

**NOTICE OF PUBLIC MEETING**  
**Posted October 3, 2022**

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

**DATE:** October 10, 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 September 12, 2022 as sent to each member.	
2.	Hold a Public Hearing to consider the Resubdivision of Lot N-1-A & Lots E thru J into Lot N-1-A-1, located in Section 59, T6S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RS-812). Requested by Lard Oil Co. [914 Florida Ave SW]	
3.	Hold a Public Hearing to consider the Resubdivision of Lot A-1 & B-1 into Lot A-1-A, located in Section 67, T7S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RS-813). Requested by Brad & Erica David. [S. River Rd]	

**ZONING COMMISSION**

#	TOPICS	NOTES
1.	Approve the minutes of the previous meeting of September 12, 2022, as sent to each member.	
2.	Hold a Public Hearing on a Rezoning request from R-1 Residential to I-1 Industrial for Lots E thru J, Selman Subdivision, located in Section 59, T6S-R2E, G.L.D, City of Denham Springs, Livingston Parish, Louisiana (RZ-441). Requested by Lard Oil Co. [914 Florida Ave SW]	
3.	Hold a Public Hearing on a request for a Parking distance to stadium variance located in Sec 30, T6S-R3E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (V-1024). Requested by Livingston Parish School Board. [1000 N. Range Ave]	
4.	Authorize 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]	
5.	Authorize 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]	

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.



**SITE DATA:**  
 TOTAL AREA BEING RESUBDIVIDED . . . . . 3.21 ACRES  
 TOTAL NO. LOTS . . . . . 1  
 STREETS . . . . . STATE & CITY  
 WATER . . . . . CITY OF DENHAM SPRINGS WATER DEPT.  
 GAS . . . . . CITY OF DENHAM SPRINGS GAS DEPT.  
 ELECTRIC . . . . . ENERGY  
 TELEPHONE . . . . . AT&T  
 DRAINAGE DISTRICT . . . . . 1

**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. 45.0'

**LEGEND:**  
 ● FD. 1/2" IRON ROD  
 ○ FD. 1/2" IRON PIPE  
 ○ SET 1/2" IRON ROD

**Parcel Line Table**

Line #	Direction	Length
L1	S36°31'36"W	41.34'
L2	S53°31'59"E	69.93'
L3	N0°54'09"W	27.87'
L4	N82°11'16"W	7.87'
L5	S53°11'56"E	47.83'

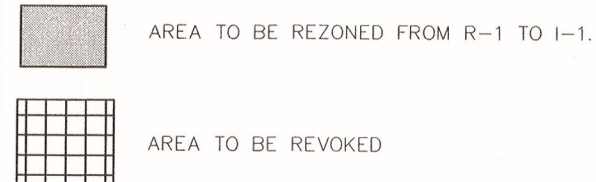
This is to certify that the undersigned is the owner, or legal officer, of the land shown hereon.

**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 \_\_\_\_\_ DATE \_\_\_\_\_

- GENERAL NOTES**
- 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.
  - This survey was based on information supplied by the client, no abstract was obtained to verify ownership of this property.
  - 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.
  - Bearings shown are based on reference map No. 1.
  - \* Indicates taken from reference and not surveyed.
  - Wetland determination was not requested, and was not included in this survey.
  - (REC) indicates taken from reference, not field verified this survey.
  - (SY) indicates information actually surveyed on the ground.
  - Zoning AND Setback Requirements:  
 R-1: 30' - Front  
       25' - Rear  
       5' - Sideline  
       Aggregate - 15'  
 I-1: None - Front  
       None - Side  
       Rear - 30'
  - Existing Land Use: Industrial & Residential.
  - Basis of Bearing are based on NAD83 Louisiana State Plane Coordinate System, Southern Zone.

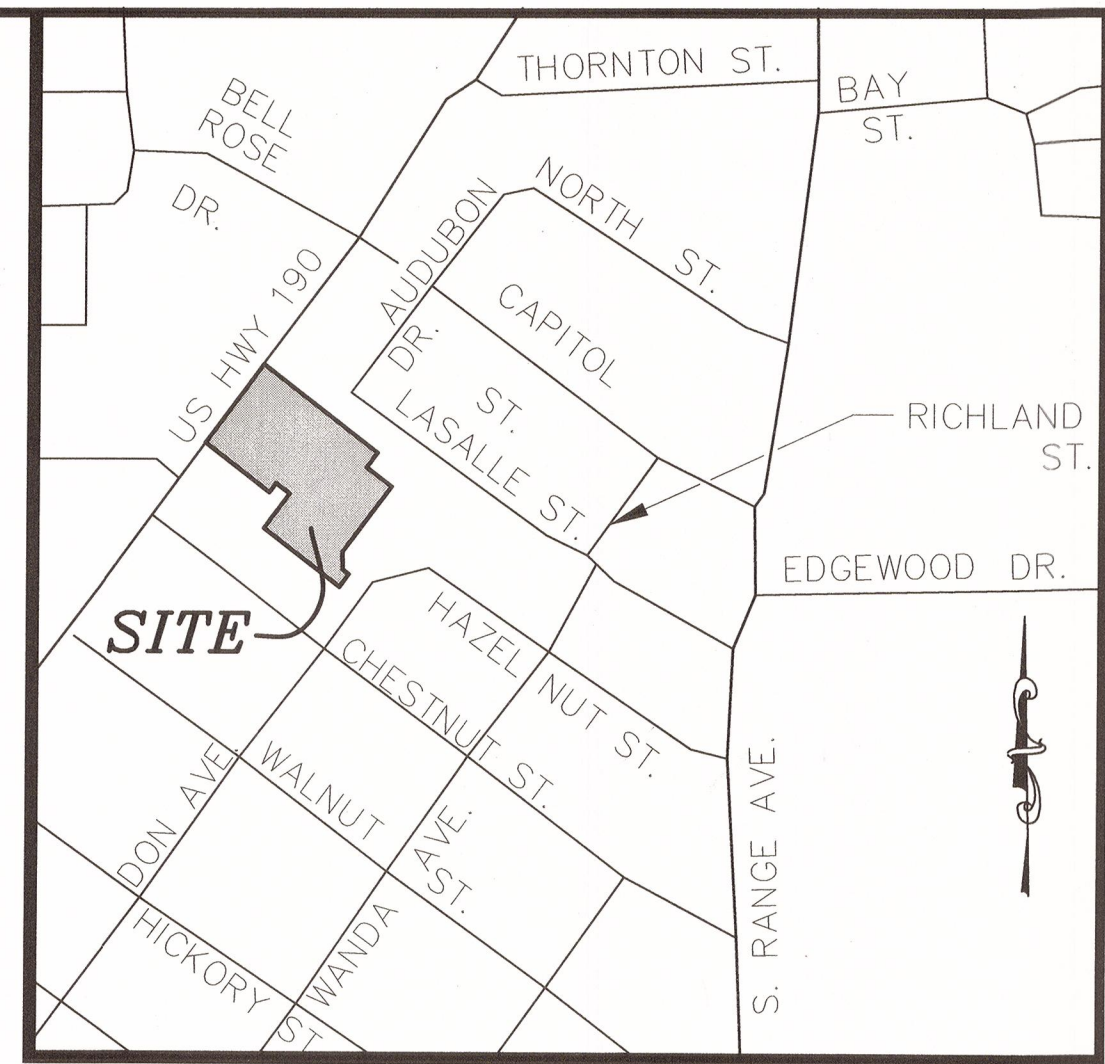
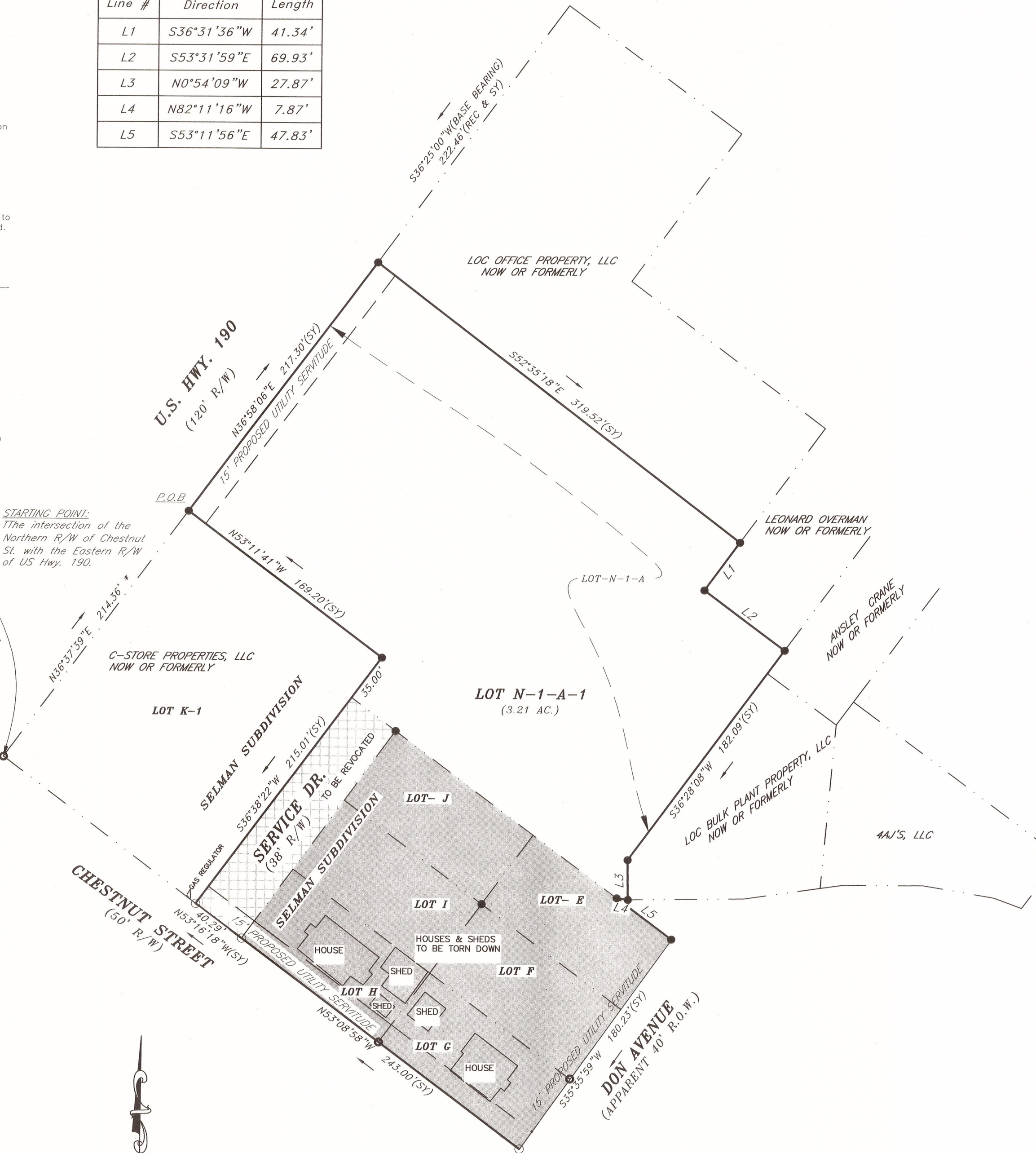
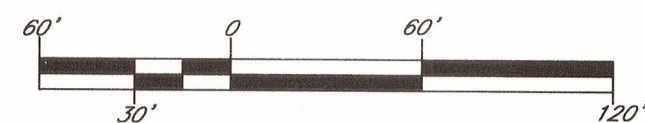


- REFERENCE:**
- "Map Showing Resubdivision of Lots "O", "N-1", & "Y-3" into Lots N-1-A & Y-3-A.. dated January 23, 2019, by Alvin Fairburn & Associates, LLC.
  - "Map Showing Resubdivision of Lots "K", "L", "M" & "N" of Selman Subdivision and Lot "Y" and a Certain 1.3 Acre Tract of land being the Lard Oil Company Property... dated August 4, 2006, by Alvin Fairburn & Associates, LLC.
  - "Plat of Survey of Land..." by Gilbert Sullivan P.L.S. dated September 15, 1998.
  - "Rezoning Map" For Lard Oil Co. by Alex Theriot & Associates dated December 8, 2000.
  - "Map Showing Survey of Lots K, L, M & N, Selman Subdivision" For Lard Oil Co., Inc. by Alvin Fairburn & Associates dated August 10, 2005.
  - "Map Showing Resubdivision of a Certain 2.1983 Acre Tract of Land" for Johnny Milazzo, by Alvin Fairburn & Associates dated March 24, 2006.

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 2 Survey and it was the intent to subdivide this surveyed tract into the plotted 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: JUNE 1, 2022  
 FILE: "LARD OIL COMPANY..."



**VICINITY MAP**  
 1" = 2000'

**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  
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 INTO  
 LOT N-1-A-1 &  
 REZONING OF LOTS E THRU J, SELMAN  
 SUBDIVISION FROM  
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 DRIVE 38' RIGHT OF WAY  
 LOCATED IN SECTION 59, T6S-R2E, G.L.D.,  
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 LIVINGSTON PARISH, LOUISIANA  
 FOR  
 LARD OIL COMPANY  
 P.O. BOX 9  
 DENHAM SPRINGS, LOUISIANA 70727  
 JAMILAZZO@LARDOIL.COM  
 ALEXM@LARDOIL.COM  
 225-665-3311

81-II	57	NC	MA	MA	AFJR
FB	PGS	PC	CALC.	DWG	CKD



**ALVIN FAIRBURN & ASSOCIATES, LLC**  
 CONSULTING ENGINEERS ~ LAND SURVEYORS  
 LAND DEVELOPMENT CONSULTANTS ~  
 PROJECT DESIGNERS  
 1289 DEL ESTE AVE.  
 DENHAM SPRINGS, LOUISIANA 70726 (225) 665-1515  
 JOB NO. S220216-2A







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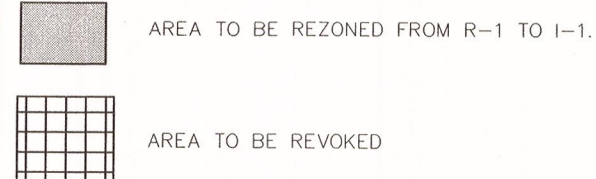
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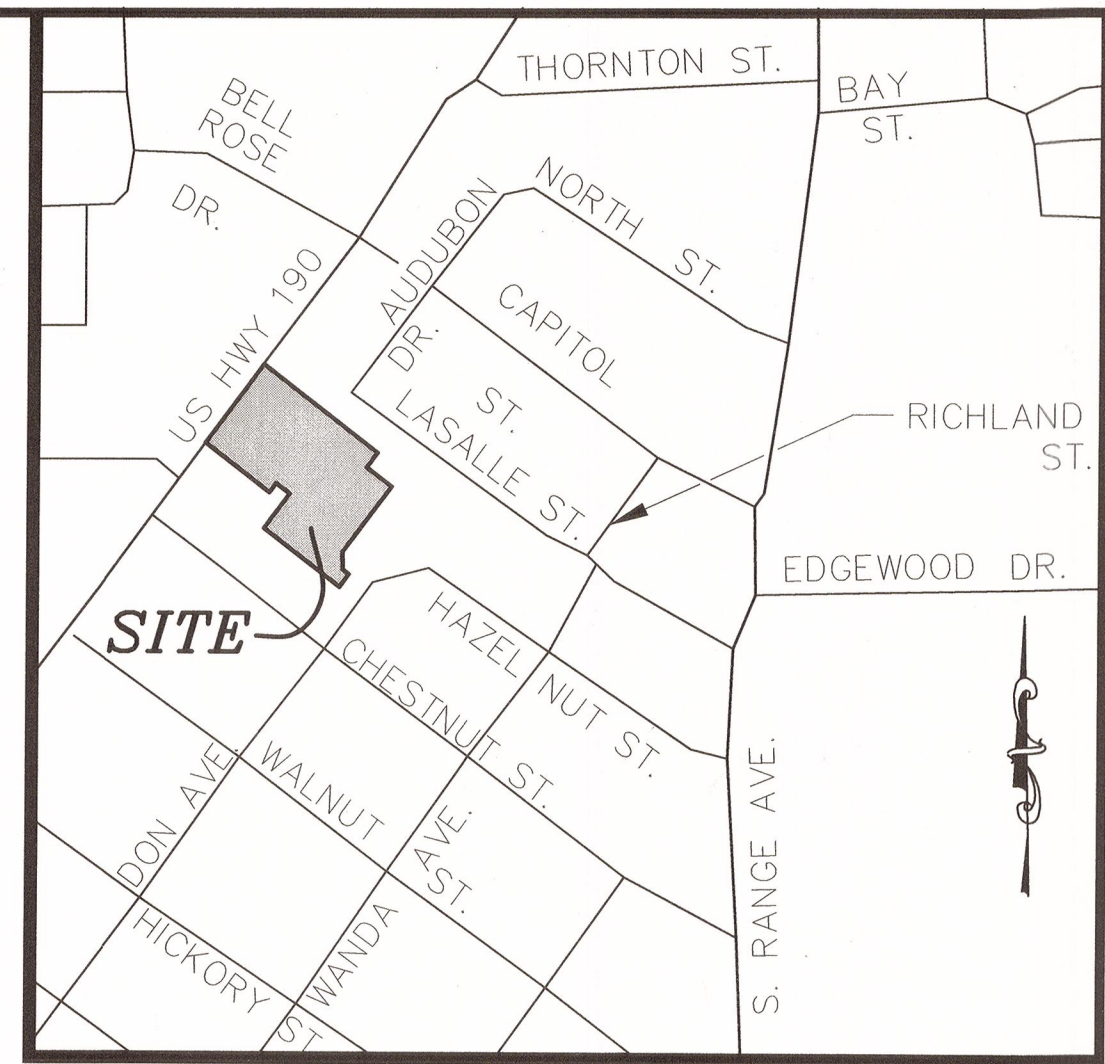
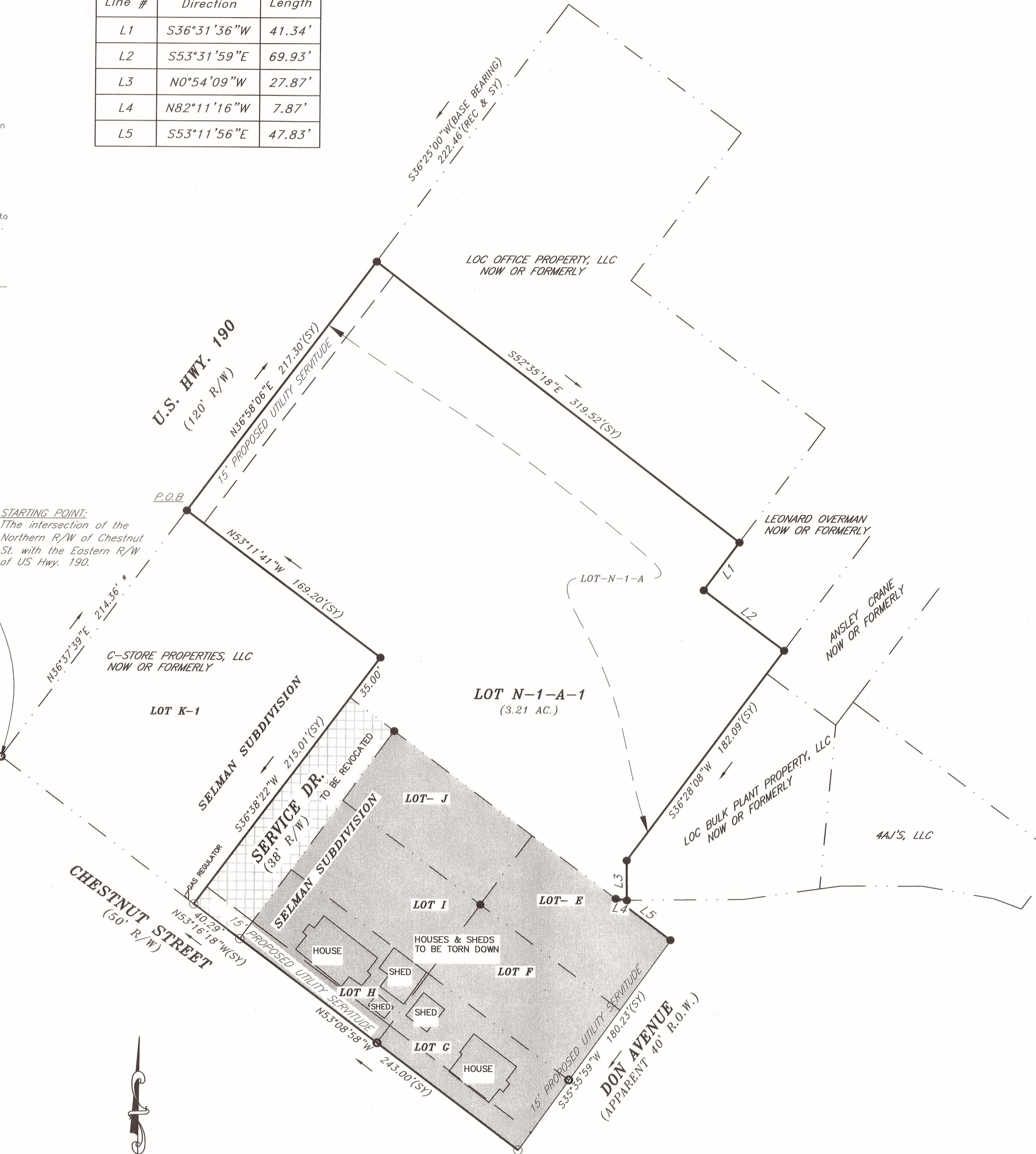


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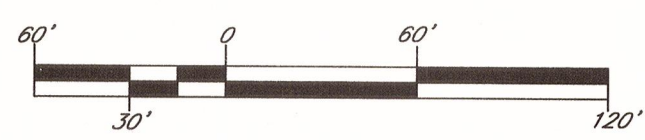
Fred Banks  
 Chairman \_\_\_\_\_ Date \_\_\_\_\_

Acting City Engineer \_\_\_\_\_ Date \_\_\_\_\_

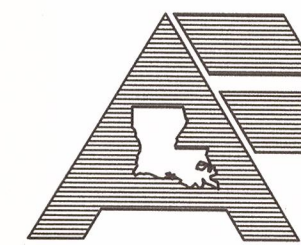
**Approved:**  
 City of Denham Springs

Gerard Landry  
 Mayor \_\_\_\_\_ Date \_\_\_\_\_

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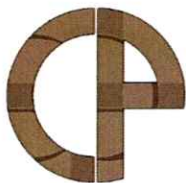


81-II	57	NC	MA	MA	AFJR
FB	PGS	PC	CALC.	DWG	CKD



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 JOB NO. S220216-2A





Coleman Partners ARCHITECTS L.L.C.  
3377 North Blvd.  
Baton Rouge, Louisiana 70806, USA

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3701 Kirby Drive, Suite 988  
Houston, Texas 77098, USA  
832.947.1038

935 Gravier St. Suite 830  
New Orleans, LA 70112  
504.332.3191

June 17, 2022

Mr. Shawn Hima  
Alvin Fairburn and Associates  
1289 Del Este Avenue  
Denham Springs, LA 70727

**RE: Denham Springs High School – Football and Track Improvements  
1000 N. Range Road  
Denham Springs, LA 70726**

Robert M. Coleman III Architect, AIA  
Gary Gilbert Architect, AIA, MBA  
Marvin R. Ragland, Jr. Architect, AIA  
Dale M. Songy Architect, AIA  
Joseph Saffiotti Architect, AIA  
Wendy Lee Architect, AIA  
Jonathan Heltz Architect, AIA  
Brent Guilbeau Architect, AIA  
William Thibault Architect, AIA

Dear Mr. Hima:

We have received your review letter dated February 14, 2022, for the above referenced project. Please see our formal response to your question regarding event parking at Denham Springs High School.

**Question/Comment:**

SHEET L1.00

1. Provide calculations detailing the number of parking spaces required for the proposed improvements (football stadium, track, etc.). Though this project is to improve upon an existing facility, additional improvements are also being constructed. Due to the expansion of the existing facilities, ADA parking spaces, including "van accessible" parking space(s), must be provided in accordance with current ADA requirements.

**Response:**

The new football stadium will have a bleacher seating capacity of 5,521 persons. Per Section 2.16, Table 1A of the Denham Springs Zoning Ordinance, stadiums must have one parking space for every 4 seats. Therefore, the ownership team should provide 1,381 vehicles.

Once complete, those attending events at the Denham Springs High School Stadium will have access to approximately 1,383 spaces. A summary of those spaces, their locations and counts are as follows:

**STANDARD PARKING SPACES**

- 1) Area "A": 37 existing regular parking spaces to the west of the "Jacket" gym
- 2) Area "B": 48 existing regular spaces south of "Jacket" Gym, south of Band Building, east of Band Building
- 3) Area "C": 390 existing parking spaces on the north side of the school and immediately to the west of the main school building
- 4) Area "D": 270 existing parking spaces to the south of the new gymnasium and fieldhouse

- 5) Area "E": 32 existing parking spaces to the west of Northside Elementary School
- 6) Area "F": 54 existing parking spaces to the south and the east of Northside Elementary School
- 7) Area "G1": 100 existing parking spaces to the north of Northside Baptist Church (The School Board members have a verbal agreement with the Church to park to the north of Northside Baptist Church, with paving improvements to come in the future).
- 8) Area "G2": 31 existing parking spaces to the south of Northside Baptist Church
- 9) Area "H": 55 existing parking spaces at DSHS Freshman Campus
- 10) Area "I": 67 existing parking spaces at the new DSHS softball stadium
- 11) Area "J": 34 parking spaces in the grass area immediately to the west of the new DSHS baseball stadium
- 12) Area "K": 228 parking spaces in the grass area immediately to the north of Northside Elementary School

### **ACCESSIBLE PARKING SPACES**

- 1) Area "A": 2 existing accessible parking spaces to the west of the "Jacket" gym
- 2) Area "A": 1 existing van accessible space to the west of the "Jacket" gym
- 3) Area "B": 1 existing accessible parking space to the south of the Band building
- 4) Area "C": 7 re-striped accessible parking spaces to the north of the high school at new football stadium entry gate.
- 5) Area "D": 16 re-striped accessible parking spaces to the south of the new gymnasium and fieldhouse
- 6) Area "D": 2 re-striped van accessible parking spaces to the south of the new gymnasium and fieldhouse
- 7) Area "D": 5 existing accessible parking spaces to the south of the new gymnasium and fieldhouse
- 8) Area "I": 2 accessible parking spaces at the new DSHS softball stadium
- 9) Area "I": 1 van accessible parking space at the new DSHS softball stadium

24 accessible parking spaces are required for 1,381 parking spaces

33 accessible parking spaces provided

4 van accessible parking spaces are required

4 van accessible parking spaces are provided

Please feel free to contact me if you have any questions or concerns.

Sincerely,



Giuseppe "Joe" Saffiotti, Architect AIA  
Coleman Partners Architects LLC



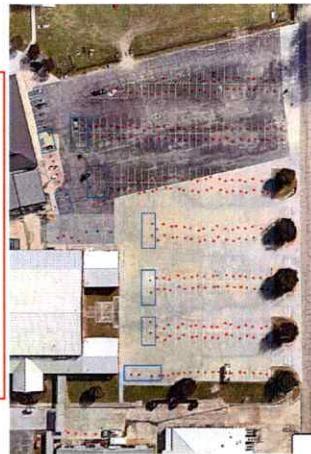


**Area "A" - West of Jacket Gym**  
 28 existing parking spaces including 2 ADA spaces, 1 van accessible space



**Area "C" - North side of High School and West of Main Building**  
 7 van accessible parking spaces after lot is re-strip

Legend	
Description	Quantity
Permit Parking	1,121
Existing ADA	9
New ADA	26
Impaired Parking	262
<b>Total</b>	<b>1,380</b>



**Area "D" - South of Gym and Field house**  
 16 free accessible, 2 van accessible parking spaces after lot is re-strip



**Area "E" - Northside Elementary School - West Parking Lot**  
 22 existing parking spaces



**Area "F" - Northside Elementary School - East Parking Lot**  
 42 existing parking spaces



**Area "B" - South of Jacket Gym, South of Band Building, East of Band Building**  
 49 existing parking spaces including 1 existing ADA space

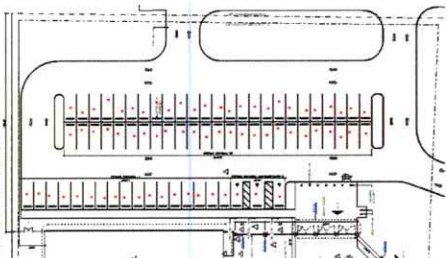


**Area "H" - Behind DS Freshman High School**  
 3 existing accessible parking spaces

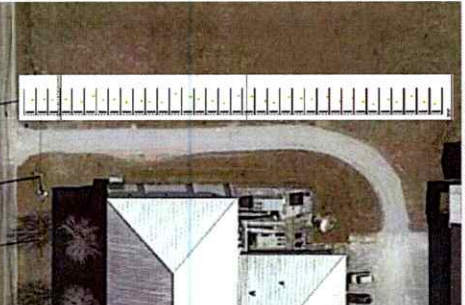


**Area "G1" - North of Northside Baptist Church**  
 100 existing parking spaces

**Area "G2" - South of Northside Baptist Church**  
 31 existing parking spaces



**Area "I" - Softball Parking**  
 70 existing parking spaces including 2 ADA spaces, 1 van accessible space



**Area "J" - West of Baseball Field**  
 38 existing parking spaces



**Area "K" - Northside Elementary School - North Parking Lot (Unpaved)**  
 228 parking spaces



Rodeo Dr Martin Luther King Jr Dr

Rodeo Dr

300

Rodeo

CAFE GREEN  
Mediterranean

18ft  
variance  
40'

30'

2ft  
variance  
of 4ft

3002

3002

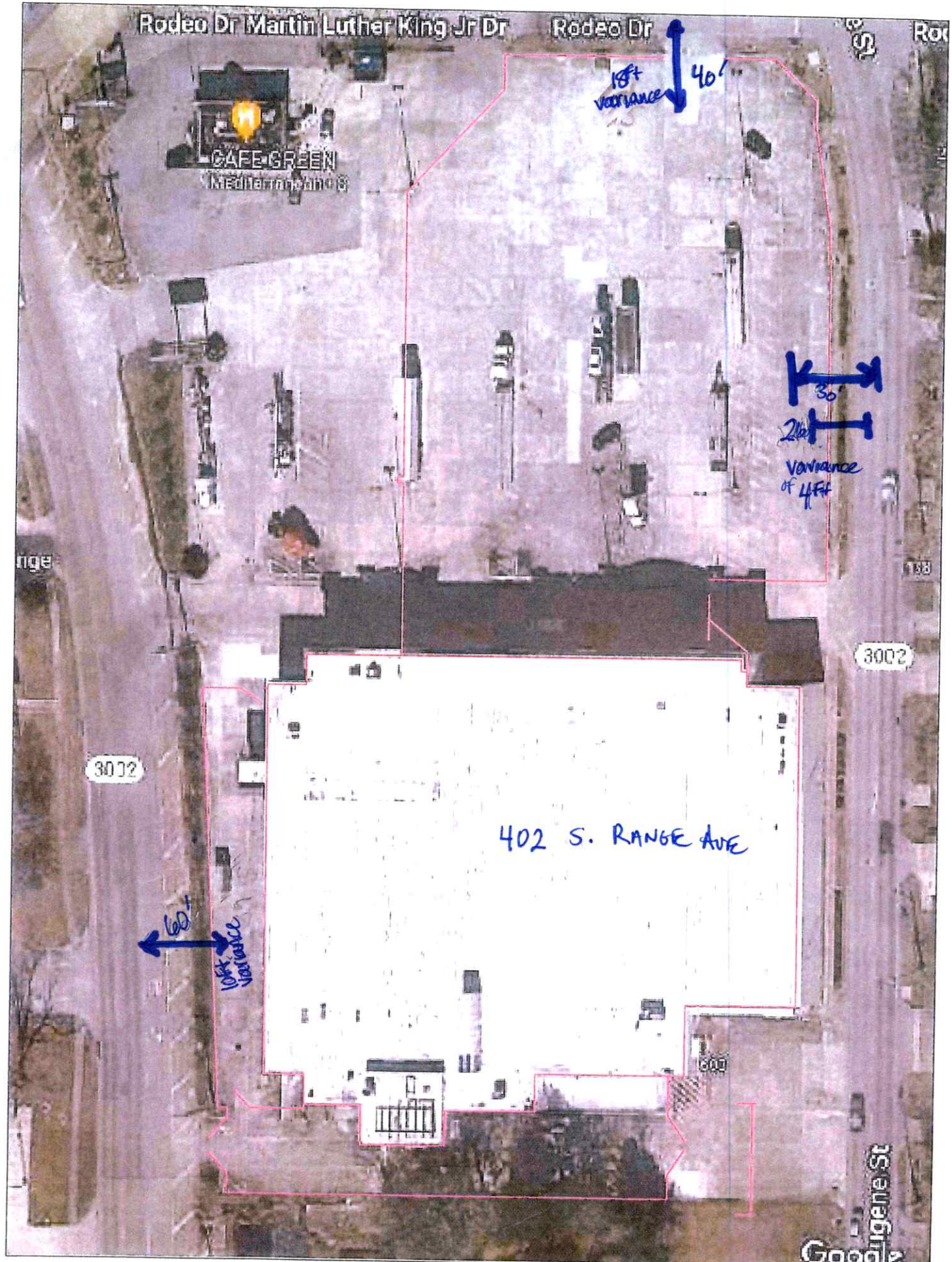
402 S. RANGE AVE

60'  
10ft  
variance

300

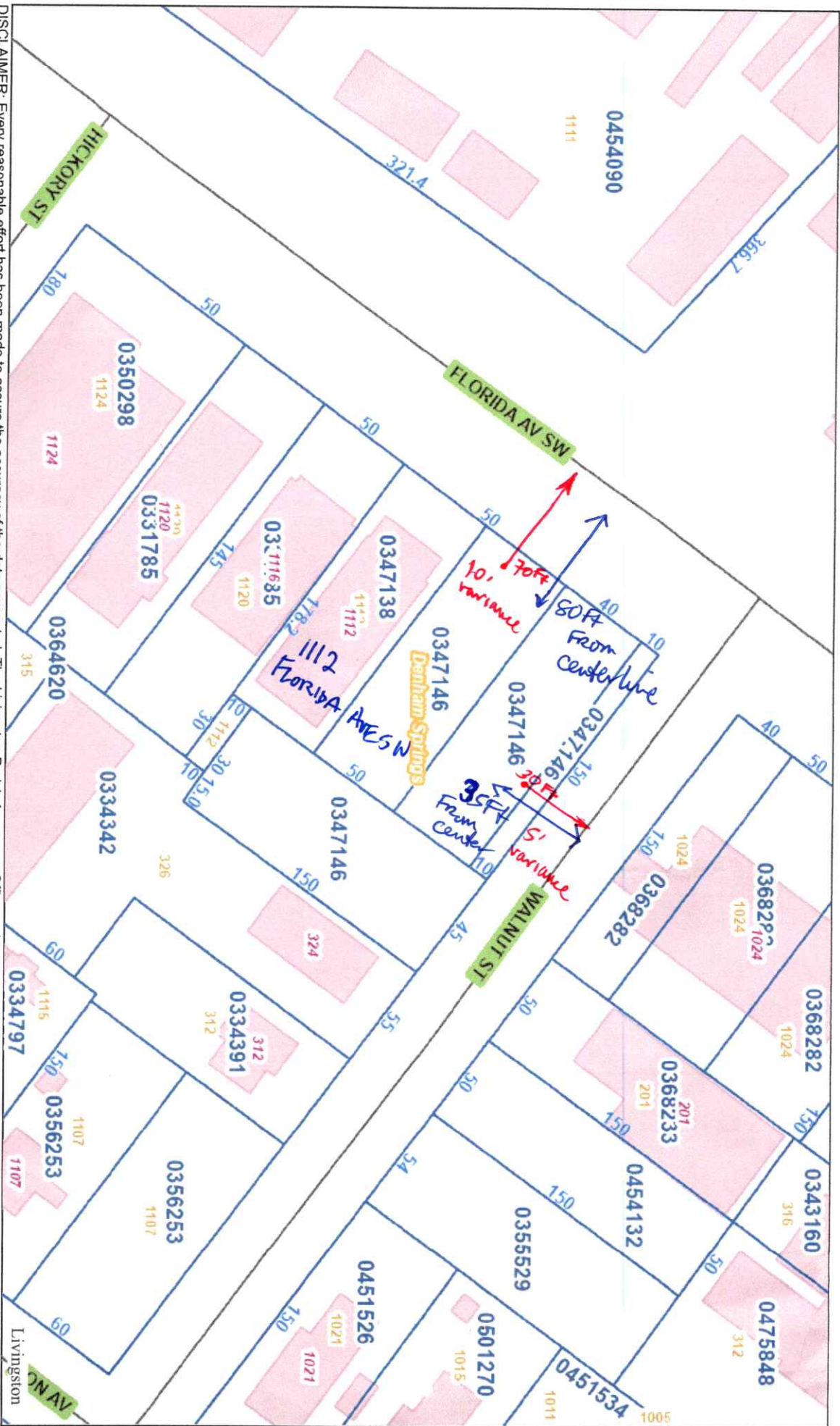
Google St

Google





# Geoportal Map



DISCLAIMER: Every reasonable effort has been made to assure the accuracy of the data presented. The Livingston Parish Assessors Office makes no warranties, express or implied, regarding the completeness, reliability or suitability of the site data and assumes no liability associated with the use or misuse of said data. The Assessor retains the right to make changes and update data on this site at anytime without notification. The parcel data on the base map is used to locate, identify and inventory parcels of land in the Parish of Livingston only, and is not to be used or interpreted as a legal survey or legal document. Additional data layers not originating in the Assessors Offices are also presented for informational purposes only. Before proceeding in any legal matter, all data should be verified by contacting the appropriate parish or municipal office.

