

NOTICE OF PUBLIC MEETING
Posted April 26, 2022

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

DATE: May 9, 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 April 11, 2022 as sent to each member.	

ZONING COMMISSION

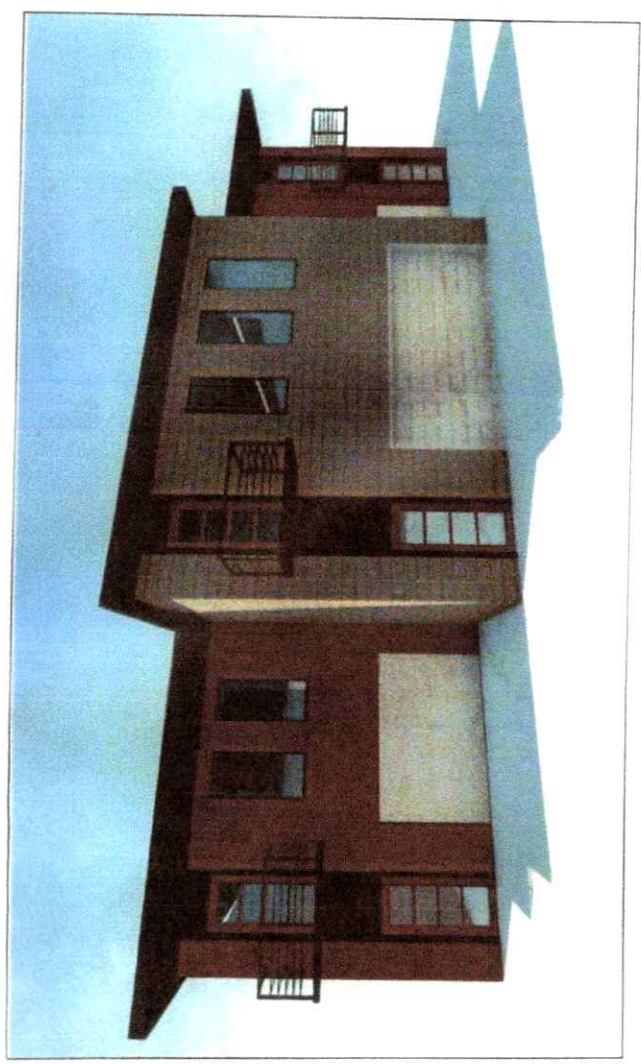
#	TOPICS	NOTES
1.	Approve the minutes of the previous meeting of April 11, 2022, as sent to each member.	
2.	Authorize a Public Hearing on a Special Use Permit request for Parcel # 0337402A, in Section 68, T7S-R2E, G.L.D, City of Denham Springs, Livingston Parish Louisiana for the purpose of a residential town home development (SUP-1011-22). Requested by Sam Nickroo [Triangular Corner @Rushing Rd & 4-H Club Rd]	
3.	Authorize 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]	

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

THE CROSSING @ RUSHING ROAD LIVINGSTON, LA 70737



FEBRUARY 2020

PROFESSIONAL OF RECORD:	OWNER:	SURVEYOR:	MAP Project NO: 10_345.01
MAP DESIGN GROUP, LLC ARCHITECTS ENGINEERS 11785 N. HARRELLS FERRY ROAD, SUITE 101 BATON ROUGE, LOUISIANA 70816 P. 225-767-4500 E. MAP@MAPGRP.COM	SAM NICKROO 720 RUSHING ROAD WEST DENHAM SPRINGS, LA 70726	RWK AND ASSOCIATES 1911 NORTH RANGE ROAD DENHAM SPRINGS, LA 70726	

GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNDERPINNING (UNDER THIS PROJECT) COMMUNICATIONS AND ALL UTILITIES (UNDER AND ABOVE GROUND) TO BE RELOCATED OR DELETED.
2. ALL WORK ON THE FOLLOWING SHALL BE AS SHOWN UNLESS OTHERWISE NOTED AND APPROVED BY ARCHITECT THROUGH WRITTEN INSTRUMENTS TO CONTRACTOR.
3. CONCRETE WITH COMPASS BEING IN PLACE. LOCATION OF CONTRACTIVE EQUIPMENT AND MATERIAL STORAGE.
4. ALL MECHANICAL WORK SHALL BE PERFORMED BY A LICENSED MECHANICAL CONTRACTOR WITHIN ACCORDANCE WITH LA. ADMINISTRATIVE CODES AND STANDARDS.
5. ALL PLUMBING WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR AND IN ACCORDANCE WITH ALL APPLICABLE CODES AND STANDARDS.
6. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR AND IN ACCORDANCE WITH ALL APPLICABLE CODES AND STANDARDS.
7. ALL FINISHES SHALL BE PERFORMED BY A LICENSED FINISHES CONTRACTOR AND IN ACCORDANCE WITH ALL APPLICABLE CODES AND STANDARDS.
8. ALL TRADES SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND STANDARDS.
9. PRIOR TO SUBMITTING A CHANGE ORDER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LIVINGSTON, LA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF EXAMINE AND EVALUATE THE EXISTING CONDITIONS INCLUDING ALL UTILITIES AND ALL MECHANICAL, ELECTRICAL, PLUMBING, AND FINISHES WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LIVINGSTON, LA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LIVINGSTON, LA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LIVINGSTON, LA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LIVINGSTON, LA.

PROJECT INFORMATION

GOVERNING CODES

2017 INTERNATIONAL BUILDING CODE (IBC)
 2017 INTERNATIONAL MECHANICAL AND ELECTRICAL PLUMBING CODE (IMC)
 2017 INTERNATIONAL FIRE AND SAFETY CODE (IFSC)
 2017 INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPMC)
 2017 INTERNATIONAL RETAIL STORE CODE (IRSC)
 2017 INTERNATIONAL SIGN CODE (ISC)
 2017 INTERNATIONAL TABLE TOP CODE (ITC)

TRAVEL DISTANCE
 EXISTING LOCATION: 34 FT MAX
 EXISTING LOCATION: 10 FT MAX
 EXISTING LOCATION: 10 FT MAX

CODE SUMMARY

DESCRIPTION	ALLOWABLE	DECREASED
NUMBER OF STORIES	4	4
MAXIMUM FLOOR AREA	22,000	22,000
HEIGHT	45	45
USE	MIXED	MIXED

NOTE: THESE VALUES ARE BASED UPON THE ASSUMED ALLOWABLE HEIGHT AND AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LIVINGSTON, LA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LIVINGSTON, LA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LIVINGSTON, LA.

INDEX OF DRAWINGS

GENERAL	COVER SHEET
CIVIL	ADDITIONAL INFORMATION
MECHANICAL	METHODS PLAN SCHEDULES
PLUMBING	PLUMBING PLANS AND SCHEDULES
ARCHITECTURAL	FLOOR PLAN FOUNDATION PLAN ELEVATIONS SECTION DETAILS EXTERIOR FINISHES INTERIOR FINISHES MECHANICAL ELECTRICAL PLUMBING FIXTURES PARTITIONS SCHEDULES

SYMBOLS LEGEND:

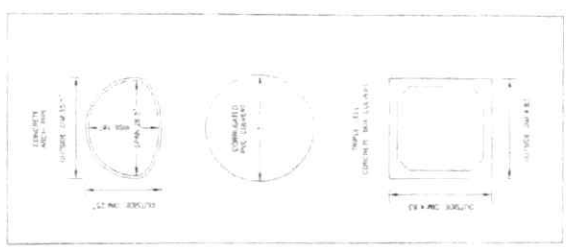
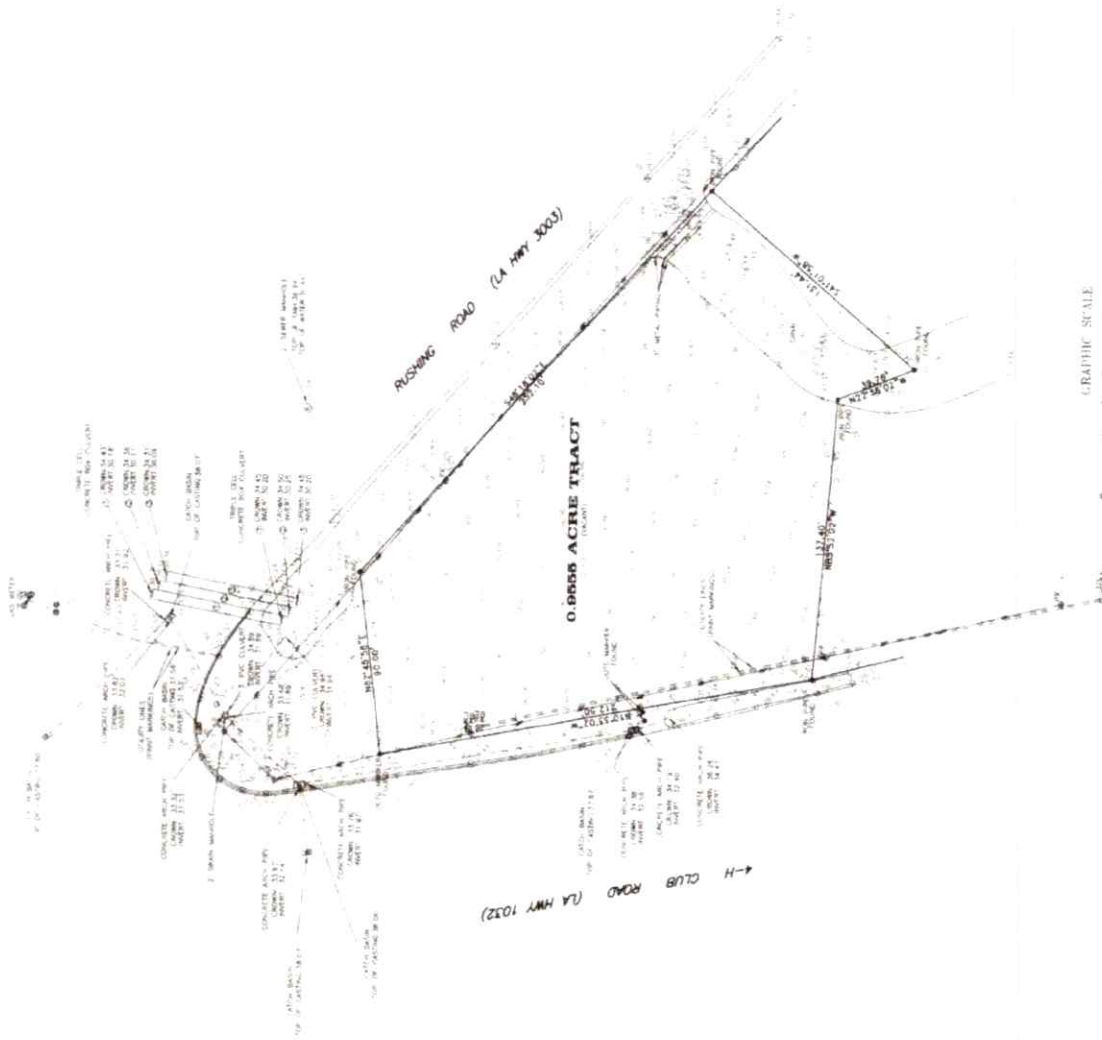
ROOM NUMBER	DETAIL TAG	KEY NOTE
FLOOR NUMBER	PARTITION TAG	ELEVATION TAG
WINDOW TAG	DOOR TAG	SECTION TAG
COLOR CODED TAG	KEY MARK	SECTION TAG
KEY NOTE	KEY MARK	KEY NOTE

HATCH LEGEND:

CONCRETE	MECHANICAL
PLASTER	PLUMBING
INSULATION	MECHANICAL AND ELECTRICAL
GLASS	MECHANICAL AND ELECTRICAL
WOOD	MECHANICAL AND ELECTRICAL
BRICK	MECHANICAL AND ELECTRICAL
CLAY TILE	MECHANICAL AND ELECTRICAL
CEMENT TILE	MECHANICAL AND ELECTRICAL
CEMENT	MECHANICAL AND ELECTRICAL
CONCRETE	MECHANICAL AND ELECTRICAL
CONCRETE	MECHANICAL AND ELECTRICAL
CONCRETE	MECHANICAL AND ELECTRICAL
CONCRETE	MECHANICAL AND ELECTRICAL
CONCRETE	MECHANICAL AND ELECTRICAL
CONCRETE	MECHANICAL AND ELECTRICAL

USE/OCCUPANCY

GROUP 1	GROUP 2	GROUP 3	GROUP 4	GROUP 5	GROUP 6	GROUP 7	GROUP 8	GROUP 9	GROUP 10
RESIDENTIAL	COMMERCIAL	INDUSTRIAL	OFFICE	RETAIL	RESTAURANT	ENTERTAINMENT	ASSEMBLY	SCHOOL	HEALTH CARE



ELEVATION NOTES
ALL ELEVATIONS ARE SHOWN ON THESE PLANS IN FEET AND INCHES. ELEVATIONS ARE TO BE TAKEN TO THE CENTER OF GRAVITY OF THE MONUMENT UNLESS OTHERWISE SPECIFIED.

GENERAL NOTES
THE SURVEYOR HAS CONDUCTED THIS SURVEY IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS AND ETHICS OF THE SURVEYING PROFESSION. THE SURVEYOR HAS BEEN CAREFUL TO OBTAIN ACCURATE DATA AND TO FOLLOW ALL APPLICABLE LAWS AND REGULATIONS. THE SURVEYOR HAS BEEN CAREFUL TO OBTAIN ACCURATE DATA AND TO FOLLOW ALL APPLICABLE LAWS AND REGULATIONS.

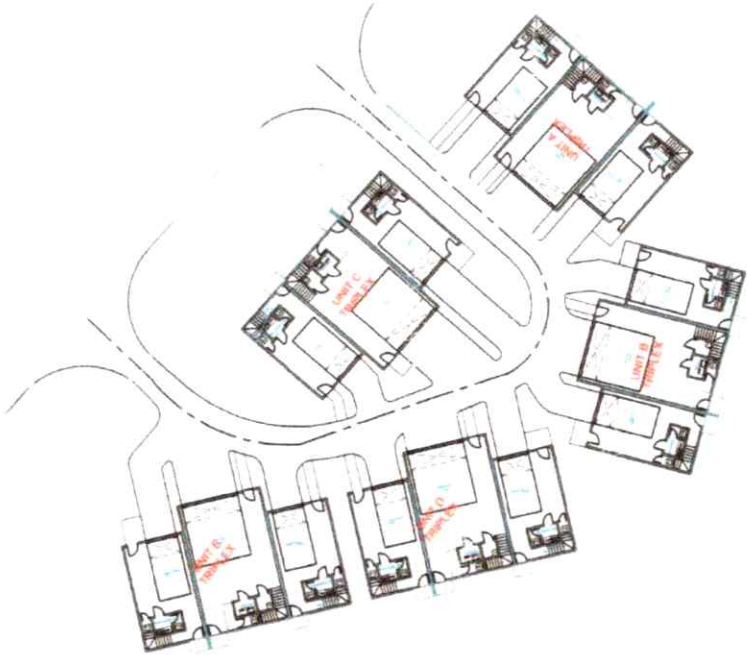
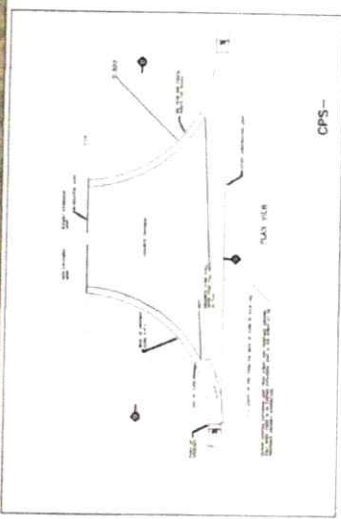
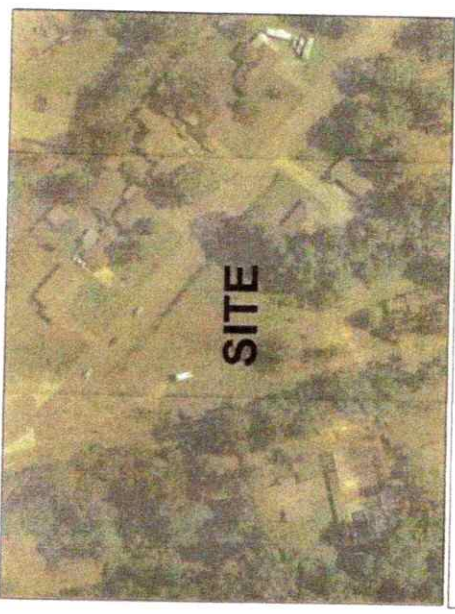
REFERENCE NOTES
ALL SURVEYS AND RECORDS ARE BASED ON THE FOLLOWING REFERENCES:
1. THE SURVEY OF THE STATE OF LOUISIANA, 1811.
2. THE SURVEY OF THE STATE OF LOUISIANA, 1821.
3. THE SURVEY OF THE STATE OF LOUISIANA, 1831.
4. THE SURVEY OF THE STATE OF LOUISIANA, 1841.
5. THE SURVEY OF THE STATE OF LOUISIANA, 1851.
6. THE SURVEY OF THE STATE OF LOUISIANA, 1861.
7. THE SURVEY OF THE STATE OF LOUISIANA, 1871.
8. THE SURVEY OF THE STATE OF LOUISIANA, 1881.
9. THE SURVEY OF THE STATE OF LOUISIANA, 1891.
10. THE SURVEY OF THE STATE OF LOUISIANA, 1901.



RWK Richmond W. Krebs
PROFESSIONAL LAND SURVEYING
1811 NORTH HANCOCK AVENUE, SUITE B
DENHAM SPRING, LA 70708
P.O. BOX 438-7010 FAX (504) 438-7011
www.rwklandsurvey.com

TOPOGRAPHIC SURVEY OF
A 0.8655 ACRE TRACT
SECTION 08, T28N R18E
LIVINGSTON PARISH, LA

DATE	11/11/2011
PROJECT	THE CROSSING AT RUSHING ROAD
CLIENT	MR. & MRS. JAMES W. & JUDITH A. HARRIS
DESIGNER	MR. JAMES W. HARRIS
CHECKER	MR. JAMES W. HARRIS
APPROVER	MR. JAMES W. HARRIS
SCALE	AS SHOWN
DATE	11/11/2011
PROJECT	THE CROSSING AT RUSHING ROAD
CLIENT	MR. & MRS. JAMES W. & JUDITH A. HARRIS
DESIGNER	MR. JAMES W. HARRIS
CHECKER	MR. JAMES W. HARRIS
APPROVER	MR. JAMES W. HARRIS
SCALE	AS SHOWN



1 SITE PLAN
SCALE: 1'-0"=20'



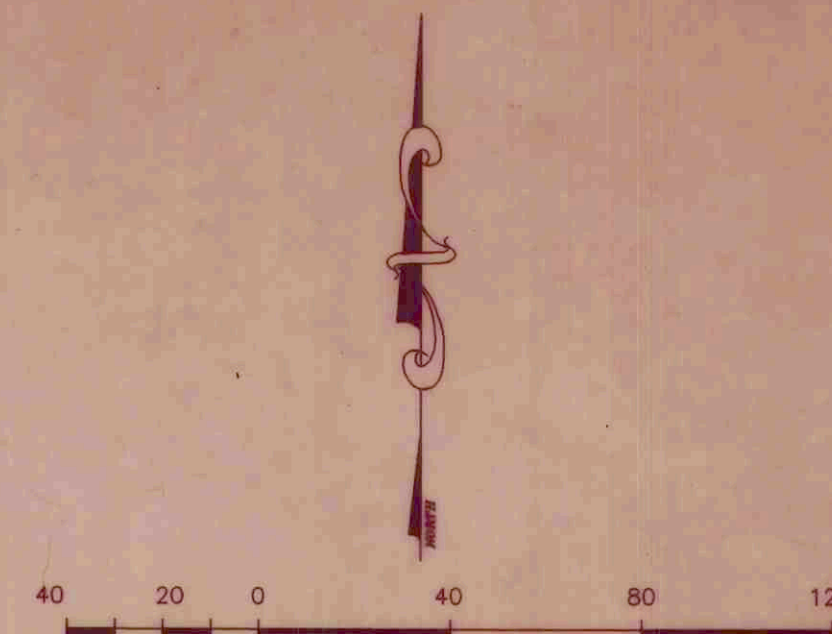
VICINITY MAP
N.T.S.

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



RECOMMENDED FOR APPROVAL:

FRED BANKS, CHAIRMAN
DENHAM SPRINGS PLANNING COMMISSION

2-20-95
DATE

NO EXCEPTIONS TAKEN:

ALVIN FAIRBURN, SR., CITY ENGINEER

Feb. 14, 1995
DATE

APPROVED

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

2-20-95
DATE

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

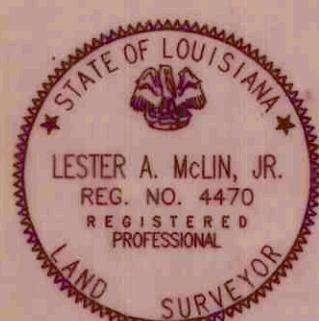
FLOOD CERTIFICATION:

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 Boundry 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. McCLIN, JR., P.L.S.
DATE: January 30, 1995 FB: 81-Y PG: 29-30



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

REFERENCE:

1. "Map of Barnett's Subdivision...", dated 2-18-48, by C.M. Moore.
2. "Map showing the survey of Lots 1 and 2, Sq. 3...", dated 7-29-50, by Toxie Craft.

FILE NO.: 95010\95010

FILE NO.: 95010\95010

A7A Job # 95010-2

B50409

HB-81