

NOTICE OF PUBLIC MEETING
Posted October 4, 2019

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

DATE: October 14, 2019
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 September 9, 2019, as sent to each member.	
2.	Hold a Public Hearing to consider the Resubdivision of Lots 3, 4 and 5 of Shelly's Homesites into Lot 3-A located in Section 01, T7S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RS-773) [1414 Don Ave]. Requested by Clara Curruth.	

ZONING COMMISSION

#	TOPICS	NOTES
1.	Approve the minutes of the previous meeting of September 9, 2019, as sent to each member.	
2.	Hold a Public Hearing for a rezoning request from C-1 Commercial to C-3 Commercial of Lot 2-A of Shelly's Homesites located in Section 01, T6S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (R-430). Requested by DA & T, LLC [107 Lasalle St]	
3.	Hold a Public Hearing for a Special Use Permit request for the purpose of a LED Manufacturing facility located in Section 30, T6S-R3E, G.L.D, City of Denham Springs, Livingston Parish Louisiana (SUP-104-19). Requested by Nancy David [688 Hatchell Ln]	
4.	Authorize 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]	

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.

ZONING ITEM #2

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: C-1
- Setbacks:
 - 30' Front
 - 5' Side minimum, 10' minimum along streets, (15' Aggregate)
 - 25' REAR.

Recommended for Approval:

City of Denham Springs
Planning Commission

Fred Banks
Chairman

Acting City Engineer

Approved:

City of Denham Springs

Gerard Landry
Mayor

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.

CERTIFICATION: This is to certify to client that in April 2019, this map was made under my direct supervision, and it was the intent to show the area to be rezoned. This certification is specifically restricted to the client for their individual use and does not extend to third parties unless the plot is properly revised by the certifier to reflect the same.

Alvin Fairburn, Jr.

ALVIN FAIRBURN, JR. P.L.S.

DATE: SEPTEMBER 05, 2019

FILE: "COLIN SMITH - REZONE.."

REFERENCE:

- "Survey Map for Pine Tree Company LLC, Citizens Bank & Trust Company, First American Title Insurance Company and Randy P. Roussel showing Lot 2-A, Square 18, Shelly's Homesites," dated 10/03/1994, by Alex Theriot, Jr.

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".



VICINITY MAP
1" = 200'



REZONING OF
LOT 2-A, SQUARE 18
OF SHELLY'S HOMESITES
FROM ZONE C-1 TO C-3

LOCATED IN SECTION 36 & 59, T6S-R2E, G.L.D.,
CITY OF DENHAM SPRINGS,
LIVINGSTON PARISH, LOUISIANA

FOR
COLIN SMITH

P.O. BOX 80301
BATON ROUGE, LA 70898

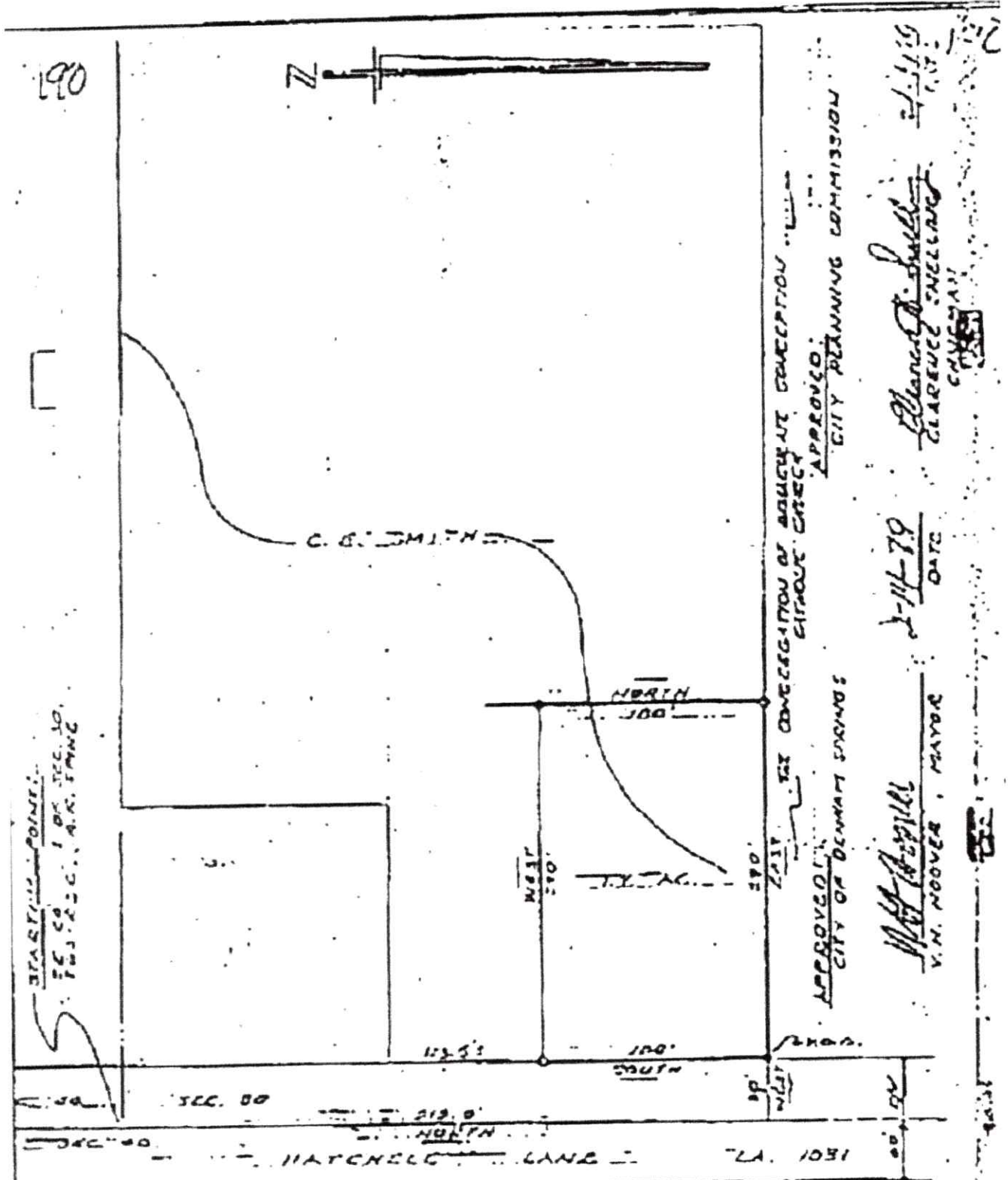
ALVIN FAIRBURN & ASSOCIATES, LLC.
CONSULTING ENGINEERS ~ ARCHITECTS
LAND SURVEYORS ~ DESIGNERS
LAND DEVELOPMENT CONSULTANTS
1289 DEL ESTE AVENUE
DENHAM SPRINGS, LOUISIANA 70727-1173 (225) 665-1515
JOB NO. ST190332-4A



N/A	N/A	N/A	CB	CB	AFUR
FB	FIGS	PC	CALC.	DWC	CKD



ZONING ITEM #3 Survey



APPROVED FOR THE CONVEGATION OF ABUCCATE CONCEPTION WITHOUT GREY APPROVED CITY PLANNING COMMISSION

APPROVED FOR THE CONVEGATION OF DENHAM SPRINGS APPROVED CITY OF DENHAM SPRINGS

Clarence Thelmer
 CLARENCE THELMER
 CHAIRMAN

2-11-79 DATE

V.M. Hoover
 V.M. HOOVER, MAYOR

SURVEY MAP FOR C. E. SMITH SHOWING

A CERTAIN TRACT OF LAND LOCATED IN SECTION 30 T. 15 S. - R. 3 E., CITY OF DENHAM SPRINGS, G. L. O., LIVINGSTON PARISH, LOUISIANA



ALEX THERIOT, JR., INC.
 CONSULTING ENGINEERS
 DENHAM SPRINGS, LA.

Alex Theriot, Jr.

ALEX THERIOT, JR. INC.

1/2" = 100'
 1/4" = 200'
 JANUARY 16, 1979
 FILE NO. 200-154
 JOB NO. 1-016-77-17

ZONING ITEM #4



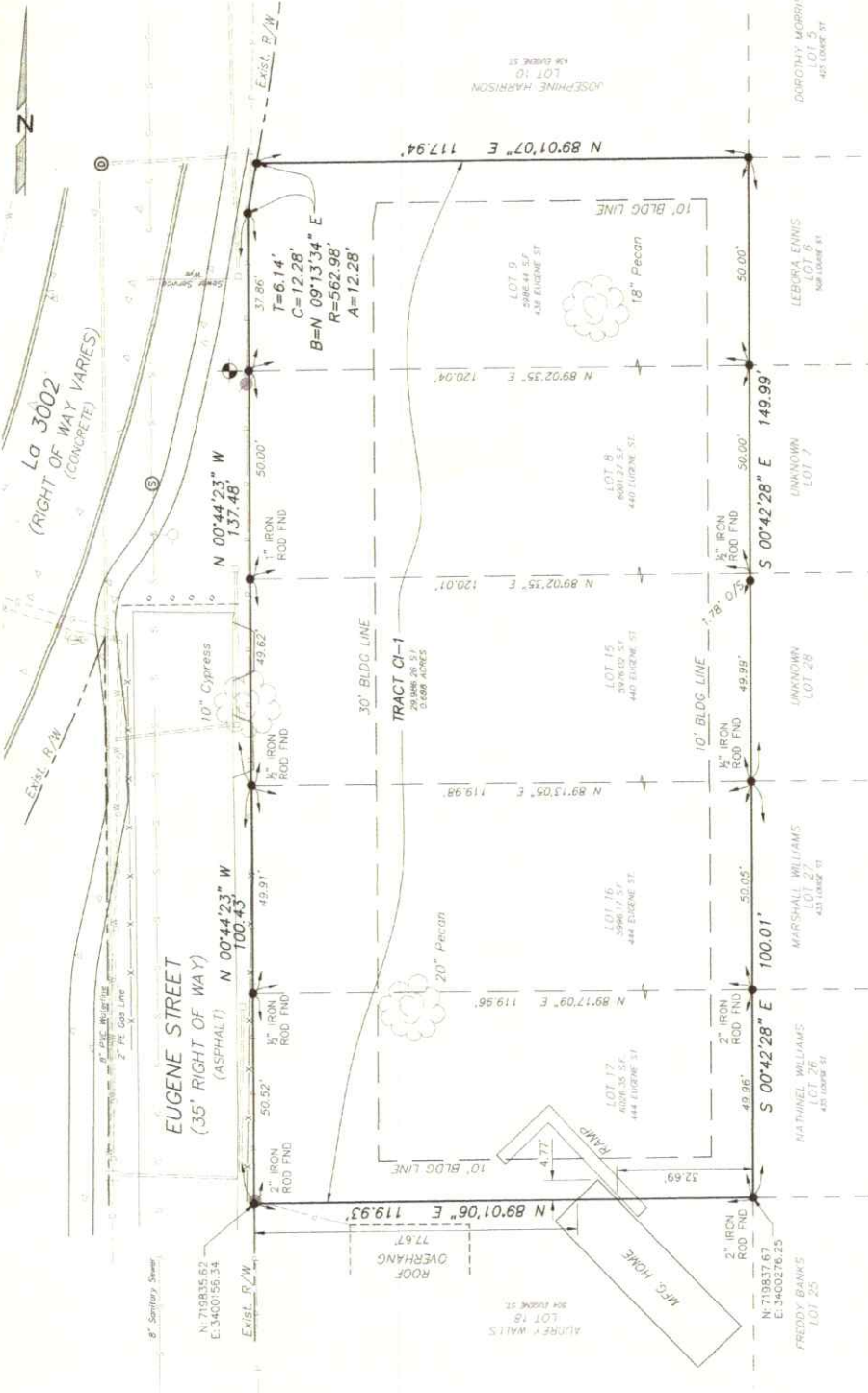
VICINITY MAP

FLOOD CERTIFICATION:
 FLOOD INSURANCE RATE MAP (FIRM) FOR PARISH OF ORLEANS, DENHAM SPRINGS, LA. IS AVAILABLE FROM THE DENHAM SPRINGS PLANNING AND ZONING COMMISSION. THE FIRM IS AVAILABLE FOR PURCHASE AT THE DENHAM SPRINGS PLANNING AND ZONING COMMISSION. THE FIRM IS AVAILABLE FOR PURCHASE AT THE DENHAM SPRINGS PLANNING AND ZONING COMMISSION. THE FIRM IS AVAILABLE FOR PURCHASE AT THE DENHAM SPRINGS PLANNING AND ZONING COMMISSION.

LEGEND:
 (C) - CENTERLINE OF ROAD
 (D) - DRAINAGE DITCH
 (E) - EXISTING EASEMENT
 (F) - FUTURE EASEMENT
 (G) - GROUNDWATER PROTECTION ZONE
 (H) - HIGHWAY RIGHT-OF-WAY
 (I) - IRON ROD FOUND
 (J) - JUNCTION OF ROADS
 (K) - KURVE
 (L) - LATERAL EASEMENT
 (M) - MOUND
 (N) - NORTH
 (O) - OCEAN FRONT PROPERTY LINE
 (P) - PLANNED DEVELOPMENT
 (Q) - QUAD
 (R) - RIGHT-OF-WAY
 (S) - SEWER MAIN
 (T) - TIE-IN
 (U) - UTILITY

GENERAL NOTES:
 1. THE ORIGINAL SURVEY OF THIS TRACT WAS MADE BY THE DENHAM SPRINGS PLANNING AND ZONING COMMISSION IN 1987. THE ORIGINAL SURVEY IS FILED IN THE DENHAM SPRINGS PLANNING AND ZONING COMMISSION OFFICE.
 2. THE ORIGINAL SURVEY OF THIS TRACT WAS MADE BY THE DENHAM SPRINGS PLANNING AND ZONING COMMISSION IN 1987. THE ORIGINAL SURVEY IS FILED IN THE DENHAM SPRINGS PLANNING AND ZONING COMMISSION OFFICE.
 3. THE ORIGINAL SURVEY OF THIS TRACT WAS MADE BY THE DENHAM SPRINGS PLANNING AND ZONING COMMISSION IN 1987. THE ORIGINAL SURVEY IS FILED IN THE DENHAM SPRINGS PLANNING AND ZONING COMMISSION OFFICE.
 4. THE ORIGINAL SURVEY OF THIS TRACT WAS MADE BY THE DENHAM SPRINGS PLANNING AND ZONING COMMISSION IN 1987. THE ORIGINAL SURVEY IS FILED IN THE DENHAM SPRINGS PLANNING AND ZONING COMMISSION OFFICE.
 5. THE ORIGINAL SURVEY OF THIS TRACT WAS MADE BY THE DENHAM SPRINGS PLANNING AND ZONING COMMISSION IN 1987. THE ORIGINAL SURVEY IS FILED IN THE DENHAM SPRINGS PLANNING AND ZONING COMMISSION OFFICE.
 6. THE ORIGINAL SURVEY OF THIS TRACT WAS MADE BY THE DENHAM SPRINGS PLANNING AND ZONING COMMISSION IN 1987. THE ORIGINAL SURVEY IS FILED IN THE DENHAM SPRINGS PLANNING AND ZONING COMMISSION OFFICE.

SITE LOCATION



OWNER CERTIFICATION:
 THIS IS TO CERTIFY THE UNDERSIGNED IS THE OWNER OF THE LAND SHOWN HEREON.

THOMAS C. KLEINWITZ, OWNER
 08/20/27 DATE

RECOMMENDED FOR APPROVAL
 MAJOR: 20 BUILDING LINE TO THE BUILDING LINE OR REAR LOT LINES, AS NOTED

CITY ENGINEER OF THE DENHAM SPRINGS PLANNING AND ZONING COMMISSION
 DATE: 11/25/27
 DATE: 11/25/27
 DATE: 11/25/27

MAP SHOWING THE COMBINATION
 OF
LOTS 8, 9, 15, 16 AND 17
 INTO
TRACT C-1
 ALL BEING A PORTION OF
BLOCK 5
DURBIN'S SUBDIVISION
 LOCATED IN SECTION 45, T8S--R3E,
 GREENSBURG LAND DISTRICT,
 CITY OF DENHAM SPRINGS,
 LIVINGSTON PARISH, LOUISIANA
 FOR
LEGEN CONSTRUCTION

CERTIFICATION:
 THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISIONED STATUTE 33:501 AND 33:502. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE TRACT AND HAS FOUND THAT THE TRACT IS AS SHOWN ON THIS MAP AND THAT THE TRACT IS AS SHOWN ON THIS MAP AND THAT THE TRACT IS AS SHOWN ON THIS MAP.

CIVIL DESIGN & CONSTRUCTION, INC.
 3001 HIGHWAY 1010, SUITE 100
 DENHAM SPRINGS, LA 70021
 PHONE: (504) 766-1827
 FAX: (504) 766-1827
 WWW: www.cdcinc.com

REVISED: 07/31/2017 TO COMBINE ALL LOTS

