

NOTICE OF PUBLIC MEETING
Posted November 6, 2019

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

DATE: November 12, 2019
TIME: 4:00 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 October 14, 2019, as sent to each member.	
2.	Hold a Public Hearing to consider the Resubdivision of Tract 1 into Tract 1-A & Tract 1-B located in Section 25, T6S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RS-774) [located @ Carroll St] Requested by Jordan Arroyo.	
3.	Hold a Public Hearing to consider the Resubdivision of Lot 5 & Tract 1, 3, and 4 into Lot U-M located in Section 26, T6S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RS-775) [508 N. river Rd] Requested by The Oaks Church.	
4.	Hold a Public Hearing to consider the Resubdivision of a 50186 acre tract into Tract A and Tract B located in Section 37, T7S-R3E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RS-776) [508 N. river Rd] Requested by Linda Miley.	

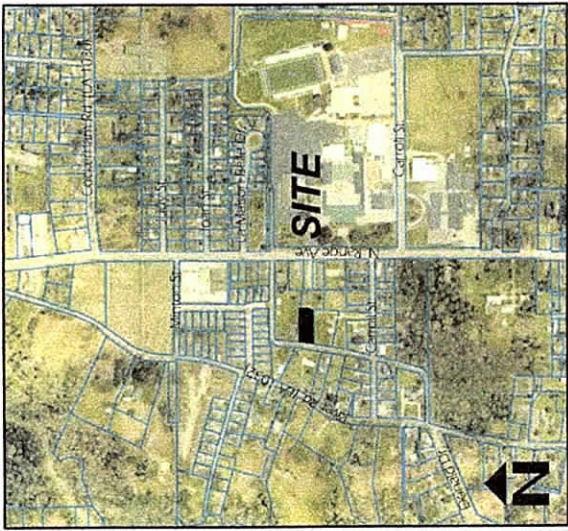
ZONING COMMISSION

#	TOPICS	NOTES
1.	Approve the minutes of the previous meeting of October 14, 2019, as sent to each member.	
2.	Hold a Public Hearing for a Special Use Permit request for the purpose of a Town Home Development located in Section 45, T6S-R3E, G.L.D, City of Denham Springs, Livingston Parish Louisiana (SUP-105-19). Requested by Ilgen Construction [440 Eugene St]	
3.	Hold a Public Hearing on a variance request for a Rear yard setback from 25 ft. to 10.13 ft. and a Front yard setback from 30 ft. to 20 ft. Requested by Minnie Johnson [431 East St] V-MJ-19	
4.	Authorize a Public Hearing for a variance request for lot length on Tract 1-A from 120 ft. to 113.6 ft. and Tract 1-B from 120 ft. to 115 ft. [located @ Carroll St] Requested by Jordan Arroyo. V-JA-19	

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.

PLANNING ITEM # 2 + ZONING # 4



VICINITY MAP
1"=1000'



CERTIFICATION
I HEREBY CERTIFY TO THE ENTITY NAMED ABOVE THAT THE SURVEY SHOWN HEREON WAS ACTUALLY MADE ON THE GROUND AND THAT THERE ARE NO VISIBLE ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES, EXCEPT AS SHOWN. THE UNDERSIGNED FURTHER CERTIFIES THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS IN LOUISIANA FOR A CLASS "C" SURVEY.

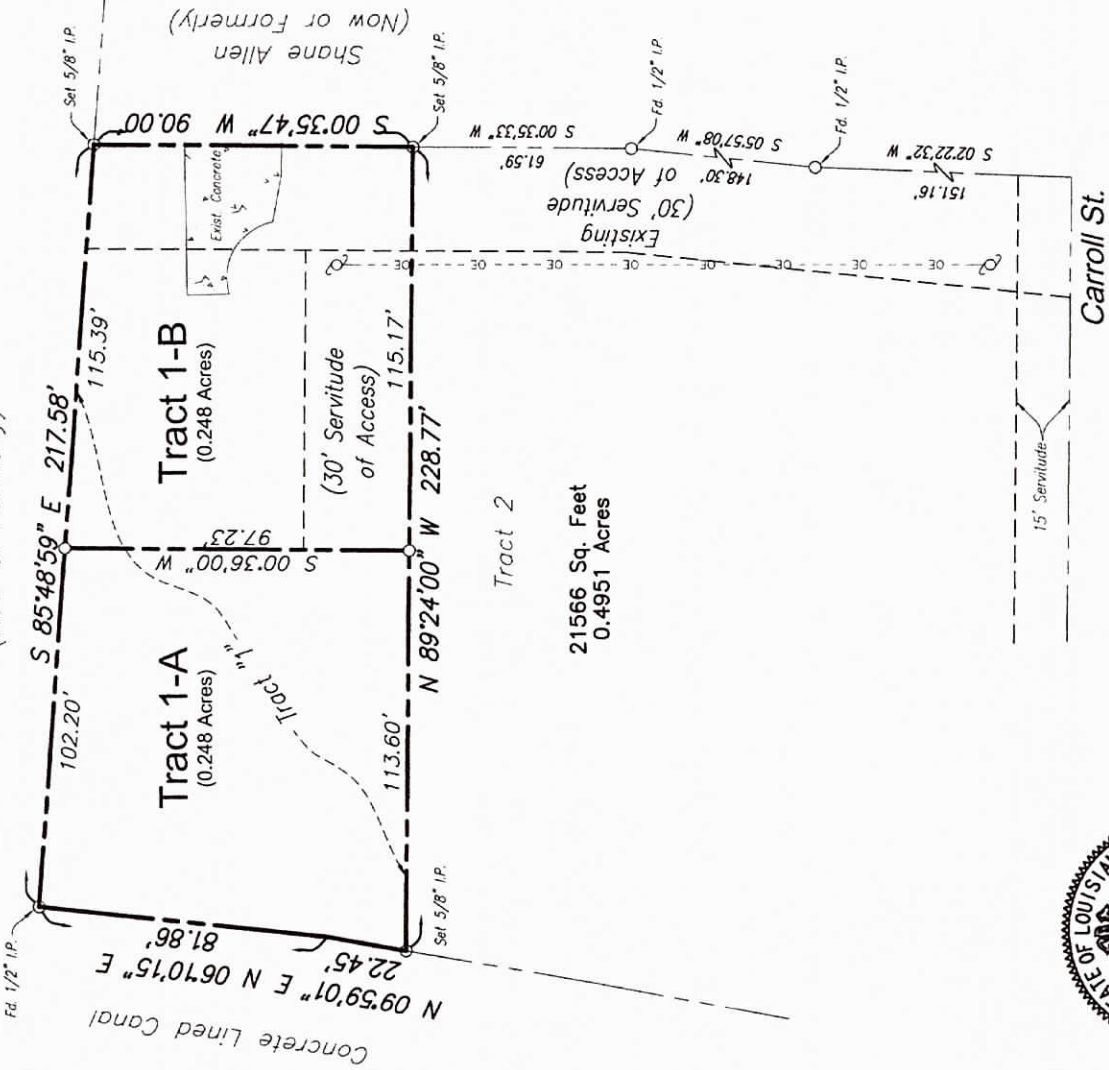
FOR REVIEW ONLY

CURTIS M. CHANEY, P.L.S.

DATE

ZONING: R-1 (RURAL)
FRONT: 30'
SIDE: 5' (15' AGGREGATE)
REAR: 25'

Steven P. Pereira
(Now or Formerly)



REFERENCE MAPS:
1. MAP SHOWING RESUBDIVISION OF THE LOUIS H. ALLEN PROPERTY A. 2.296 ACRE TRACT OF LAND INTO TRACTS 1, 2, 3 & 4, LOCATED IN SECTION 25, T-6-S, R-2-E, G.L.D., LIVINGSTON PARISH, LA., PREPARED BY ALVIN FAIRBURN, JR. P.L.S., DATED 9-9-03, RECORDED AS INST. #588961.
NOTES:
1. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 22063C-0205-E DATED 4-03-2012, THIS PROPERTY IS LOCATED IN FLOOD ZONE "AE".
2. NO ATTEMPT HAS BEEN MADE BY LOUISIANA LAND SURVEYING, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIPS, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.
3. THE BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE, (NAD83), DISTANCES INDICATED ARE GRID DISTANCES.
4. THE APPROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER OR FUTURE PROPERTY OWNER FROM COMPLYING WITH ALL APPLICABLE FEDERAL, STATE, AND CITY/PARISH LAWS AND ORDINANCES GOVERNING THE SALE AND DEVELOPMENT OF THE PROPERTY. IN PARTICULAR, NO FILING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF THE DEVELOPMENT CODE ARE ADDRESSED.
5. THE CITY OF DENHAM SPRINGS AND PARISH OF LIVINGSTON DOES NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS. HOWEVER, THE APPROVAL OF THIS PLAT DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR/BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT.

STORMWATER MANAGEMENT:
AS PART OF CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO COMPLY WITH STORMWATER MANAGEMENT AND DRAINAGE REQUIREMENTS SET FORTH IN SECTION 115 OF THE DEVELOPMENT CODE, LATEST REVISION.
DEDICATION:
THE RIGHTS OF WAY OF STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL AND OTHER PROPER PURPOSE 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 UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE WAS GRANTED.
SEWERAGE:
NO PERSON SHALL PROVIDE OR INSTALL A METHOD OF SEWAGE TREATMENT AND DISPOSAL EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF EAST BATON ROUGE PARISH.

JORDAN ARROYO, OWNER

DATE

SUBDIVISION MAP
of
TRACT 1, LOUIS H. ALLEN PROPERTY

into
TRACTS A-1 & A-2

Situated in Section 25, T-6-S, R-2-E, G.L.D.
City of Denham Springs
Livingston Parish, Louisiana
prepared for
JORDAN ARROYO

FILE NAME:	18-311_RS1
PROJECT NO.	18-311
DATE:	10-26-18
SCALE:	1"=40'
DRAWN BY:	TGM
APPROVED:	CMC

one
Call before
you dig.
1-800-772-3020

RECOMMENDED FOR APPROVAL:
PLANNING COMMISSION
CITY OF DENHAM SPRINGS

CITY OF DENHAM SPRINGS REPRESENTATIVE

DATE



LOUISIANA LAND
SURVEYING, INC.
17732 Highland Road, Suite G-128
Baton Rouge, Louisiana 70801
Phone 755-5263(LAND)

PLANNING ITEM #3



UTB DATA:
TOTAL AREA BEING SUBDIVIDED --- 66,794.32 SQ. FT. (1.5334 ACRES)
TOTAL NUMBER OF LOTS ----- 1
STREET: RIVER ROAD NORTH (LA HIGHWAY NO. 1032) (RIGHT OF WAY VARIES)

ZONING AND SETBACK REQUIREMENTS:
ZONING: R-1
FRONT YARD - 30 FEET
SIDE YARD - 5 FEET
REAR YARD - 5 FEET
MINIMUM LOT SIZE - 8400.00 SQ. FT.
MAX BUILDING HEIGHT: 25 FEET

UTILITY & CITY SERVICES:
SEWER: DENHAM SPRINGS
WATER: DENHAM SPRINGS
GAS: DENHAM SPRINGS
SCHOOL: DENHAM SPRINGS
TELEPHONE: DENHAM SPRINGS
DRAINAGE: DENHAM SPRINGS
FIRE: DENHAM SPRINGS
REGULATION: DENHAM SPRINGS

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

DEDICATION OF SERVITUDE:
THE SERVITUDES, EASEMENTS AND/OR DRAINAGE RIGHTS OF-WAYS ARE HEREBY DEDICATED TO THE USE OF THE 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 ARE NOT SHOWN ON THE SURVEY MAP 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 OR SEWAGE TREATMENT SYSTEM WITHOUT THE APPROVAL OF THE LIVINGSTON PARISH COUNCIL OR ANY OTHER PUBLIC BODY.

OWNERS:
UNSHAKEABLE MINISTRIES (THE OAKS CHURCH)
508 NORTH RIVER ROAD
DENHAM SPRINGS, LA 70726

SIGNATURE:
JASON A. RAY, REGISTERED AGENT
DATE: 10/28/19



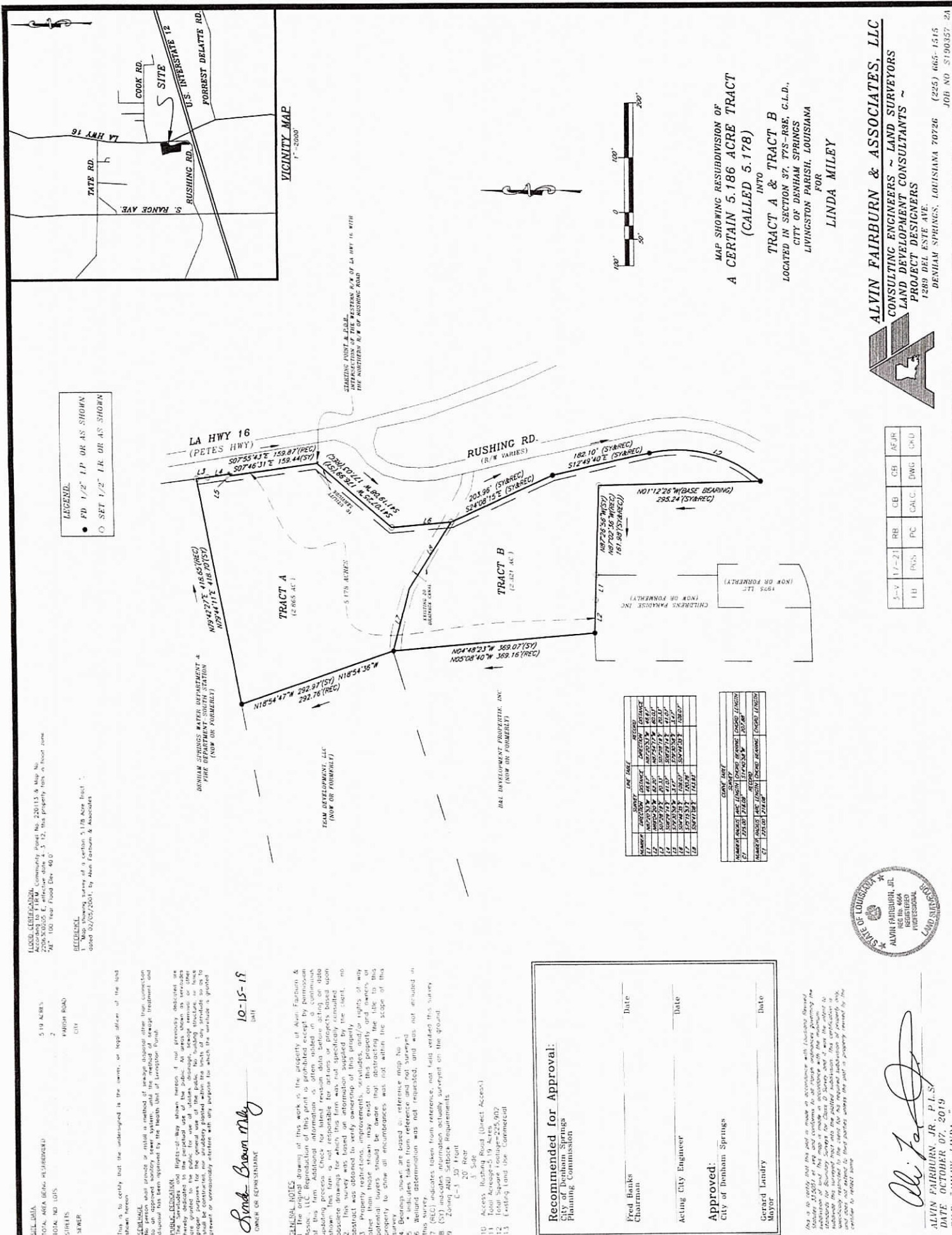
RESUBDIVISION OF
LOT 8, TRACTS I, II & IV
INTO
LOT 8, TRACT I
SECTION 28, T6S - R2E, OLD
CITY OF DENHAM SPRINGS
LIVINGSTON PARISH, LA
UNSHAKEABLE MINISTRIES
(THE OAKS CHURCH)

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.rwklandsurvey.com

REFERENCE NOTES
THESE ARE THE PROPERTY RECORDS OF THE SURVEYOR. THE SURVEYOR HAS MADE A VISUAL INSPECTION OF THE SURVEYED AREA AND HAS FOUND NO DISCREPANCIES. THE SURVEYOR HAS MADE A VISUAL INSPECTION OF THE SURVEYED AREA AND HAS FOUND NO DISCREPANCIES. THE SURVEYOR HAS MADE A VISUAL INSPECTION OF THE SURVEYED AREA AND HAS FOUND NO DISCREPANCIES.

ELEVATION NOTES
THE ELEVATIONS SHOWN ON THIS SURVEY ARE BASED ON THE MEAN SEA LEVEL DATUM. THE SURVEYOR HAS MADE A VISUAL INSPECTION OF THE SURVEYED AREA AND HAS FOUND NO DISCREPANCIES. THE SURVEYOR HAS MADE A VISUAL INSPECTION OF THE SURVEYED AREA AND HAS FOUND NO DISCREPANCIES. THE SURVEYOR HAS MADE A VISUAL INSPECTION OF THE SURVEYED AREA AND HAS FOUND NO DISCREPANCIES.

PLANNING ITEM #4

[illegible]

ALVIN FAIRBURN, JR., P.L.S.
DATE OCTOBER 07, 1919
FILE - MILEY, LINDA -

ZONING ITEM #2



FLOOD CERTIFICATION:
THE PROPERTY IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON THE LATEST FLOOD HAZARD MAPS. THE PROPERTY IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON THE LATEST FLOOD HAZARD MAPS.

SITE DATUM:
THE DATUM FOR THIS PROJECT IS THE MEAN SEA LEVEL DATUM. THE DATUM FOR THIS PROJECT IS THE MEAN SEA LEVEL DATUM.

LEGEND:
1. 10' BLDG LINE
2. 10' BLDG LINE
3. 10' BLDG LINE
4. 10' BLDG LINE
5. 10' BLDG LINE
6. 10' BLDG LINE
7. 10' BLDG LINE
8. 10' BLDG LINE
9. 10' BLDG LINE
10. 10' BLDG LINE

BENCHMARK:
BENCHMARK 1: 10' BLDG LINE
BENCHMARK 2: 10' BLDG LINE
BENCHMARK 3: 10' BLDG LINE
BENCHMARK 4: 10' BLDG LINE
BENCHMARK 5: 10' BLDG LINE
BENCHMARK 6: 10' BLDG LINE
BENCHMARK 7: 10' BLDG LINE
BENCHMARK 8: 10' BLDG LINE
BENCHMARK 9: 10' BLDG LINE
BENCHMARK 10: 10' BLDG LINE

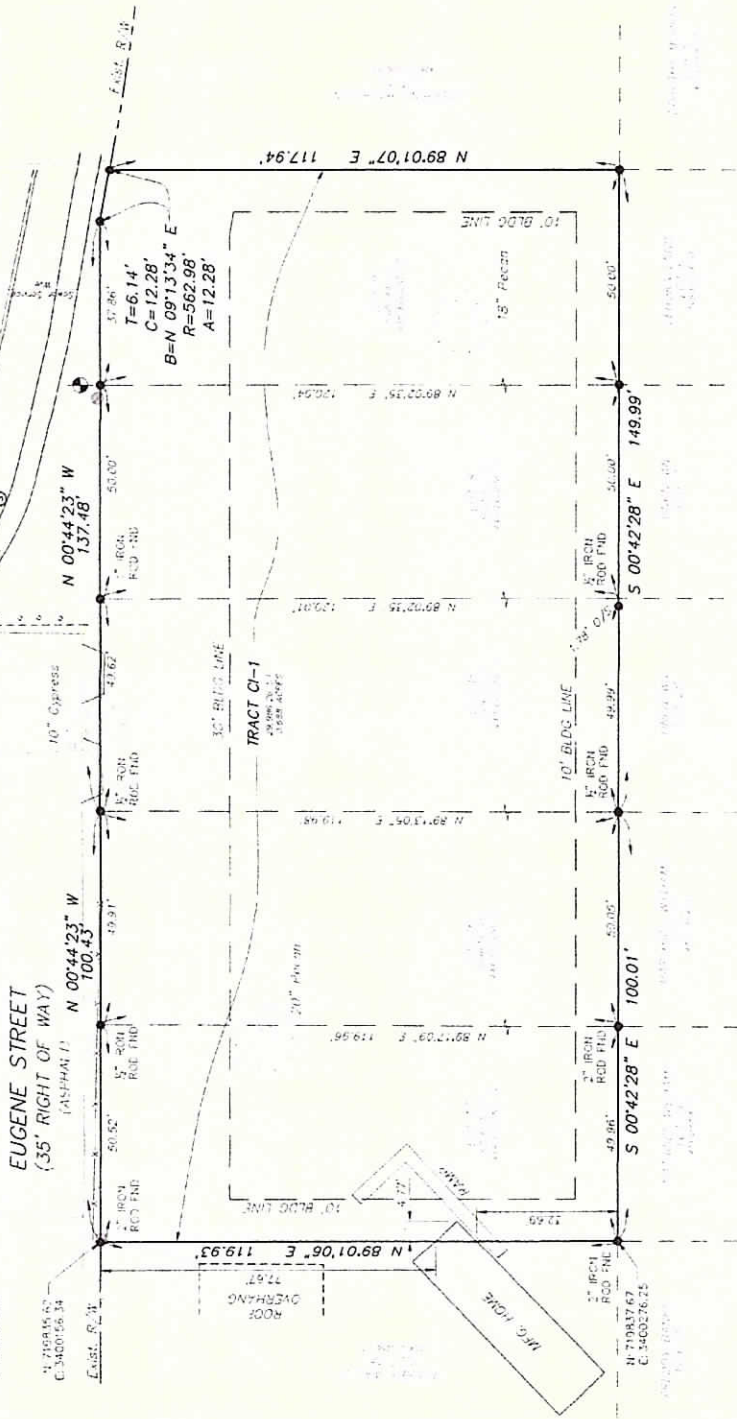
REFERENCE DOCUMENTS:
1. 10' BLDG LINE
2. 10' BLDG LINE
3. 10' BLDG LINE
4. 10' BLDG LINE
5. 10' BLDG LINE
6. 10' BLDG LINE
7. 10' BLDG LINE
8. 10' BLDG LINE
9. 10' BLDG LINE
10. 10' BLDG LINE

SITE LOCATION:
The site is located at the intersection of Eugene Street and La 3002 (Right of Way Varies).

La 3002 (RIGHT OF WAY VARIES)

EUGENE STREET (35' RIGHT OF WAY)

35' RIGHT OF WAY



OWNER CERTIFICATION:
THIS IS TO CERTIFY THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

RECOMMENDED FOR APPROVAL:
DATE: 07/31/2017
BY: [Signature]

MAP SHOWING THE COMBINATION OF LOTS 8, 9, 15, 16 AND 17 INTO TRACT C-1

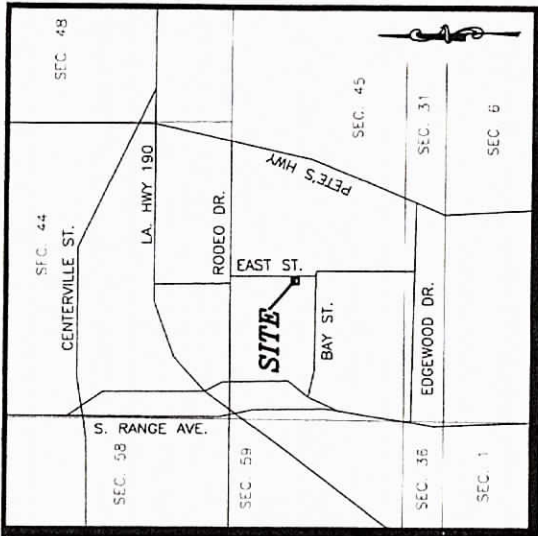
ALL BEING A PORTION OF DUBIN'S SUBDIVISION BLOCK 5, LOCATED IN SECTION 45, T6S-R3E, GREENSBURG LAND DISTRICT, CITY OF DENHAM SPRINGS, LINGHOUS PARISH, LOUISIANA FOR ILGEN CONSTRUCTION

CERTIFICATION:
THIS IS TO CERTIFY THAT THE MAP IS A TRUE AND CORRECT REPRESENTATION OF THE ACTUAL SITUATION ON THE GROUND. THE MAP IS A TRUE AND CORRECT REPRESENTATION OF THE ACTUAL SITUATION ON THE GROUND.

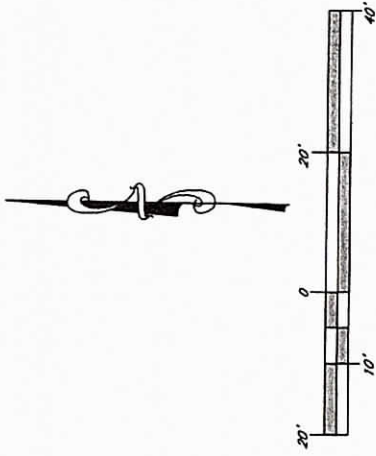
CIVIL DESIGN & CONSTRUCTION, INC.
355 DENHAM SPRINGS ROAD
DENHAM SPRINGS, LA 70021
TEL: 504-261-1234
WWW.CDCI-INC.COM

REVISED: 07/31/2017 TO COMBINE ALL LOTS 8, 9, 15, 16 AND 17

ZONING ITEM #3



VICINITY MAP
1" = 200'



MAP SHOWING SITE PLAN OF
LOT 1-A

LOCATED IN SECTION 45, T6S-R3E, G.L.D.,
CITY OF DENHAM SPRINGS,
LIVINGSTON PARISH, LOUISIANA

FOR
CLARENCE JOHNSON

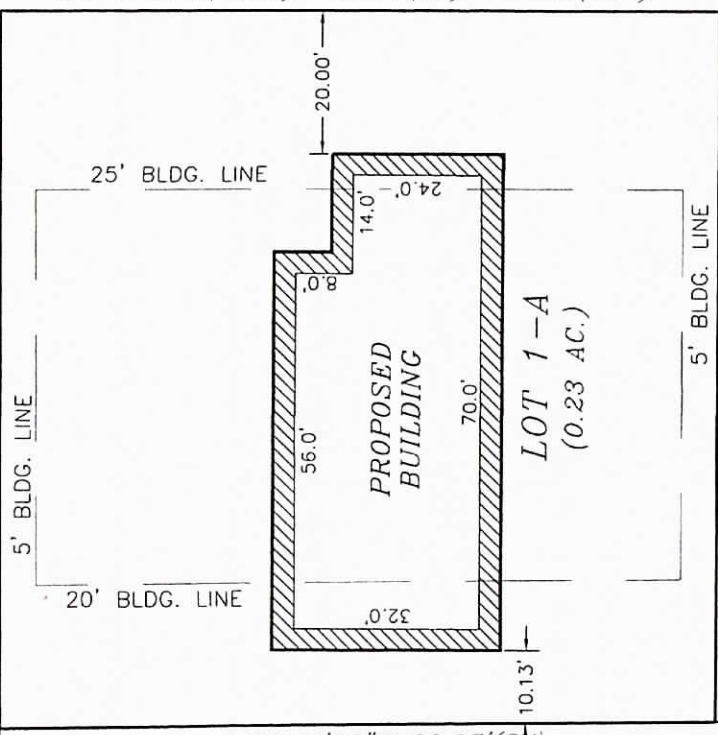
ALVIN FAIRBURN & ASSOCIATES, LLC.
CONSULTING ENGINEERS ~ ARCHITECTS
LAND SURVEYORS ~ DESIGNERS
LAND DEVELOPMENT CONSULTANTS
1289 DEL ESTE AVENUE
DENHAM SPRINGS, LOUISIANA 70727-1173 (225) 665-1515
JOB NO. A180165-44

REFERENCE:
1. "Map Showing Resubdivision of a Portion of
2.29 Acre Tract," dated 02-22-1960, by
J.C. Kerstens, C.E.

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 "X".
100 Year Flood Elev. 44.0'

ROSE MARY MOSES
(NOW OR FORMERLY)

589°45'00"E 100.00'(REC)
N89°40'09"E 100.77'(SY)



N00°41'30"W 99.97'(SY)
N00°15'00"W 100.00'(REC)

RICHARD DEEMER
(NOW OR FORMERLY)

589°58'55"W(SY) N89°45'00"W(REC)
100.00'(SY & REC)

LOT 3

SITE DATA:
TOTAL AREA BEING RESUBDIVIDED
1 0.23 ACRES
CITY/STATE ROAD
CITY/PUBLIC
SEWER

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.

GENERAL NOTES

1. 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.
2. This survey was based on information supplied
by the client, no abstract was obtained to
verify ownership of this property.
3. 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.
4. Bearings shown are based on reference map No.
1.
5. Indicates taken from reference and not
surveyed.
6. Wetland determination was not requested, and
was not included in this survey.
7. (REC) indicates taken from reference, not field
verified this survey.
8. (SY) indicates information actually surveyed on
the ground.
9. Zoning and Setback Requirements:
R-2: 25' Front
5' Side (10' Aggreg.)
5' Sideline (10' Aggreg.)
1. Access: East St. (Direct Access)
2. Total Acreage = 0.23 Acres
3. Total Square Footage = 10,062.49
4. Existing Land Use: Residential