTENS C.E. DATED 8/8/78  
3) "PLAN OF SURVEY OF LOT", BY J.C. KERSTENS C.E. DATED 8/8/78  
NOTE:  
ALL BEARINGS SHOWN HEREON, WITH THE EXCEPTION OF THE BEARING SHOWN FOR THE EASTERLY LINE OF AN EXIST. UNNAMED 1.04 AC. TR. AS SHOWN ON ABOVE REFERENCE MAP NO. 1, ARE SHOWN ON ABOVE REFERENCE MAP NO. 1.  
● DASHES FORM 1/2" IRON PIPE UNLESS OTHERWISE NOTED

PRIVATE RELOCATION OF EXISTING "ACCESS SERVICE" SHOWN HEREON IS HEREBY DEDICATED AS A MEANS OF PROVIDING PRIVATE ACCESS TO TRACT "A". NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENT BE CONSTRUCTED OR INSTALLED WITHIN OR OVER THIS DEDICATION SO AS TO PREVENT THE FREE AND UNOBSTRUCTED PASSAGE OF TRAFFIC THEREACROSS. THE CITY OF DENHAM SPRINGS HAS NO RESPONSIBILITY FOR THE MAINTENANCE OF THE PRIVATE ACCESS SERVICE.

MATTHEW SANCHEZ  
OWNER  
DATE



VICINITY MAP  
1" = 2000'



MAP SHOWING SURVEY AND DIVISION OF AN UNNAMED 2.09 AC. TRACT, & AN UNNAMED 1.03 AC. TRACT, INTO TRACT "A" & TRACT "B" AND SURVEY AND REDESIGNATION OF AN UNNAMED 1.11 AC. TRACT INTO TRACT "C" LOCATED IN SECTION 68, T-7-S, R-2-E, ST. HELENA MERIDIAN, G.L.D. PARISH OF LIVINGSTON, LOUISIANA FOR MATTHEW AND LUNDEN SANCHEZ

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS ACTUALLY MADE ON THE GROUND, UNDER MY DIRECT SUPERVISION AND THAT THIS MAP AND THE "FIELD SURVEY" ON WHICH IT IS BASED, COMPLY WITH THE REQUIREMENTS OF THE PROFESSIONAL BOARD OF ENGINEERS AND LAND SURVEYORS, AND THAT THERE ARE NO VISIBLE ENCROACHMENTS EITHER WAY ADJACENT TO THE SURVEYED PROPERTY. I HAVE ALSO MADE A CAREFUL EXAMINATION OF THE SURVEYED PROPERTY AND HAVE FOUND NO VISIBLE ENCROACHMENTS EITHER WAY ADJACENT TO THE SURVEYED PROPERTY. I HAVE ALSO MADE A CAREFUL EXAMINATION OF THE SURVEYED PROPERTY AND HAVE FOUND NO VISIBLE ENCROACHMENTS EITHER WAY ADJACENT TO THE SURVEYED PROPERTY.

PRELIMINARY  
BRADLEY J. ROBERTS, P.L.L.C.  
REG. NO. 5101  
DATE

ENGINEERING CONSULTANTS  
10000 Airline Highway  
Baton Rouge, Louisiana 70816  
(504) 585-0000  
SIGMA CONSULTING GROUP, INC.

January 29, 2020

|     | 0 | 90 | 180 | 270 | 360 |
|-----|---|----|-----|-----|-----|
| 0   | 0 | 0  | 0   | 0   | 0   |
| 90  | 0 | 0  | 0   | 0   | 0   |
| 180 | 0 | 0  | 0   | 0   | 0   |
| 270 | 0 | 0  | 0   | 0   | 0   |
| 360 | 0 | 0  | 0   | 0   | 0   |

eet