

NOTICE OF PUBLIC MEETING
Posted May 25, 2022

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

DATE: June 13, 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 May 9, 2022 as sent to each member.	
2.	Hold a Public Hearing to consider the resubdivision of Tract MJD-1 into Tracts MJD-1-A & MJD-1-B, located in Section 48, T6S-R3E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RS-808). Requested by Louis Bernard [640 Hatchell Ln]	

ZONING COMMISSION

#	TOPICS	NOTES
1.	Approve the minutes of the previous meeting of May 9, 2022, as sent to each member.	
2.	Hold a Public Hearing 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-111-22). Requested by Sam Nickroo [Triangular Corner @Rushing Rd & 4-H Club Rd]	
3.	Hold a Public Hearing to consider a Rezoning request from R-1 Residential to R-2 Residential for Lot 1B located in Sec 40, T7S-R3E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RZ-440). Requested by Blaine Pitre [306 Pete’s Hwy]	
	Authorize a Public Hearing on a Special Use Permit request for Tract# 3-D-2-B, in Section 37, T7S-R3E, G.L.D, City of Denham Springs, Livingston Parish Louisiana for the purpose of a Video Bingo Hall (SUP-112-22). Requested by MFI2, LLC [141 Aspen Square Ste. A]	

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 SUBDIVIDED -- 44,519.57 SQ. FT. (1.0220 ACRES)
TOTAL NUMBER OF LOTS ----- 2
STREET -- HATCHELL LANE (60' RIGHT OF WAY)

ZONING AND SETBACK REQUIREMENTS:
ZONING: C-1 LIGHT COMMERCIAL DISTRICT
FRONT YARD - 25 FEET
REAR YARD - 30 FEET
SIDE YARD - AGGREGATE WIDTH: REFER TO CITY ORDINANCE TABLE, ARTICLE 2, SECTION 2.16
MINIMUM LOT SIZE - 5,000.00 SQ. FT.
MINIMUM LOT WIDTH - 50 FEET
MINIMUM LENGTH: 100 FEET
MAXIMUM BUILDING HEIGHT: 40 FEET

UTILITY & CITY SERVICES
SEWAGE DISPOSAL: CITY OF DENHAM SPRINGS
WATER SUPPLY: CITY OF DENHAM SPRINGS
GAS SUPPLY: CITY OF DENHAM SPRINGS
SCHOOL DISTRICTS: DENHAM SPRINGS/LIVINGSTON PARISH
ELECTRIC: ENTERGY
TELEPHONE: AT&T
DRAINAGE DISTRICT: 1
FIRE DISTRICT: 5
RECREATION DISTRICT: DENHAM SPRINGS

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

DEDICATION OF SERVITUDE:
THE SERVITUDES, EASEMENTS, AND/OR DRAINAGE RIGHTS-OF-WAYS SHOWN HEREON ARE DEDICATED FOR THE USE BY ANY PUBLIC OR PRIVATE ENTITY RELATING TO HEALTH, UTILITY SERVICES, SAFETY AND THE LIKE. NO TREES, SHRUBS OR OTHER PLANTS SHALL BE PLANTED, NOR BUILDING STRUCTURE OR FENCE CONSTRUCTED WITHIN THE LIMITS OF ANY SERVITUDE SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH THE PURPOSE FOR WHICH THE SERVITUDE IS GRANTED.

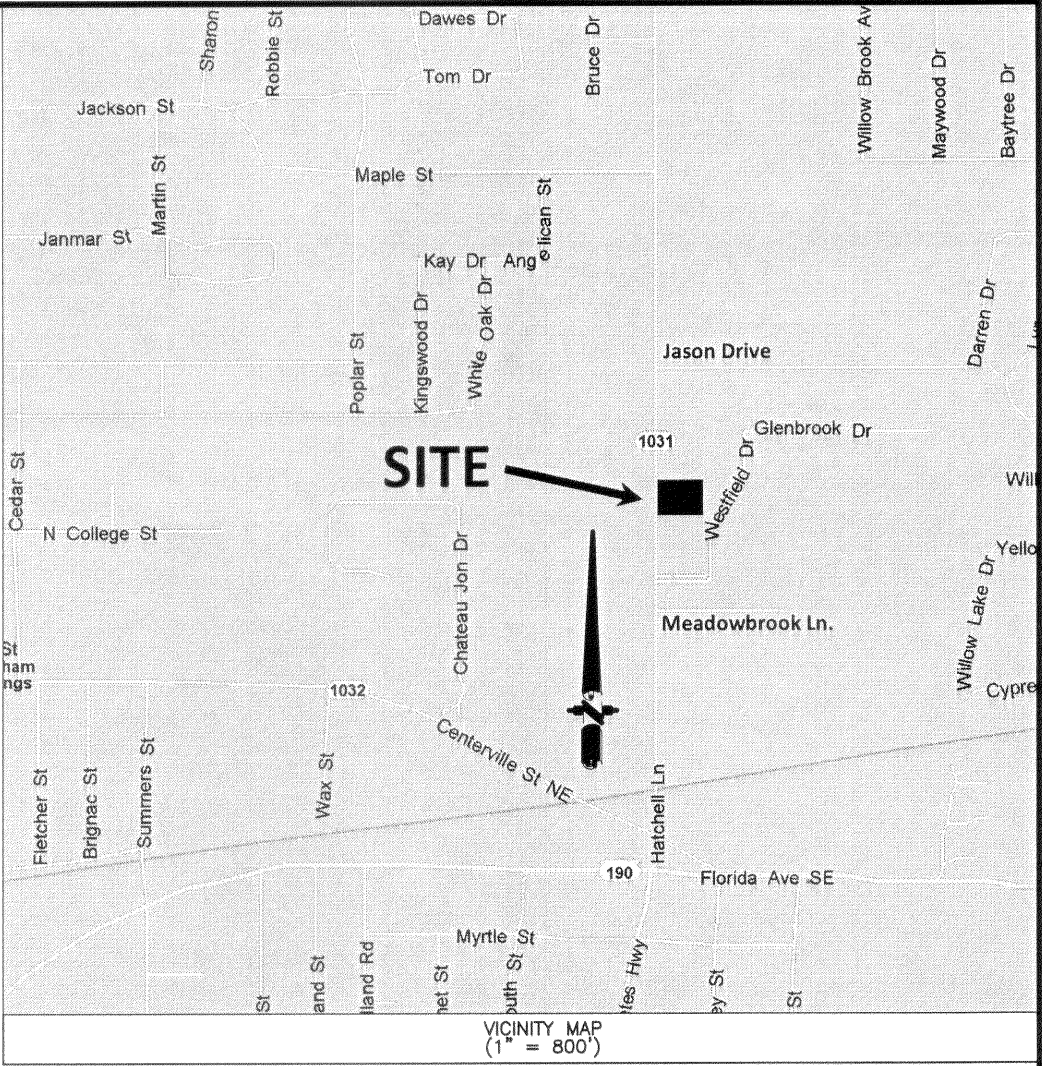
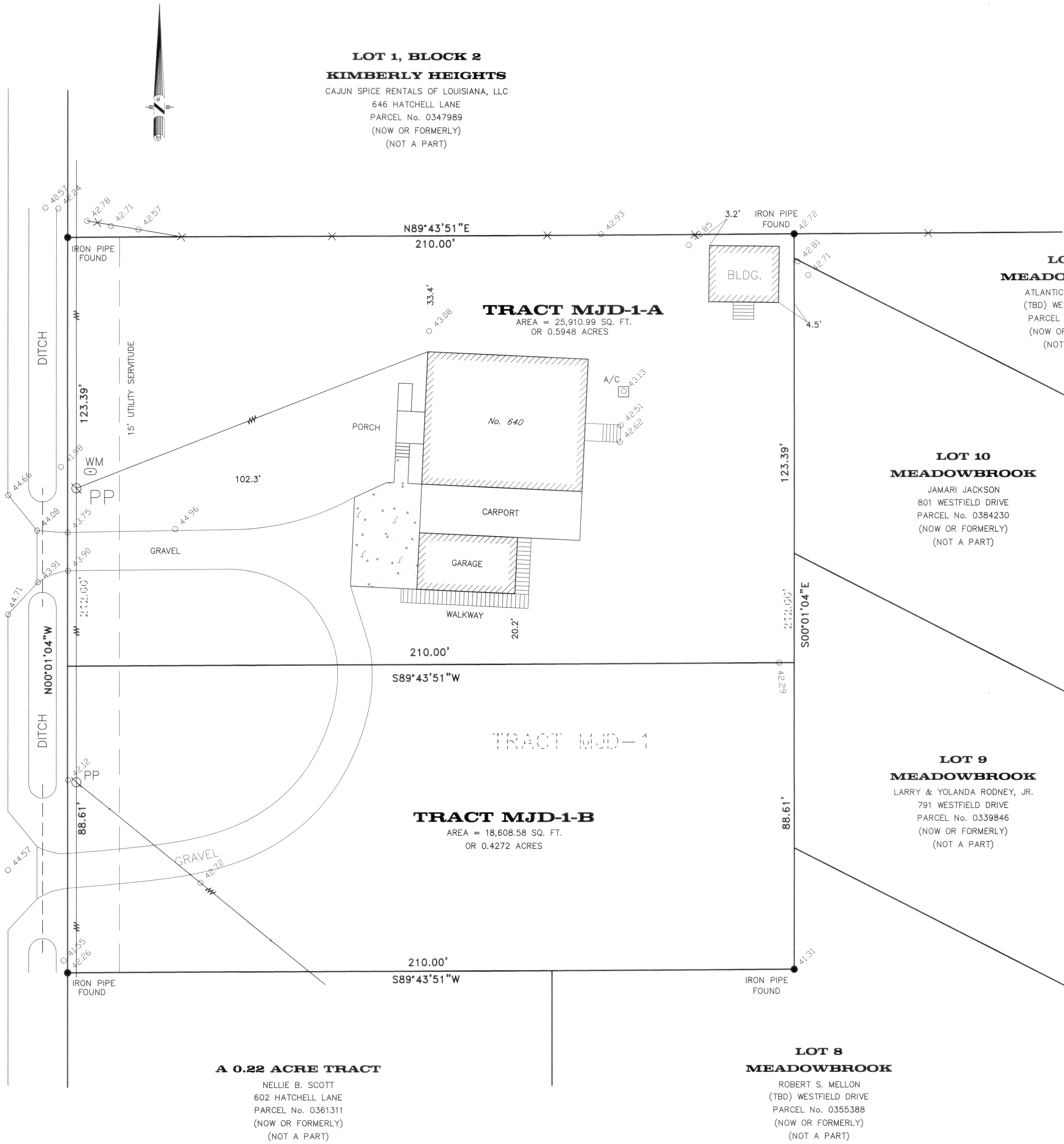
BUYER BEWARE:
"STREETS, SERVITUDES AND RIGHT-OF-WAYS IN THE SUBDIVISION WHICH DO NOT JOIN OR CONNECT WITH PUBLICLY MAINTAINED STREETS, ROADS, SERVITUDES OR RIGHTS-OF-WAY SHALL "NOT" BE MAINTAINED BY THE LIVINGSTON PARISH COUNCIL OR ANY OTHER PUBLIC BODY"

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.

OWNERS:
LOUIS BERNARD
640 HATCHELL LANE
DENHAM SPRINGS, LA 70726

LOUIS BERNARD _____ DATE _____

SECTION 30
SECTION 48
HATCHELL LANE
(2 LANE ASPHALT ROAD - 60' RIGHT OF WAY)



LEGEND

- POWER POLE / OVERHEAD LINES
ELECTRIC, TELEPHONE, CABLE TV
CULVERT, DRAIN LINE
FENCE

RECOMMENDED FOR APPROVAL
CITY OF DENHAM SPRINGS
PLANNING COMMISSION

FRED BANKS
CHAIRMAN _____ DATE _____

ACTING CITY ENGINEER _____ DATE _____

APPROVED:
CITY OF DENHAM SPRINGS

GERALD LANDRY
MAYOR _____ DATE _____

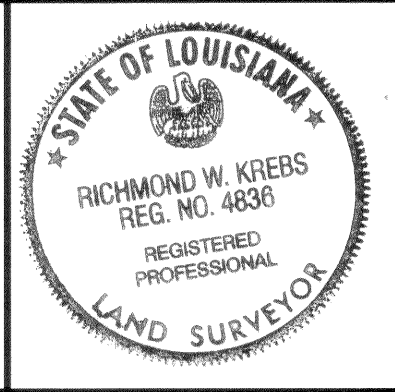
NOTE:
ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. SOME ITEMS MAY NOT BE TO SCALE FOR CLARITY. DIMENSIONS ON SURVEY PREVAIL OVER THE SCALE. FENCES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND DO NOT REFLECT EXACT LOCATION OR CONDITION.

ELEVATION NOTES	GENERAL 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: 45.0' COMMUNITY PANEL #: 220113 0205 E	THE SERVITUDES SHOWN ON THIS SURVEY ARE LIMITED TO THOSE FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE REFLECTED OR SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY. THIS PERIMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO THE LEGAL TITLE, AND WAS MADE SOLELY ACCORDING TO THE INFORMATION PROVIDED THE SURVEYOR. THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR EXTRACTED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND THE SURFACE FEATURES OF LOCATIONS ARE SHOWN. THE ACTUAL NONVISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATION PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON, INCLUDING PRIOR TO EXCAVATION AND DIGGING.

REFERENCE NOTES
BEARINGS BASED ON GPS OBSERVATIONS USING TOPCON TOPNET LIVE NETWORK DISTANCES BASED ON SURVEY PLAT BY LOUIS L. HIGGINBOTHAM, RLS, DATED JANUARY 15, 2005, RECORDED WITH AN ACT OF CORRECTION, FILE NO. 994122. DATE: MAY 23, 2022 SCALE: 1" = 20' JOB #: 220393
DRAWN BY: RWK CHECKED BY:

THIS IS TO CERTIFY THAT THE PROPERTY BOUNDARY SURVEY RECORDED HEREON WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS STIPULATED IN LOUISIANA ADMINISTRATIVE CODE TITLE: 46:IXI, CHAPTER 29 FOR A CLASS "C" (SUBURBAN) SURVEY. FURTHER, THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

BY: Richmond W. Krebs
RICHMOND W. KREBS, SR., PLS, No. 4836

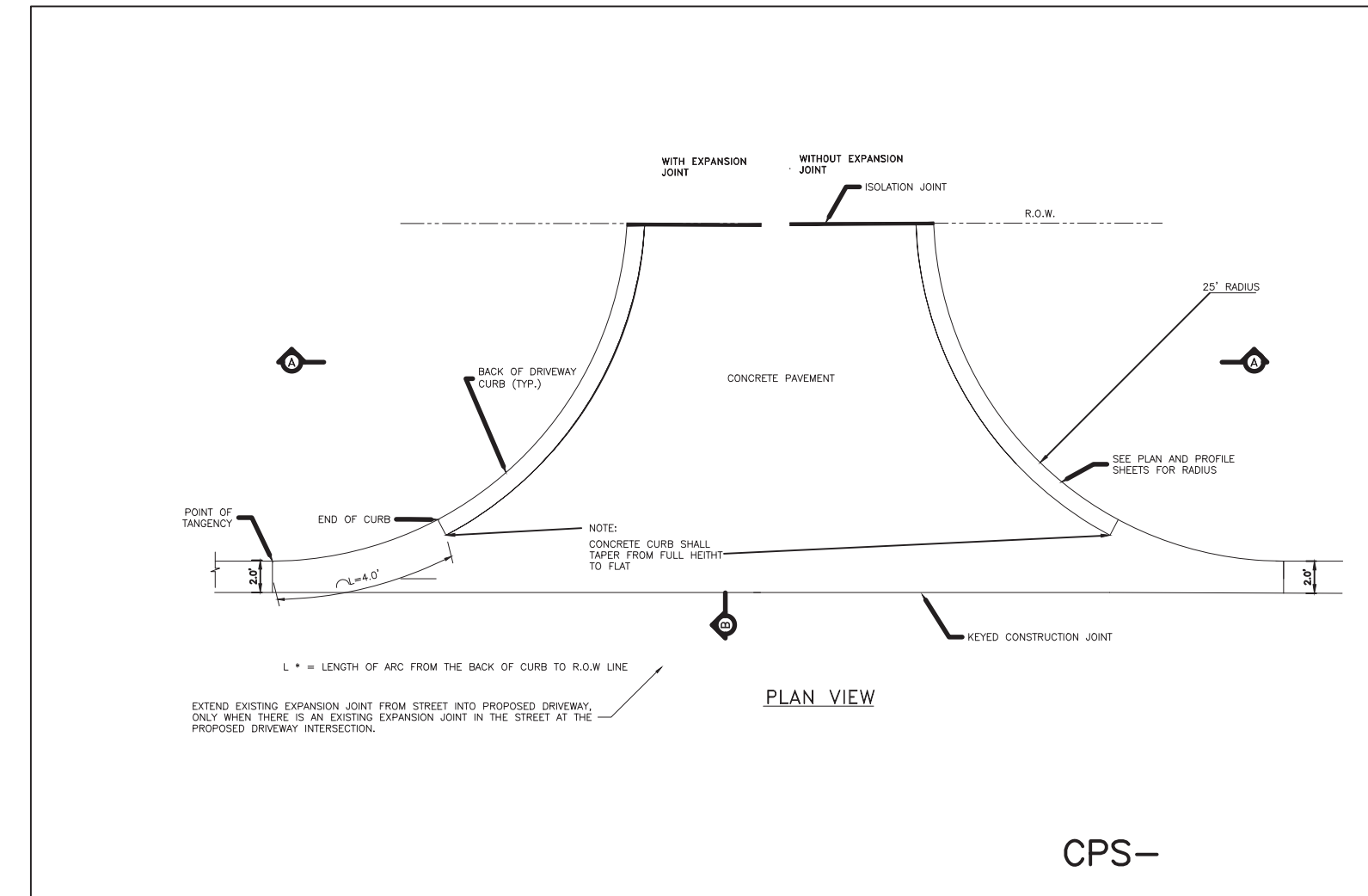


RWK Richmond W. Krebs & Associates, LLC
PROFESSIONAL LAND SURVEYING
1211 NORTH RANGE AVENUE | SUITE B
DENHAM SPRINGS, LA 70726
PH. (225) 435-7010 | FAX (225) 435-7011
www.rwkrebssurvey.com

RESUBDIVISION OF TRACT MJD-1 INTO TRACTS MJD-1-A & MJD-1-B SECTION 48, T6S - R3E, GLD CITY OF DENHAM SPRINGS LIVINGSTON PARISH, LA FOR LOUIS BERNARD

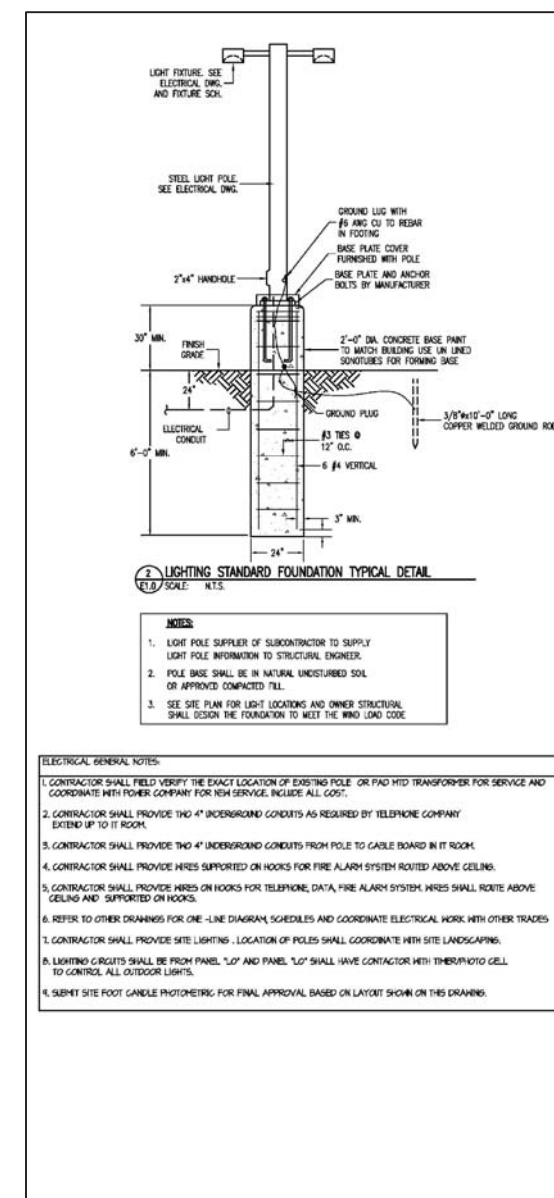
1 SITE PLAN

SCALE: 1'-0"=20'



DRIVEWAY DETAIL
SCALE NTS

2
C2.00



PARKING LIGHT FIXTURE
SCALE NTS

1
C2.00

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Issue Dates:

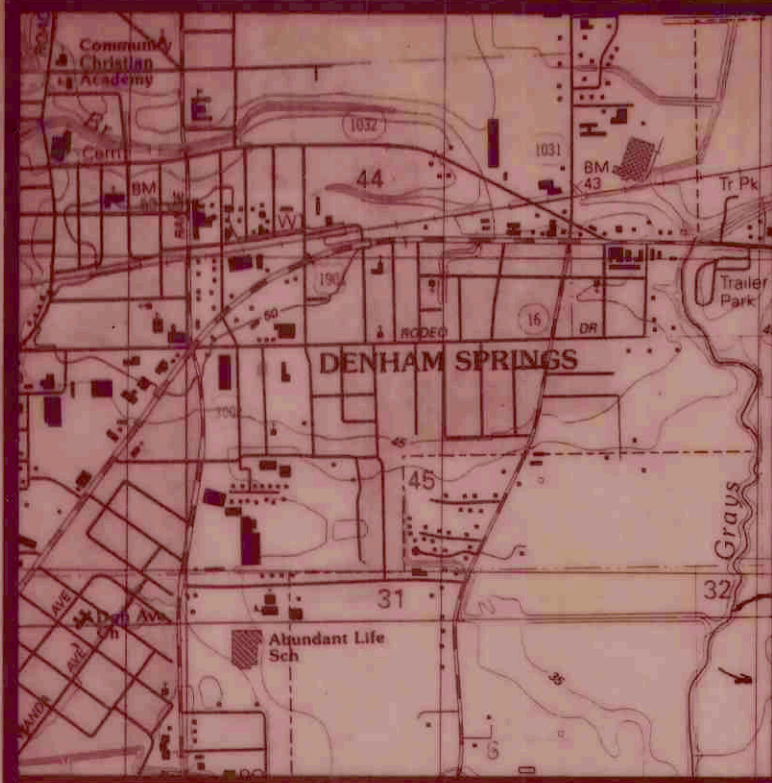
THE CROSSING AT RUSHING ROAD
A 0.955 ACRE TRACT PARCEL NO 0337402
LIVINGSTON PARISH, LA

NOT FOR
CONSTRUCTION

APRIL 19, 2022

Sheet Title:
**GEOMETRICAL
SITE PLAN**

MSP Job Number 10-128-04	C200
Scale:	
Drawn: MAP	
Checked: GCM	
100%: APRIL 2022	



VICINITY MAP
N.T.S.

RECOMMENDED FOR APPROVAL:

FRED BANKS, CHAIRMAN
DENHAM SPRINGS PLANNING COMMISSION

NO EXCEPTIONS TAKEN:

ALVIN FAIRBURN, SR., CITY ENGINEER

APPROVED

JAMES E. DELAUNE, SR., MAYOR
DENHAM SPRINGS PLANNING COMMISSION

SITE DATA:

TOTAL ACREAGE: 0.60 Ac.
NUMBER OF LOTS: TWO (2)
WATER SUPPLY: City of Denham Springs
SEWAGE: City of Denham Springs
ELECTRIC SUPPLY: Gulf States Utilities
TELEPHONE SUPPLY: South Central Bell
ZONING: R-1

FLOOD CERTIFICATION:

According to F.I.R.M., Community Panel No.
220116 0005B, effective date October 15,
1981, this property falls in flood zone "C",
(Areas of minimal flooding).

GENERAL NOTES

1. The original drawing of this work is the property of Alvin Fairburn & Assoc., Inc. 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 taken based upon obsolete drawings for which this firm was not specifically consulted.
2. Property restrictions, 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.
3. Bearings shown are based on reference no. 1.
4. * Indicates taken from reference and not surveyed.
5. Wetland determination was not requested, and was not included in this survey.

CERTIFICATION: This is to certify that this plat 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 Class B Surveys and it was the intent to subdivide Lots 1 & 2, Barnett's Subdivision into Lots 1A & 1B. This certification is specifically restricted to Gordon L. Hatchell for the required subdivision of property only, and does extend to third parties unless the plat is properly revised by the certifier to reflect same.

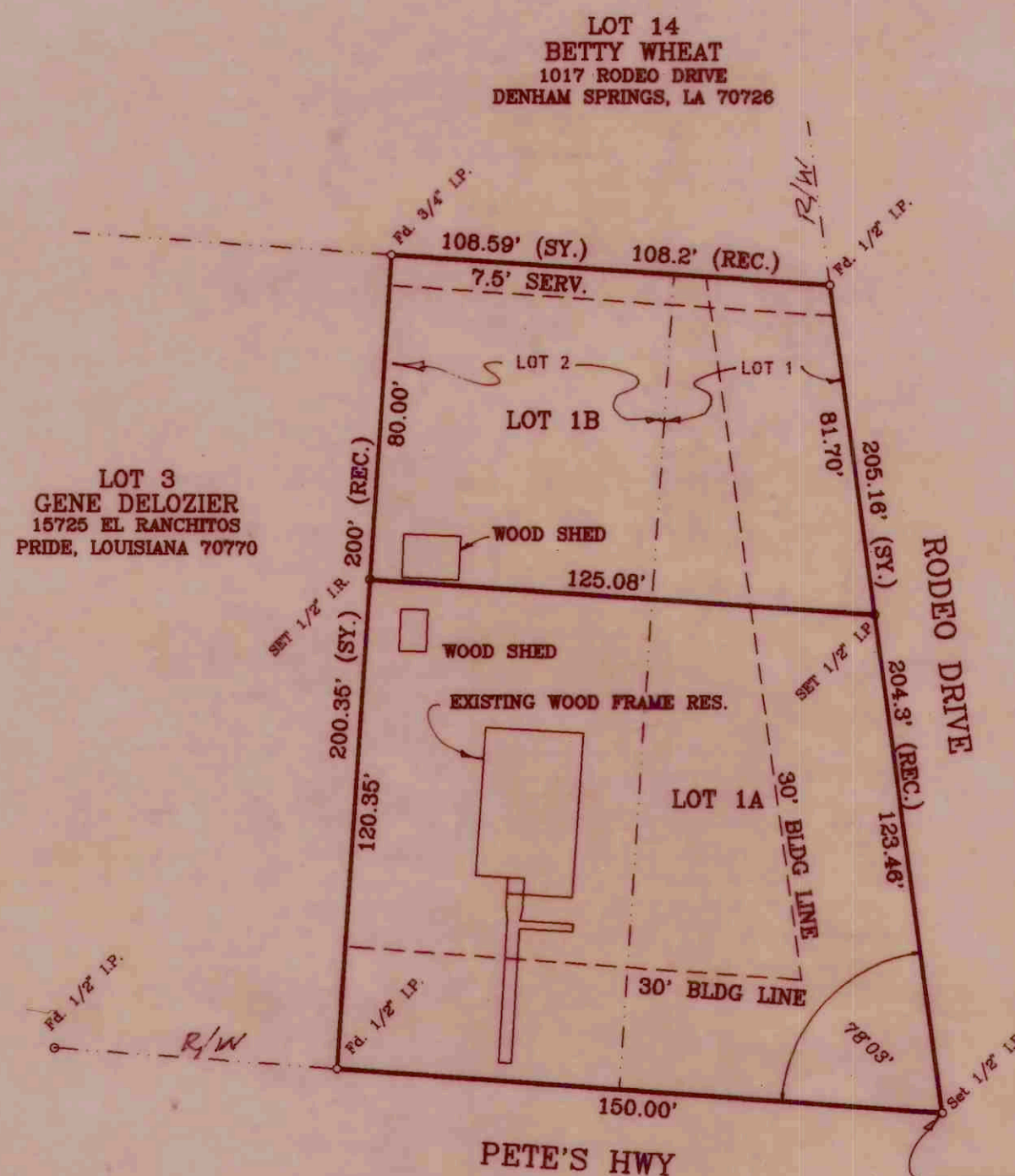
LESTER A. MC LIN, JR., P.L.S.
DATE: January 30, 1995 FB: 81-Y PG: 29-30

SEWAGE NOTE: No person shall provide or install a method of sewage disposal or accept connection to an approved sanitary system, until the method of sewage treatment or disposal has been approved by the State Board of Health for this subdivision.

DEDICATION: This is to certify that the servitudes and rights-of-way shown on this plat 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.

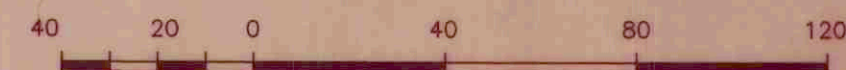
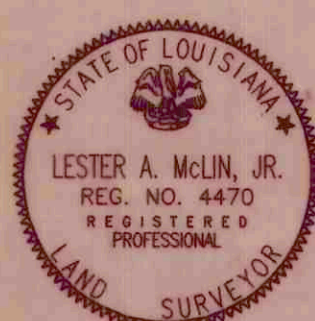
Gordon L. Hatchell 2-15-95

GORDON L. HATCHELL
306 PETE'S HWY
DENHAM SPRINGS, LOUISIANA 70726



STARTING POINT & P.O.B.:
Intersection of the eastern R/W
of Pete's Hwy with the southern
R/W of Rodeo Drive.

MAP SHOWING RESUBDIVISION
OF
LOTS 1 & 2, SQUARE 3
BARNETT SUBDIVISION
INTO
LOT 1A & LOT 1B, SQUARE 3
BARNETT SUBDIVISION
LOCATED IN SECTION 40, T7S-R3E G.L.D.,
CITY OF DENHAM SPRINGS,
LIVINGSTON PARISH, LOUISIANA
FOR
GORDON L. HATCHELL
306 PETE'S HWY
DENHAM SPRINGS, LOUISIANA 70726



PLOT SCALE: 1"=40'

FILE NO.: 95010/95010

A7A Job # 95010-2

B50409

HB-81

GENERAL NOTES:

1. THE ORIGINAL DRAWING OF THIS WORK IS THE PROPERTY OF BEI SURVEYING, LLC & SETH J. MOSBY, P.L.S. REPRODUCTION OF THIS PLAT IS PROHIBITED EXCEPT BY PERMISSION OF THE FIRM/SURVEYOR. ADDITIONAL INFORMATION IS OFTEN ADDED IN A CONTINUOUS UPDATING PROCESS. CHECK FOR LATEST REVISION DATA BEFORE ACTING ON DATA SHOWN. BEI SURVEYING, LLC OR SETH MOSBY, P.L.S., IS NOT RESPONSIBLE FOR ACTIONS OR PROJECTS BASED UPON OBSOLETE DRAWINGS FOR WHICH HE WAS NOT SPECIFICALLY CONSULTED.

2. THIS SURVEY IS BASED SOLELY ON INFORMATION PROVIDED BY THE CLIENT. PROPERTY RESTRICTIONS, IMPROVEMENTS, SERVITUDES, RIGHTS-OF-WAY, EASEMENTS AND/OR OTHER BURDENS, OTHER THAN THOSE NOTED, MAY EXIST ON THIS PROPERTY. OWNERS OR POTENTIAL BUYERS SHOULD BE AWARE THAT ABSTRACTING FOR VERIFICATION OF TITLE AND/OR ACTUAL OWNERSHIP WAS NOT IN THE SCOPE OF THIS SURVEY MADE BY BEI SURVEYING, LLC & SETH J. MOSBY, P.L.S.

3. WETLAND DELINEATION OR DETERMINATION WAS NOT REQUESTED NOR INCLUDED IN THIS SURVEY.

FLOOD CERTIFICATION:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN FLOOD ZONE(S) "AE" OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 220116, MAP NO. 22063C0205E WHICH BEARS AN EFFECTIVE DATE OF 04/03/2012.

BASE FLOOD ELEVATION = 41.0'(NAVD '88)

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERN RIGHT-OF-WAY OF ASPEN SQUARE AVENUE, BEING S89°36'00"W, (AS PER REFERENCE NO. 1)

REFERENCES:

1. "MAP SHOWING RESUBDIVISION OF TRACT 3-D-2 OF THE CALVIN C. FAYARD, JR. PROPERTY...", DATED 08/03/2000, BY WILFRED J. FONTENOT, P.L.S. RECORDED IN THE LIVINGSTON PARISH CLERK OF COURT AS FILE NO. 453710.

ZONING & SETBACKS:

ZONING:
C-4(HEAVY COMMERCIAL)

SETBACKS:
FRONT - 30'
REAR - 20'
SIDE - 3'(COMMERCIAL BUILDING MAY BE BUILT ON PROPERTY LINE)

POINT OF BEGINNING:

THE POINT OF BEGINNING IS 400.00', S89°53'00"W FROM THE NORTHEAST CORNER OF TRACT 3-D, (AS PER REFERENCES)

CERTIFICATION:

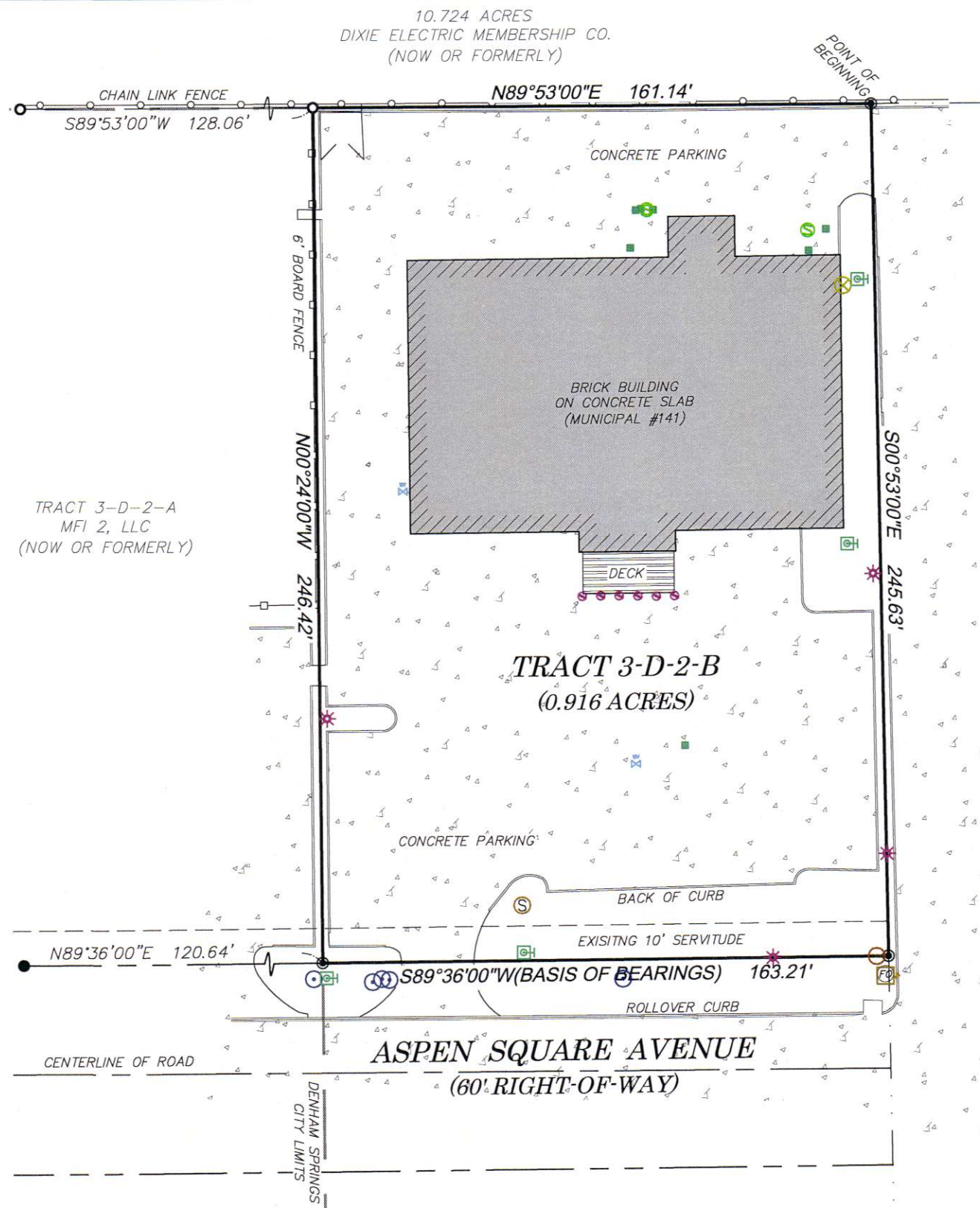
I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECTION, AND IT DOES CONFORM TO THE REQUIREMENTS FOR THE STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AS FOUND IN LOUISIANA ADMINISTRATIVE CODE TITLE 46: LXI, CHAPTER 25 FOR A CLASS C SURVEY.

Seth J. Mosby

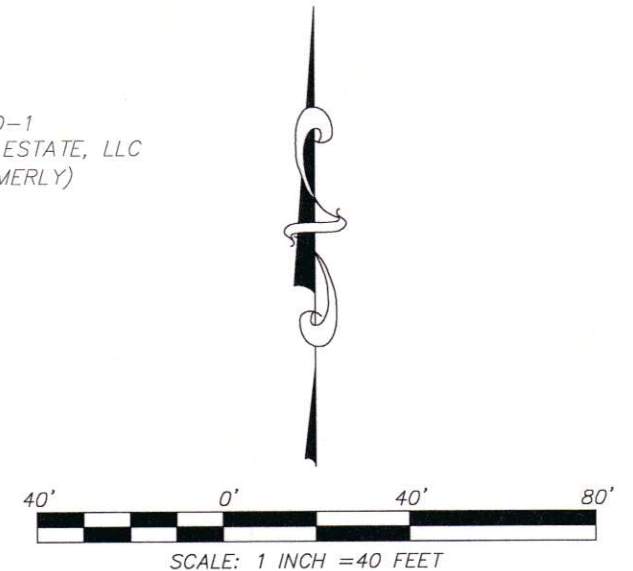
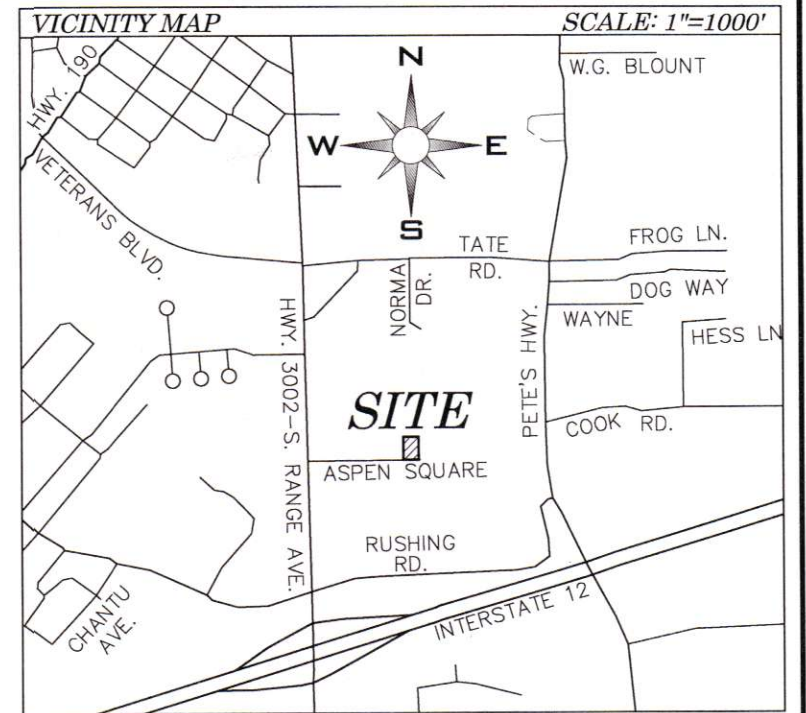
SETH J. MOSBY, P.L.S., P.S.
PROFESSIONAL LAND SURVEYOR #5073
DATE: MAY 20, 2022
FILE: "ASPEN SQUARE - MFI 2, LLC..."



TRACT 3-D-2-A
MFI 2, LLC
(NOW OR FORMERLY)



LEGEND		
○ FOUND 1/2" IRON PIPE	⊙ WATER METER	☐ TELEPHONE PEDASTAL
● SET 1/2" IRON ROD	■ SEWER CLEAN OUT	Ⓢ SIGN
● FOUND 1/2' IRON ROD	Ⓢ SANITARY SEWER MANHOLE	Ⓢ FIBER OPTIC MARKER
● PARKING BOLLARD	Ⓢ WATER VALVE	Ⓢ CABLE TV PEDESTAL
★ SECURITY LIGHT	Ⓢ IRRIGATION VALVE	Ⓢ GAS METER & VALVE



PROJECT TITLE:

MAP SHOWING SURVEY OF
TRACT 3-D-2-B,
FORMERLY A PORTION OF THE
CALVIN C. FAYARD, JR. PROPERTY,
LOCATED IN SECTION 37, TOWNSHIP 7 SOUTH - RANGE 3 EAST,
GREENSBURG LAND DISTRICT,
CITY OF DENHAM SPRINGS, LIVINGSTON PARISH, LOUISIANA,
MFI 2, LLC

JOB NO.:
22-070

FIELD BOOK:
SEE FOLDER

PARTY CHIEF:
SJM

DRAWING:
SJM

PHONE: 225-715-8307
EMAIL: beisurveys@gmail.com
ADDRESS: 16709 AMY LANE
FRENCH SETTLEMENT, LA, 70733