

NOTICE OF PUBLIC MEETING
Posted December 1, 2022

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

DATE: December 12, 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 November 14, 2022 as sent to each member.	
2.	Hold a Public Hearing to consider the Resubdivision of Lot 27 & Lot 28 Highpoint West into Lot 27-A, located in Section 1, T7S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RS-815). Requested by Timeless RX. [near 170 Veterans Blvd.]	

ZONING COMMISSION

#	TOPICS	NOTES
1.	Approve the minutes of the previous meeting of November 14, 2022, as sent to each member.	
2..	Hold 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]	
3.	Hold 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]	
4.	Hold a Public Hearing on a Rezoning request from C-3 Commercial to I-1 Industrial for Lot 7 located in Section 31, T6S-R3E, G.L.D, City of Denham Springs, Livingston Parish, Louisiana (RZ-442). Requested by Ismary Santos. [307 Edgewood Dr]	
5.	Hold a Public Hearing on a Rezoning request from C-3 Commercial to I-1 Industrial for a 3.52 acre tract located in Section 30 & 44, T6S-R3E, G.L.D, City of Denham Springs, Livingston Parish, Louisiana (RZ-443). Requested by David Ozuna. [615 Hatchell Ln]	

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.

BASE BEARING: *GPS - C4GNET - RTN (LA SPCS SOUTH ZONE - NAD 83)*
FLOOD ZONE: *"AE"* BASE FLOOD ELEVATION: *43.0*
F.E.M.A. F.I.R.M. PANEL NO. *220116 0205 E* DATE: *4/03/12*

DRAWN BY:	CTM
CREW CHIEF:	MU
TECHNICIAN:	CTM
CHECKED BY:	
CHECKED BY:	

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

1. Total No. of Acres: 0.380 Acres
2. Total No. of Lots: 1
3. Sewage Disposal: City of Denham Springs
4. Water Supply: City of Denham Springs
5. Gas Supply: City of Denham Springs
6. School Districts: Denham Springs
7. Streets: Asphalt - Veterans Blvd
8. Electricity: Entergy
9. Telephone: AT&T
10. Drainage District: 1
11. Fire District: 3
12. Recreation District: Denham Springs
13. Zoning: C-3
14. Set Backs: Front - 30'
Rear - 25'
Side - 5' min.

Recommended for Approval:

City of Denham Springs
Planning Commission

Fred Banks Chairman	Date
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City Engineer	Date
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Approved:
City of Denham Springs

Gerard Landry Mayor	Date
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THIS SURVEY WAS PREPARED AT THE REQUEST
AND FOR THE EXCLUSIVE USE OF:

TIMELESS RX

THIS FIRM WAS NOT CONTRACTED TO PERFORM A COMPLETE TITLE
ABSTRACT OF THE PROPERTY SHOWN HEREON. BE AWARE THAT
SERVITUDES SHOWN HEREON WERE TAKEN FROM REFERENCE DATA
AND THAT OTHER SERVITUDES, ENCUMBRANCES OR RESTRICTIONS,
EITHER VISIBLE OR NOT VISIBLE, MAY AFFECT THE SUBJECT PROPERTY.

CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA
REVISED STATUTES 33:5051 AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING
THE SUBDIVISION OF LAND. THIS MAP IS MADE IN ACCORDANCE WITH THE STANDARDS
OF PRACTICE FOR BOUNDARY SURVEYS FOR CLASS *"C"* SURVEYS AND IT WAS THE
INTENT TO SUBDIVIDE THE TRACT INTO THE PLATTED SUBDIVISION.

THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT
FOR THE 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

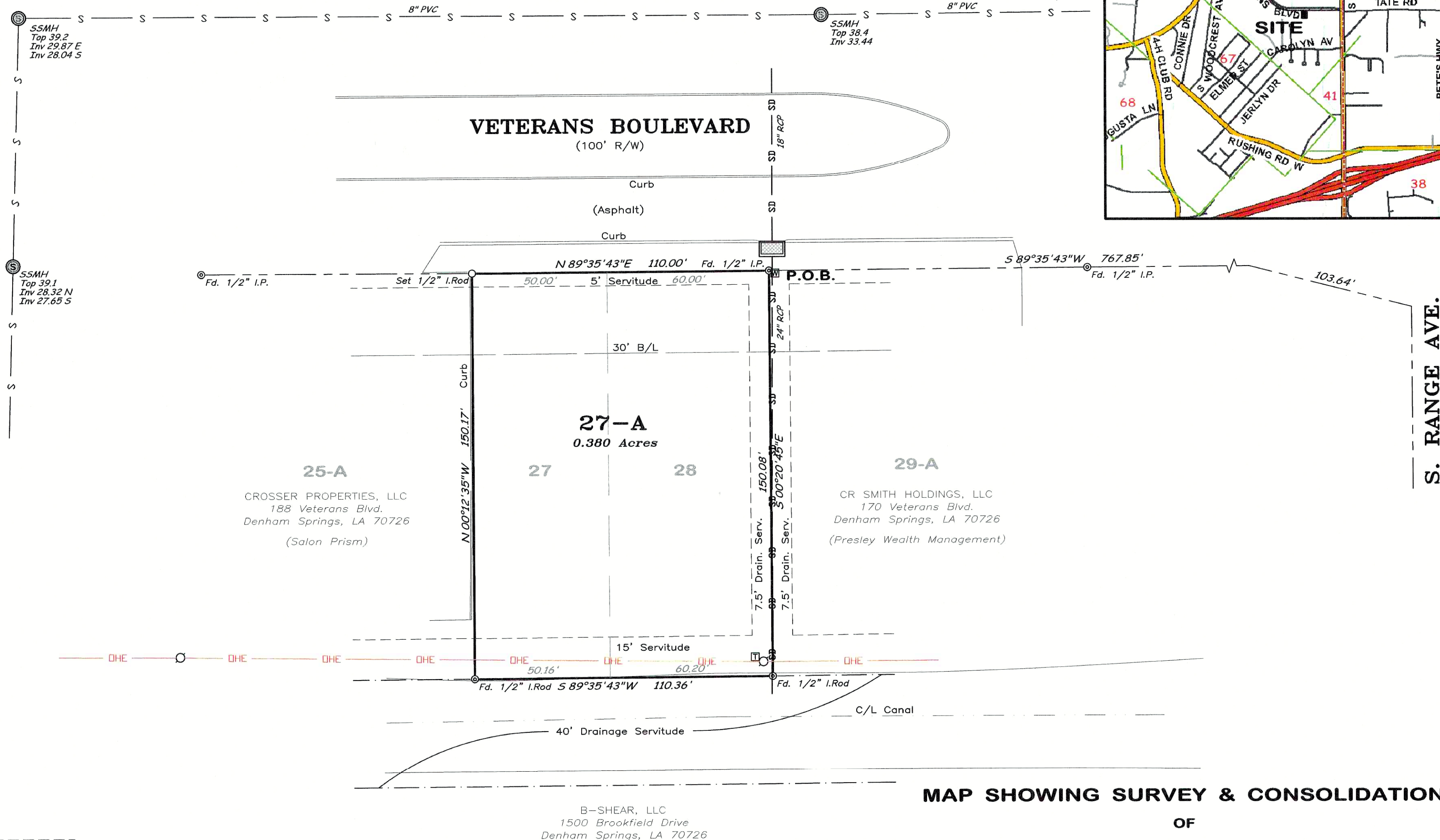
LESTER A. McLIN, JR.
PROFESSIONAL LAND SURVEYOR
REG. # 4470
McLIN TAYLOR, INC.

11/08/2022
DATE

REFERENCE:

1. FINAL PLAT OF HIGH POINT WEST
LOCATED IN SECTION 1, T7S-R2E
BY ALVIN FAIRBURN, SR., R.L.S., DATED 5-1-1984
AND REVISED 12-7-1988.

30 0 30 60 90
GRAPHIC SCALE - FEET



MAP SHOWING SURVEY & CONSOLIDATION

OF
Lots 27 & 28
Highpoint West
INTO
Lot 27-A

LOCATED IN SECTION 1, T 7 S-R 2 E
GREENSBURG LAND DISTRICT
CITY OF DENHAM SPRINGS
LIVINGSTON PARISH, LOUISIANA

FOR
TIMELESS RX
1976 N. Highway 190
Covington, LA 70433



McLin Taylor, Inc.
Engineering and Land Surveying

28339 FROST ROAD LIVINGSTON, LA. 70754 (225)686-1444

2221384

Rodeo Dr Martin Luther King Jr Dr

Rodeo Dr

3002

Rodeo Dr

CAFE GREEN
Mediterranean

18ft
variance

40'

30'

21ft
Variance
of 4ft

3002

3002

402 S. RANGE AVE

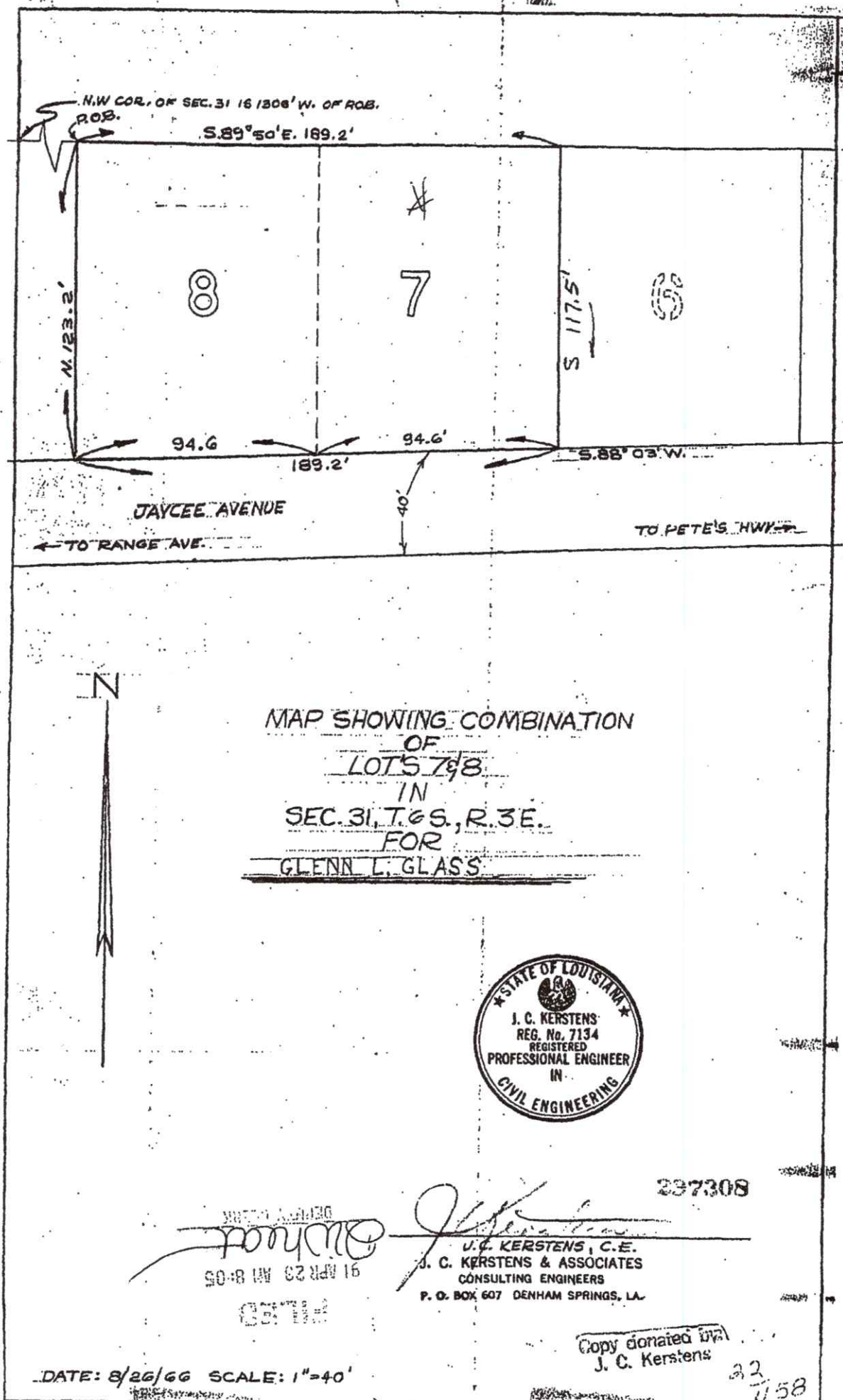
60ft
10ft
variance

300

Google
Ligene St

This is a plat map of a residential area in Denham Springs, Louisiana. The map displays several streets: Hickory St, Florida Av SW, Walnut St, and Livingston Av. Numerous lots are outlined in blue, each with a unique identification number (e.g., 0350298, 0331785, 0347138, 0347146, 0368282, 0343160, 0475848). Some lots are shaded in pink. Handwritten annotations in blue and red ink are present, including '1112 Florida Ave SW', 'Denham Springs', '80 FT From Centerline', '10' variance', '35 FT From Center', and '5' variance'. The map also shows lot dimensions and various other lot numbers.

0 30 60ft



000458



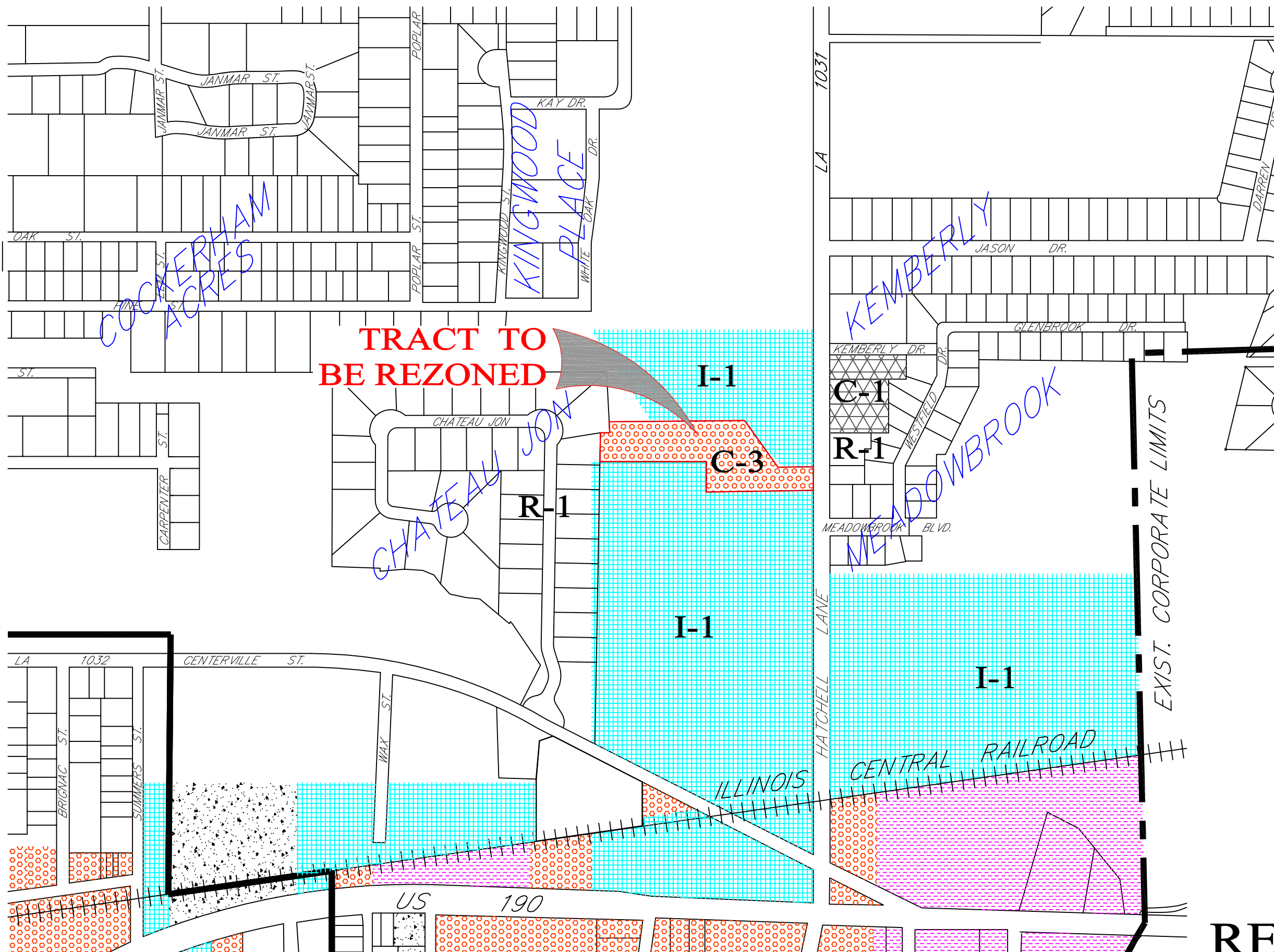
REZONING EX. A

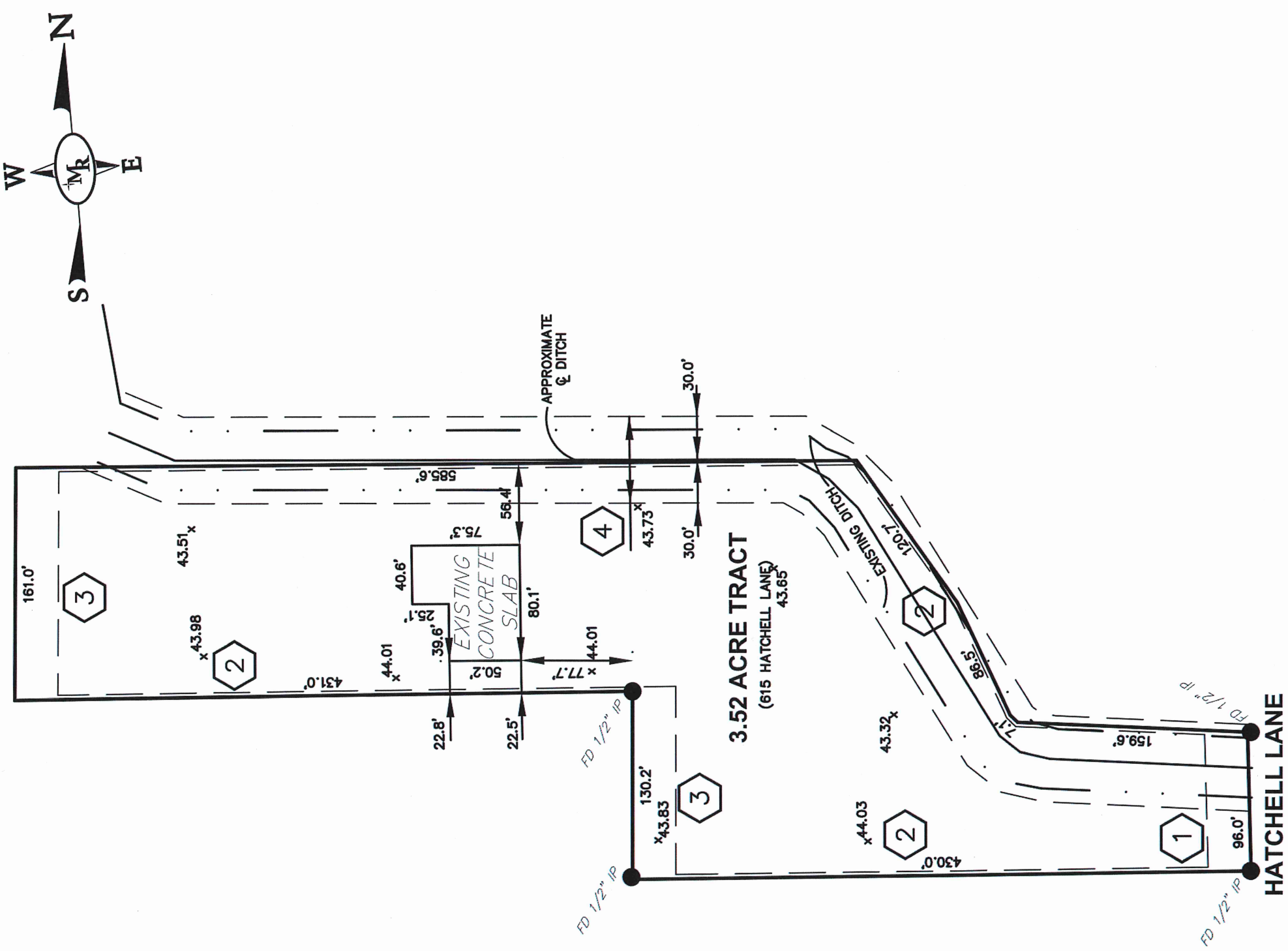
DESIRED USE OF PROPERTY:
CONSTRUCTION OFFICE AND
STORAGE YARD

The diagram illustrates five different zoning types, each represented by a colored rectangle with a specific internal pattern. To the right of each rectangle is its corresponding label.

- R-1 ZONING:** Represented by a white rectangle with a black border.
- C-1 ZONING:** Represented by a gray rectangle filled with a pattern of small, light gray triangles pointing upwards.
- C-3 ZONING:** Represented by a light orange rectangle filled with a pattern of small, darker orange circles.
- C-4 ZONING:** Represented by a light pink rectangle filled with a pattern of small, darker pink diamonds.
- I-1 ZONING:** Represented by a light cyan rectangle filled with a pattern of small, darker cyan squares.

REZONING EX. B





FLOOD ZONE NOTE:

THE SUBJECT PROPERTY LIES WITHIN FEMA
FLOOD ZONE: AE (PER F.I.R.M. 220116
22063C0205D)

REFERENCE DOCUMENT:

ACT OF CASH SALE DATED MARCH 25, 2011.

CERTIFICATION:

I HEREBY CERTIFY THAT I MADE A SURVEY
ON THE GROUND OF THE PROPERTY SHOWN
AND THAT THIS DRAWING ACCURATELY
REFLECTS THE FINDINGS OF SAID SURVEY,
AND THAT THIS SURVEY CONFORMS TO A
CLASS B SURVEY IN ACCORDANCE WITH
THE STATE OF LOUISIANA MINIMUM
STANDARDS FOR PROPERTY BOUNDARY
SURVEYS.

TITLE NOTE:

NO ATTEMPT HAS BEEN MADE BY MR ENGINEERING & SURVEYING, LLC TO
VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, DEED RESTRICTIONS,
SERVITUDES, EASEMENTS, OR OTHER BURDENS ON THE PROPERTY OTHER
THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.

SCHEDULE OF KEY NOTES:

- 1 REQ'D. 30' BLDG SETBACK
- 2 REQ'D. 3' BLDG SETBACK (MINIMUM)
- 3 REQ'D. 30' BLDG SETBACK
- 4 REQ'D. 60' SERVITUDE

SUBDIVISION:

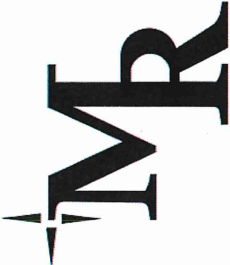
COREY DELAHOUSSEY PROPERTY

LOT NUMBER:

3.52 ACRE TRACT

OWNER NAME:

C-DELL, INC.



MR ENGINEERING & SURVEYING, LLC

9131 Interline Ave, Suite 4B, Baton Rouge, LA 70809 225.490.9592

