

NOTICE OF PUBLIC MEETING
Posted October 26, 2022

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

DATE: November 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

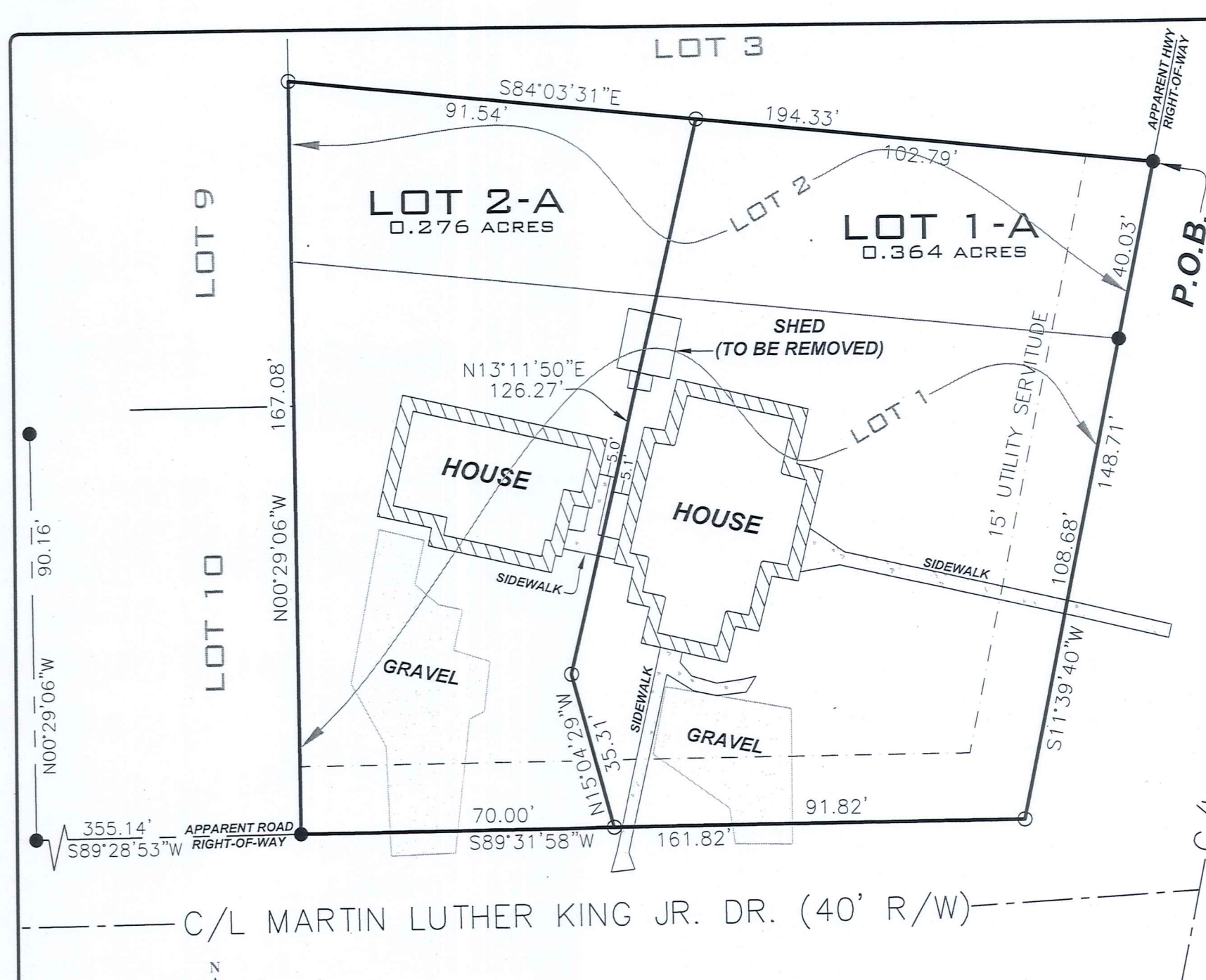
#	TOPICS	NOTES
1.	Approve the minutes of the previous meeting of October 10, 2022 as sent to each member.	
2.	Hold a Public Hearing to consider the Resubdivision of Lot 1 & Lot 2 into Lot 1-A & Lot 2-A, located in Section 44, T6S-R3E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RS-814). Requested by Thomas Virgets. [931 MLK Dr]	

ZONING COMMISSION

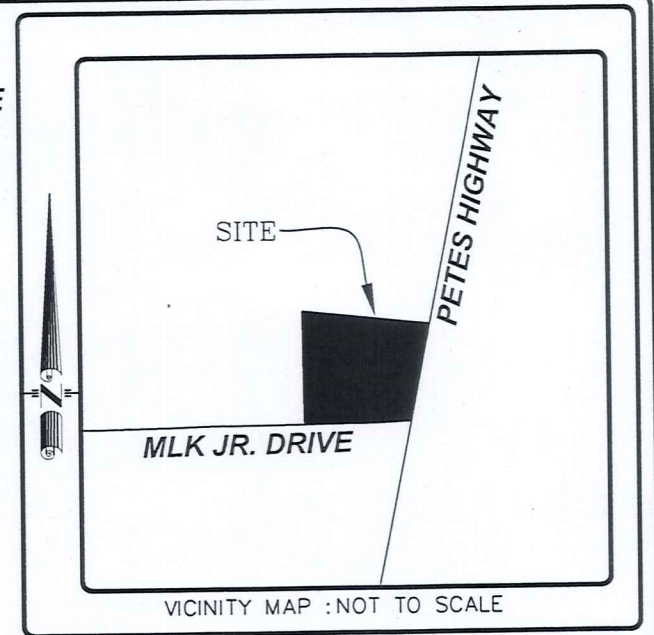
#	TOPICS	NOTES
1.	Approve the minutes of the previous meeting of October 10, 2022, as sent to each member.	
2..	Hold a Public Hearing on a fence setback variance request front: 18 ft., east side: 4 ft.; west side: 10 ft. located in Sec 45, T6S-R3E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (V-1025). Requested by Mike Reed. [402 S. Range Ave]	
3.	Hold a Public Hearing on a fence setback variance request from front: 20 feet to 10 feet and east side: 10 feet to 5 feet located in Sec 1, T7S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (V-1026). Requested by AA Cabinet & Granite, LLC. [1112 Florida Ave SW]	
4.	Hold a Public Hearing on a rear yard setback variance request from 25 ft. to 5ft. located in Sec 44, T6S-R3E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (V-1027). Requested by Thomas Virgets. [931 MLK Dr]	
5.	Authorize a Public Hearing on a Rezoning request from C-3 Commercial to I-1 Industrial for Lot 7 located in Section 31, T6S-R3E, G.L.D, City of Denham Springs, Livingston Parish, Louisiana (RZ-442). Requested by Ismary Santos. [307 Edgewood Dr]	
6.	Authorize a Public Hearing on a Rezoning request from C-3 Commercial to I-1 Industrial for Lot 7 located in Section 30 & 44, T6S-R3E, G.L.D, City of Denham Springs, Livingston Parish, Louisiana (RZ-443). Requested by David Ozuna. [615 Hatchell Ln]	

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

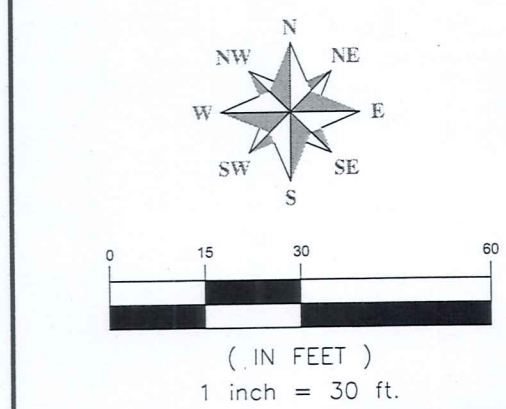
In accordance with the Americans with Disabilities Act, if you need special assistance, please contact the City of Denham Springs 665-8121 describing the assistance that is necessary.



PRELIMINARY PROPERTY EXCHANGE
MAP SHOWING SURVEY OF
LOT 1-A & LOT 2-A
BEING THE RESUBDIVISION OF
LOT 1 & LOT 2
BEING A PORTION OF
McDOWELL SUBDIVISION NO. 2
LOCATED IN SECTIONS 44, T6S - R3E,
GREENSBURG LAND DISTRICT,
ST. HELENA MERIDIAN,
EAST OF THE MISSISSIPPI RIVER,
LIVINGSTON PARISH, LA.
FOR
THOMAS VIRGETS



REFERENCE MAP:
1) MAP SHOWING FINAL PLAT OF McDOWELL SUBDIVISION NO. 2
* BEARINGS ARE BASED ON GPS MEASUREMENTS, SMART NET, VRS, NORTH AMERICAN DATUM (1983)
LAMBERT CONFORMAL CONIC PROJECTION, LOUISIANA SOUTH ZONE, STATE PLANE COORDINATE SYSTEM
THIS SURVEY CONFORMS TO CURRENT STANDARDS OF PRACTICE AS DEFINED IN TITLE 46, LXI AND REVISED
STATUTES 33:5051 OF THE PROFESSIONAL AND OCCUPATIONAL STANDARDS FOR PROFESSIONAL ENGINEERS
AND LAND SURVEYORS FOR A CLASS "C" SURVEY.
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION
FLOOD HAZARD BOUNDARY MAP NO. 22063C 0205 E FOR LIVINGSTON PARISH, MAP DATED APRIL 3, 2012,
THIS PROPERTY LIES IN FLOOD HAZARD ZONE = X.
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.
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.



SITE DATA
TOTAL NUMBER OF LOTS = 2
TOTAL NUMBER OF ACRES = 0.640 ACRES
SEWER = CITY
STREETS = PARISH ROAD
ZONING = C-2
SET BACKS: FRONT = 30'
SIDE = 3'
REAR = 30'

APPROVED:
CITY OF DENHAM SPRINGS

MAYOR (GERARD LANDRY)

DATE: _____

APPROVED:
CITY OF DENHAM SPRINGS PLANNING COMMISSION

CHAIRMAN (FRED BANKS)

ACTING CITY ENGINEER

DATE: _____

THOMAS VIRGETS _____ DATE _____

* THIS PLAT IS VOID UNLESS SIGNED AND STAMPED BY THE LICENSED PROFESSIONAL SHOWN BELOW *

I CERTIFY THAT IN AUGUST 2022, EARLES AND ASSOC., L.L.C. PERFORMED A GROUND SURVEY OF THE PROPERTY SHOWN HEREON AND THAT THIS MAP IS IN ACCORDANCE WITH THE FIELD NOTES OF SAID SURVEY. THIS PLAT CONFORMS TO LOUISIANA REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

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

JAMES W. FALGOUT
PROFESSIONAL LAND SURVEYOR
LOUISIANA REGISTRATION NO. 5017

DATE _____

22725.DWG	DELINEATION OF JURISDICTIONAL WETLANDS HAS NOT BEEN REQUESTED NOR IS IT A PART OF THIS SURVEY. ABSTRACTING OF TITLE ON THIS PROPERTY WAS NOT WITHIN THE SCOPE OF THIS SURVEY. SERVITUDES, RIGHTS-OF-WAY, UNDERGROUND STRUCTURES OR OTHER ENCUMBRANCES OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST. THIS SURVEY DOES NOT GUARANTEE TITLE NOR OWNERSHIP. THE ORIGINAL DRAWING OF THIS WORK IS THE PROPERTY OF EARLES AND ASSOC., L.L.C. REPRODUCTION IS PROHIBITED EXCEPT BY WRITTEN PERMISSION OF THIS FIRM.	LEGEND: ● 1/2" IRON PIPE FOUND OR AS SHOWN ○ 1/2" IRON PIPE SET — x — x — FENCELINE	DATE: 09/01/2022	DRAWING No. 22725		EARLES AND ASSOCIATES, L.L.C. PROFESSIONAL LAND SURVEYORS 2102 S. SOUTHLAND AVE. GONZALES, LOUISIANA 70737 Tel: 225-647-9798	TOWNSHIP 6S	SECTION 44
			DRAWN BY: ST	JOB. No. 22-725			RANGE 3E	
			CHECKED BY: JWF	REF. No.				

Rodeo Dr Martin Luther King Jr Dr

Rodeo Dr

3002

Rodeo Dr

CAFE GREEN
Mediterranean

18ft
variance

40'

30'

21ft
variance
of 4ft

3002

3002

402 S. RANGE AVE

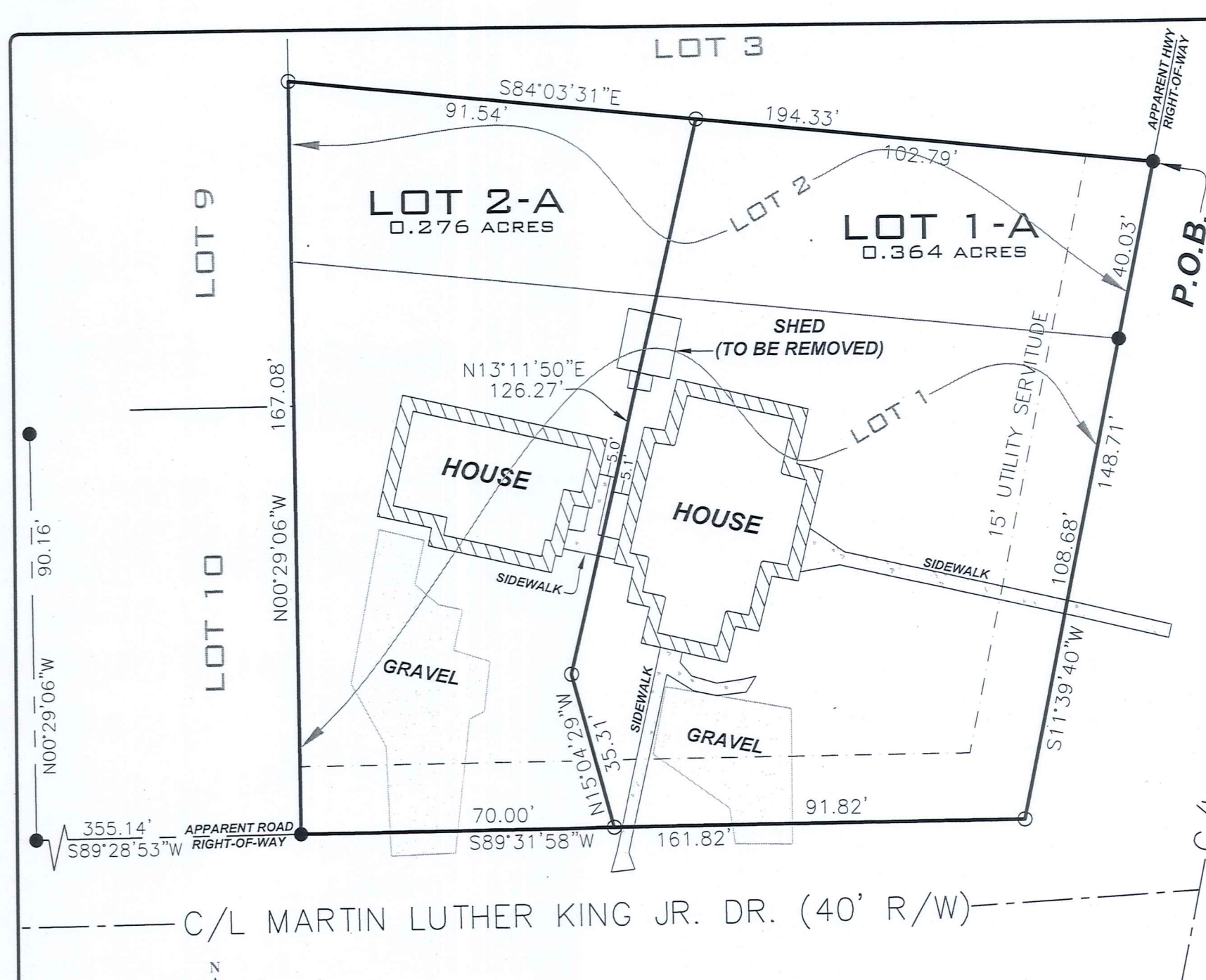
60'
10ft
variance

300

Google
Ligene St

[illegible]

0 30 60ft

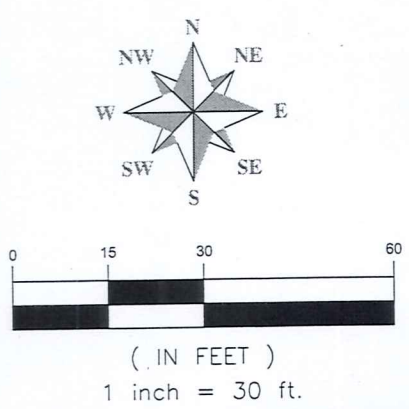
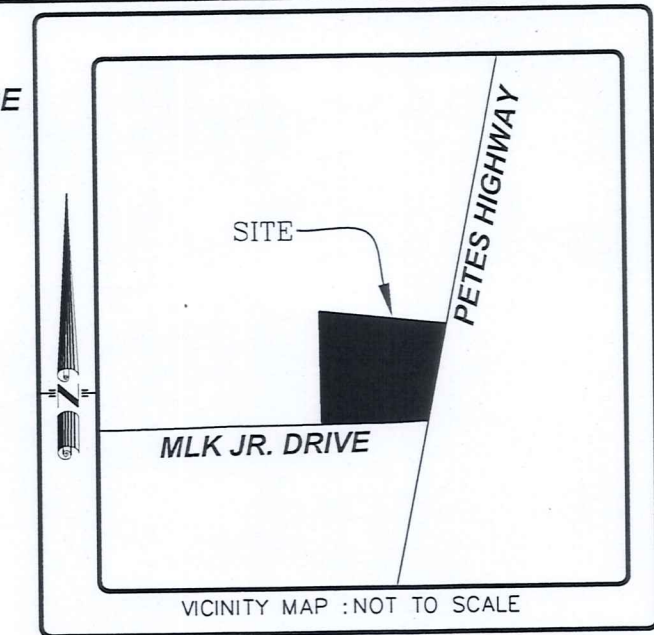


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LEGEND:

●

1/2" IRON PIPE FOUND
OR AS SHOWN

○

1/2" IRON PIPE SET

— x — x —

FENCELINE

DATE:
09/01/2022

DRAWN BY:
ST

CHECKED BY:
JWF

DRAWING No.
22725

JOB. No.
22-725

REF. No.

EA

EARLES AND ASSOCIATES, L.L.C.
PROFESSIONAL LAND SURVEYORS
2102 S. SOUTHLAND AVE.
GONZALES, LOUISIANA 70737
Tel: 225-647-9798

TOWNSHIP

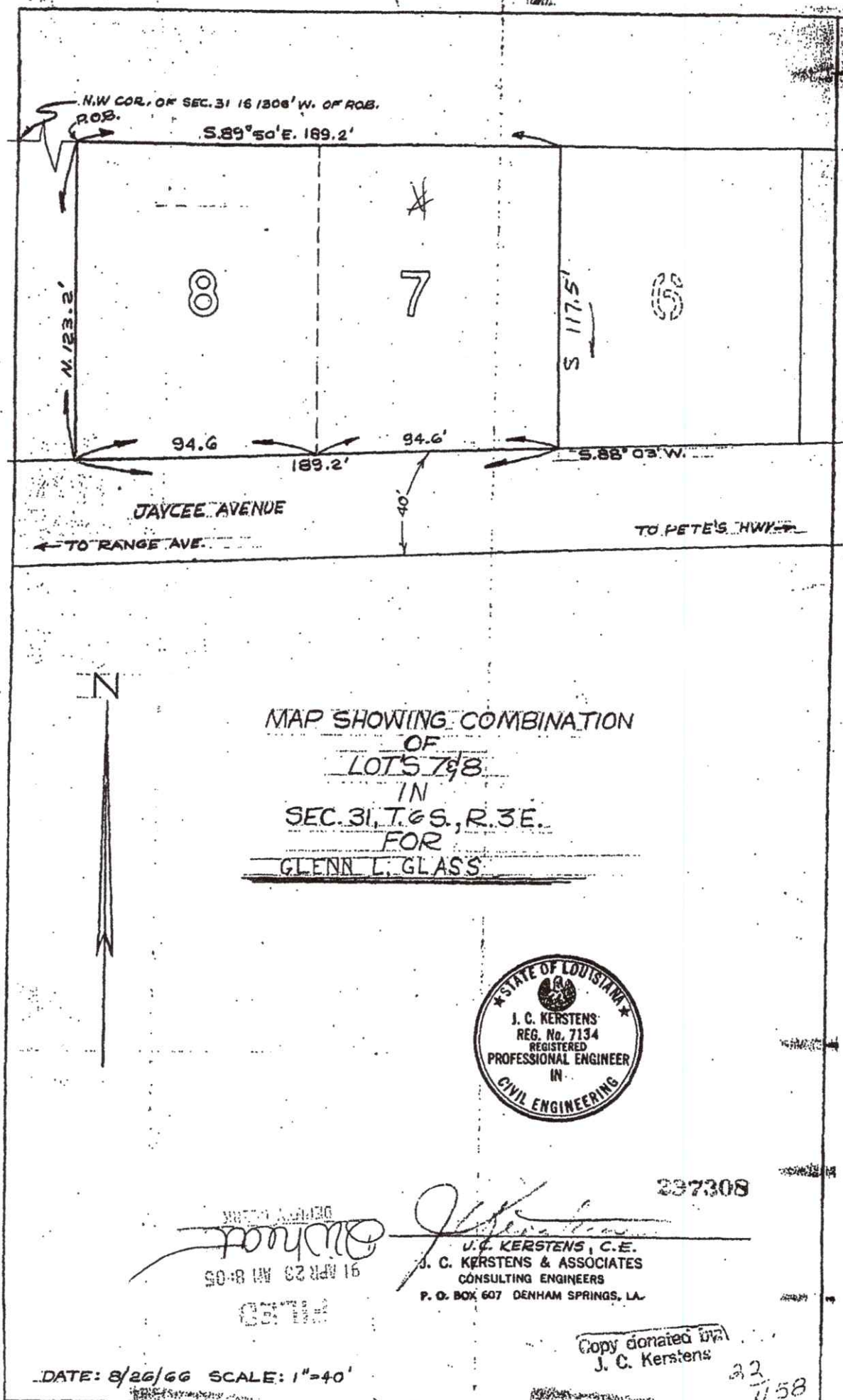
SECTION

6S

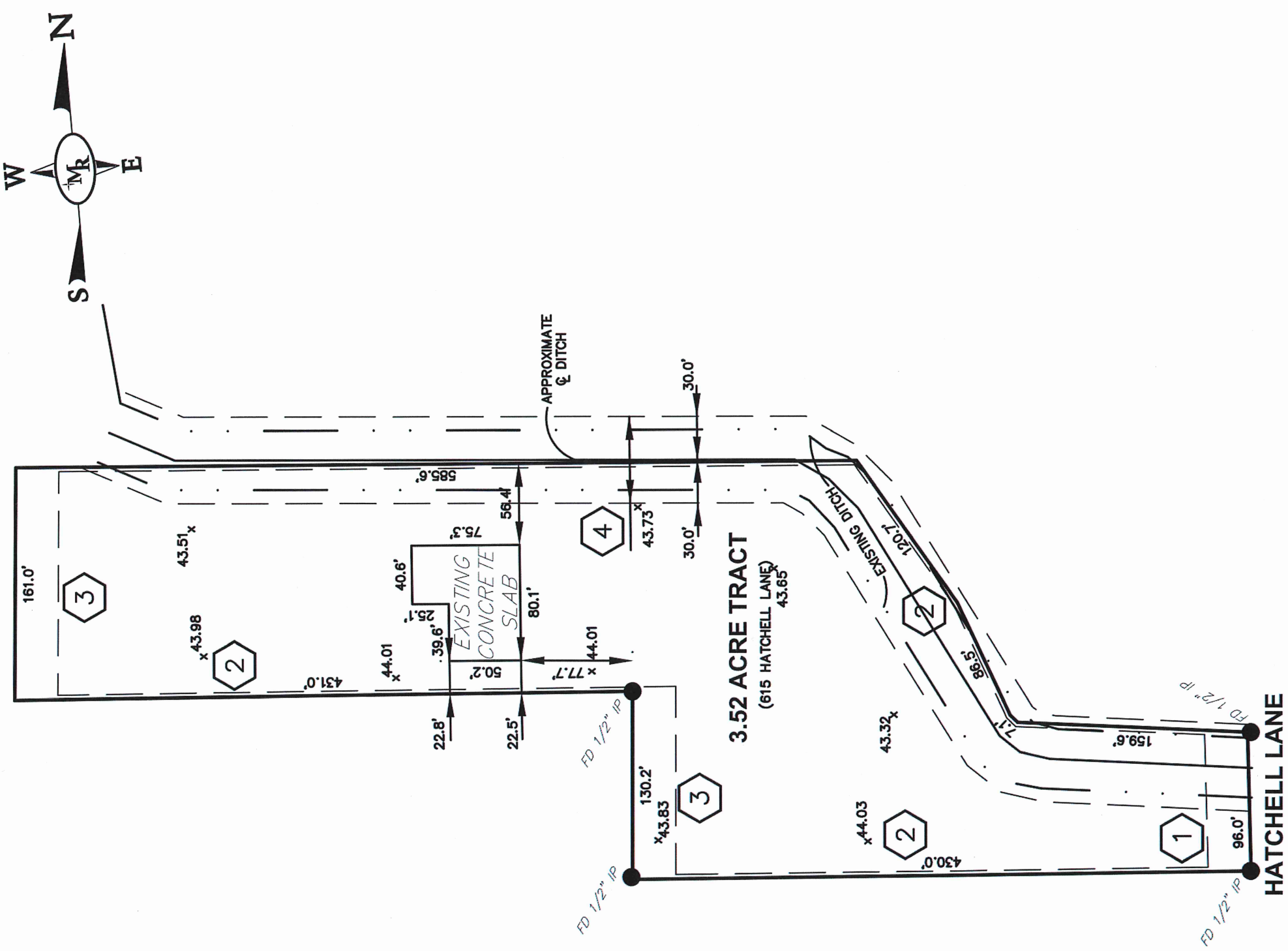
44

RANGE

3E



000458



FLOOD ZONE NOTE:

THE SUBJECT PROPERTY LIES WITHIN FEMA
FLOOD ZONE: AE (PER F.I.R.M. 220116
22063C0205D)

REFERENCE DOCUMENT:

ACT OF CASH SALE DATED MARCH 25, 2011.

CERTIFICATION:

I HEREBY CERTIFY THAT I MADE A SURVEY
ON THE GROUND OF THE PROPERTY SHOWN
AND THAT THIS DRAWING ACCURATELY
REFLECTS THE FINDINGS OF SAID SURVEY,
AND THAT THIS SURVEY CONFORMS TO A
CLASS B SURVEY IN ACCORDANCE WITH
THE STATE OF LOUISIANA MINIMUM
STANDARDS FOR PROPERTY BOUNDARY
SURVEYS.

TITLE NOTE:

NO ATTEMPT HAS BEEN MADE BY MR ENGINEERING & SURVEYING, LLC TO
VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, DEED RESTRICTIONS,
SERVITUDES, EASEMENTS, OR OTHER BURDENS ON THE PROPERTY OTHER
THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.

SCHEDULE OF KEY NOTES:

- 1 REQ'D. 30' BLDG SETBACK
- 2 REQ'D. 3' BLDG SETBACK (MINIMUM)
- 3 REQ'D. 30' BLDG SETBACK
- 4 REQ'D. 60' SERVITUDE

SUBDIVISION:

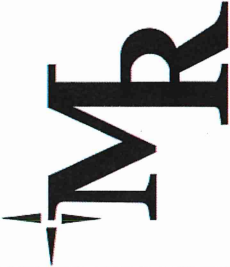
COREY DELAHOUSSEY PROPERTY

LOT NUMBER:

3.52 ACRE TRACT

OWNER NAME:

C-DELL, INC.



MR ENGINEERING & SURVEYING, LLC

9131 Interline Ave, Suite 4B, Baton Rouge, LA 70809 225.490.9592





REZONING EX. A

DESIRED USE OF PROPERTY:
CONSTRUCTION OFFICE AND
STORAGE YARD

The diagram illustrates five different zoning types, each represented by a colored rectangle with a specific internal pattern. The rectangles are arranged vertically, and their corresponding labels are placed to the right of each one.

- R-1 ZONING:** A solid blue rectangle.
- C-1 ZONING:** A yellow rectangle filled with a pattern of black-outlined triangles.
- C-3 ZONING:** A green rectangle filled with a pattern of small black-outlined circles.
- C-4 ZONING:** A purple rectangle filled with a pattern of small black-outlined squares.
- I-1 ZONING:** A red rectangle filled with a pattern of small black-outlined squares, creating a grid-like appearance.

REZONING EX. B

