

NOTICE OF PUBLIC MEETING
Posted May 25, 2021

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

DATE: June 14, 2021
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 10, 2021 as sent to each member.	

ZONING COMMISSION

#	TOPICS	NOTES
1.	Approve the minutes of the previous meeting of May 10, 2021, as sent to each member.	
2.	Hold a Public Hearing for a Special Use Permit request for the purpose of a Town home development in Section 44, T6S-R3E, G.L.D, City of Denham Springs, Livingston Parish Louisiana (SUP-107-21). Requested by Very Good Properties, LLC [MLK @ Pete’s Hwy]	
3.	Hold a Public Hearing on a Special Use Permit request for Parcel # 0361154, in Section 6, T7S-R3E, G.L.D, City of Denham Springs, Livingston Parish Louisiana for the purpose of a Residential Town home development (SUP-108-21). Requested by Apex Construction [Across from 218 Tate Rd]	
4.	Authorize a Public Hearing on a Rezoning request from R-1 Residential to C-1 Commercial on Lots 1, 2, and 3 Square 21 located in Section 1, T7S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RZ-436). Requested by First Pentecostal Church. [128 Walnut 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.

BASE BEARING: GPS - MAGNET - RTN
FLOOD ZONE: "X" BASE FLOOD ELEVATION: N/A
F.E.M.A. F.I.R.M. PANEL NO. 220116 0205 E DATE: 4/03/12

DRAWN BY:	CTM
CHECKED BY:	CTM
DATE:	4/03/12
TECHNICIAN:	BAH
CHECKED BY:	CTM

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

REFERENCE:

1. MAP OF McDOWELL SUBDIVISION No. 2
SECTION 44, T6S-R3E...
BY C.M. MOORE, C.E. & L.S., DATED 9-23-1955.

GENERAL NOTES:

TOTAL AREA: 2.850 Acres
TOTAL NO. OF LOTS: 15
SEWER: CITY OF DENHAM SPRINGS
WATER: CITY OF DENHAM SPRINGS
GAS: CITY OF DENHAM SPRINGS
ELECTRICITY: ENERGY
TELEPHONE: AT & T
DRAINAGE DISTRICT: No. 1
FIRE DISTRICT: CITY OF DENHAM SPRINGS
SCHOOL: DENHAM SPRINGS
ZONING: C 1



VICINITY MAP
SCALE: 1" = 2000'

THIS SURVEY WAS PREPARED AT THE REQUEST
AND FOR THE EXCLUSIVE USE OF:
CARLTON McDOWELL

THIS FIRM WAS NOT CONTRACTED TO SHOW 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.

[Signature]
LESTER A. MCJIN, JR.
PROFESSIONAL LAND SURVEYOR
No. 47470
MCJIN & ASSOCIATES, INC.

11/15/13
DATE

Martin Luther King, Jr. Drive / Rodeo Drive
(50' R/W)

**MAP SHOWING SURVEY
OF THE**

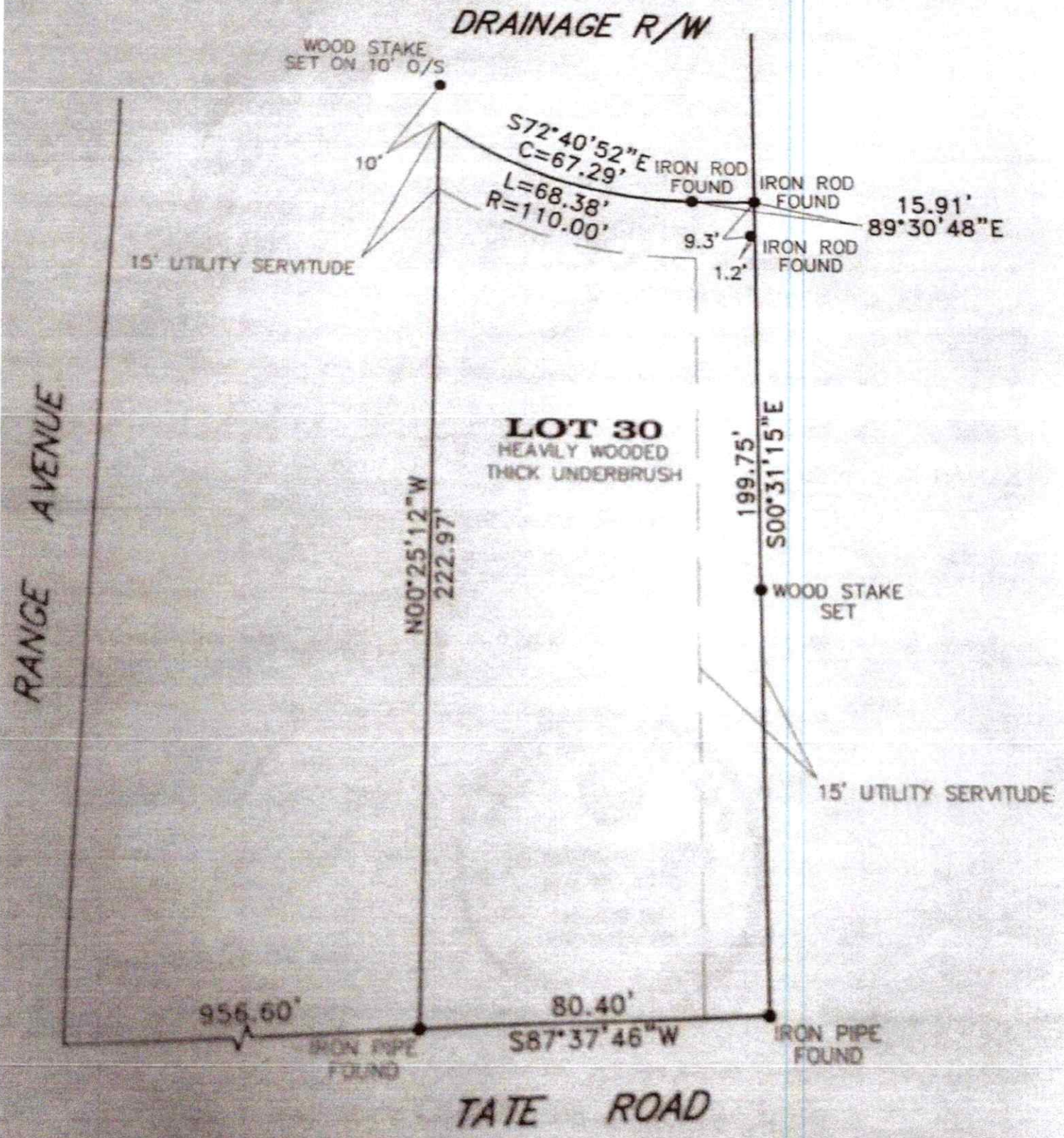
**REVOCATION
of the Undeveloped R/W of Hickory St. and
the Undeveloped R/W of Thomas Glynn St.**

LOCATED IN SECTION 44, T 6 S-R 3 E,
GREENSBURG LAND DISTRICT
CITY OF DENHAM SPRINGS
LIVINGSTON PARISH, LOUISIANA

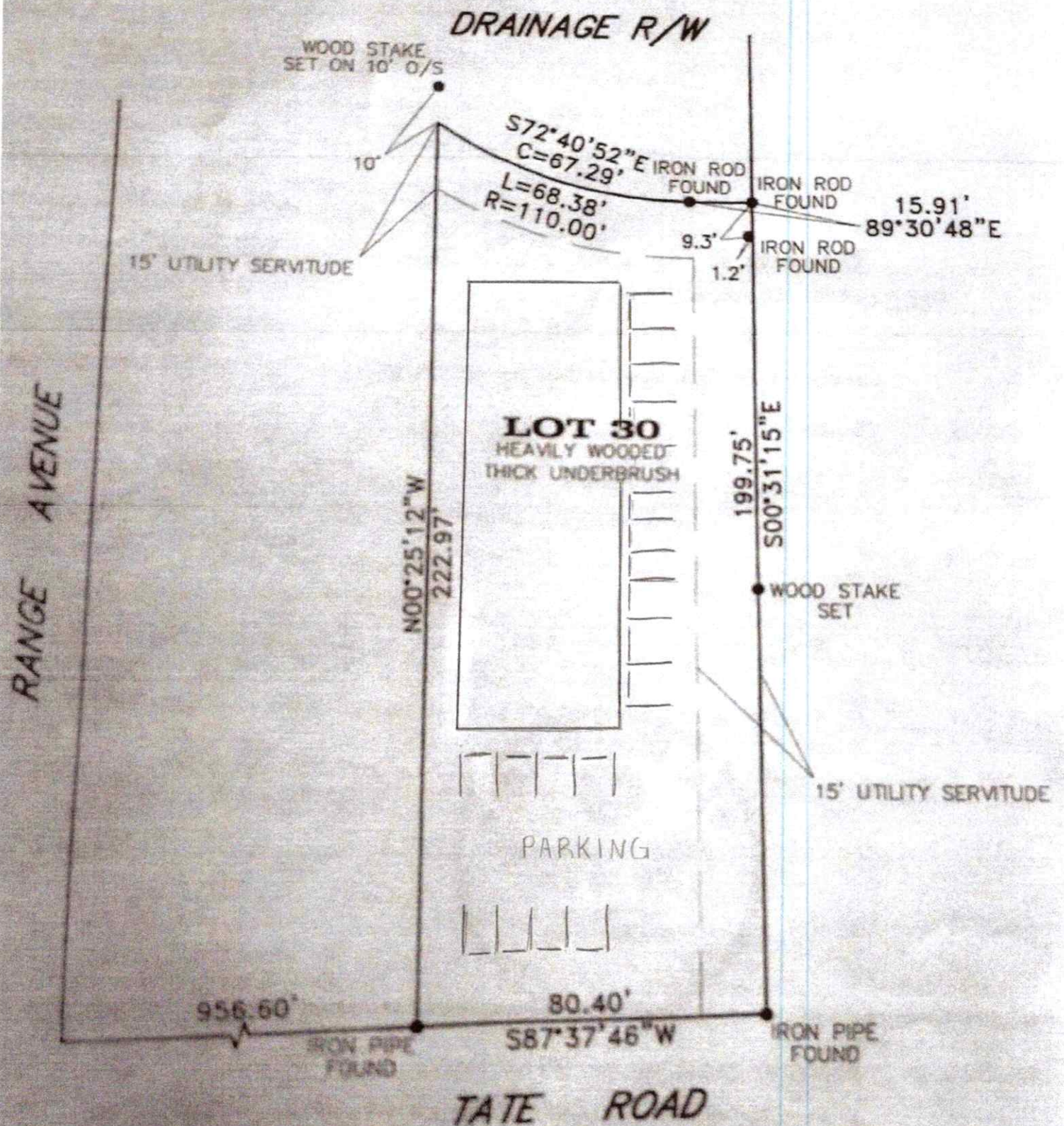
FOR
CARLTON McDOWELL
28049 Foxfire Avenue
Walker, LA. 70785



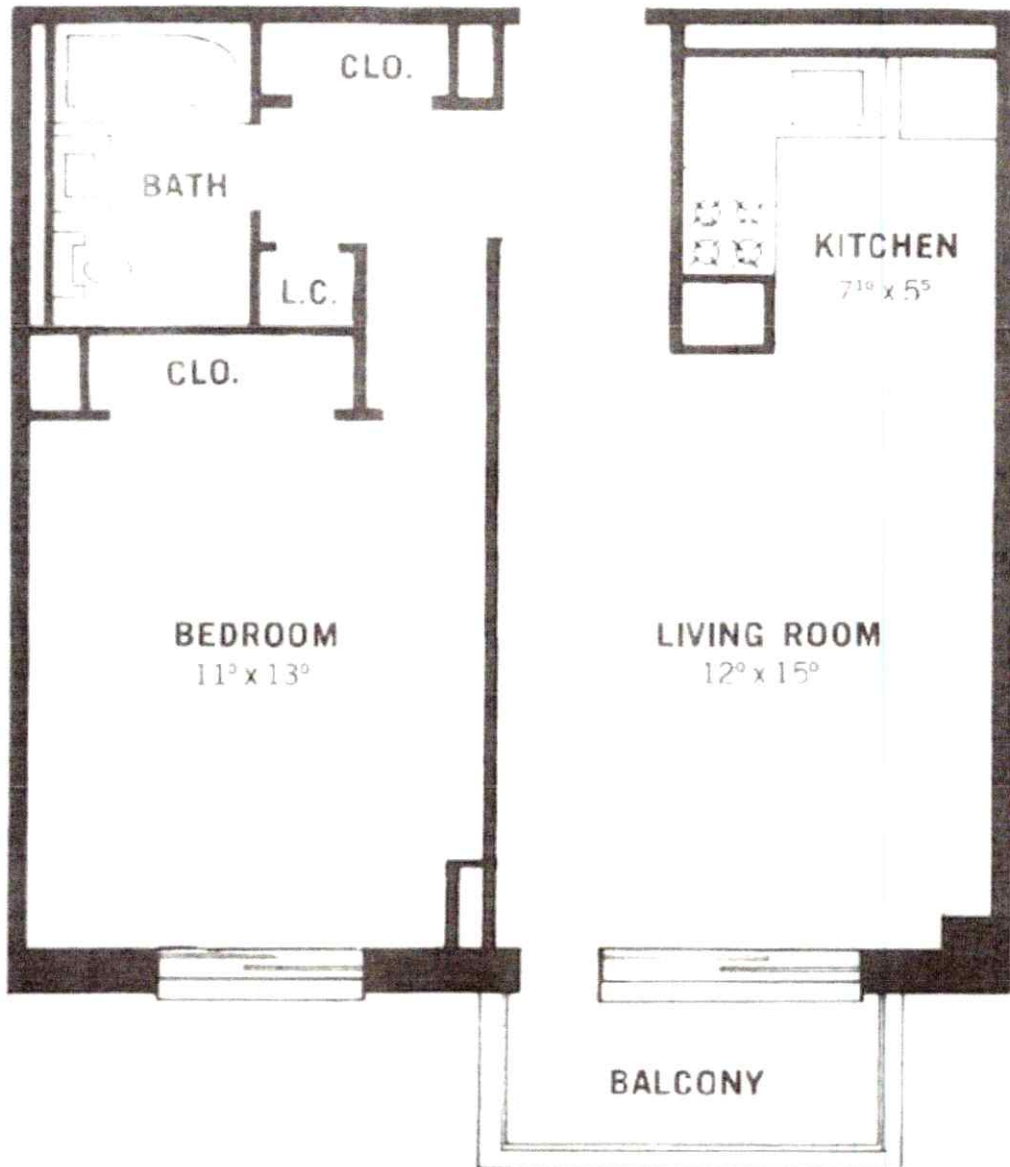
**BOUNDARY SURVEY OF
LOT 30
HIGHPOINT PLAZA I
SECTION 6, T7S - R3E, GLD
LIVINGSTON PARISH, LA**

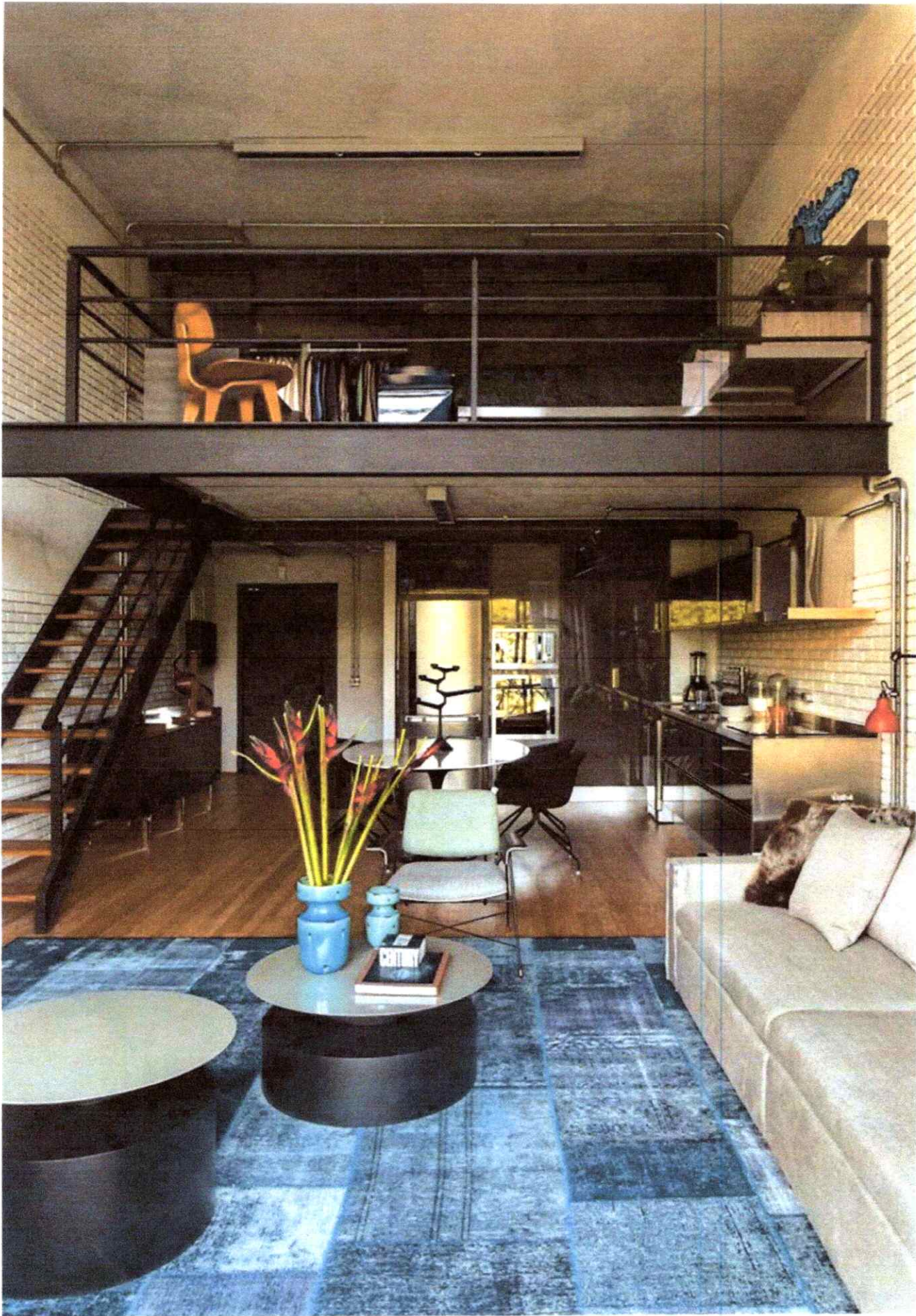


**BOUNDARY SURVEY OF
LOT 30
HIGHPOINT PLAZA I
SECTION 6, T7S - R3E, GLD
LIVINGSTON PARISH, LA**



Between 400^{ft} - 500^{ft} living





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.

FLOOD CERTIFICATION:

According to FIRM Community Panel No. 220116 & Map No. 220630205 E, effective date 4-3-12, this property falls in flood zone "AE", 100 Year Flood Elev. 43.7

REFERENCE:

- "Resubdivision No. 1 of Shelly's Homesites..." dated 11-20-1956, by J.N. Garrett, P.E.

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 May 2021, 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 plat is properly revised by the certifier to reflect the same.

ALVIN FAIRBURN, JR. P.L.S.
DATE: MAY 11, 2021
FILE: "FIRST PENTECOSTAL CHURCH"



FB	PGS	PC	CALC	DWG	CHKD
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-



ALVIN FAIRBURN & ASSOCIATES, LLC.
CONSULTING ENGINEERS ~ ARCHITECTS
LAND SURVEYORS ~ DESIGNERS
LAND DEVELOPMENT CONSULTANTS
1289 DEL ESTE AVENUE
DENHAM SPRINGS, LOUISIANA 70727-1173 (225) 685-1515
JOB NO. S210174-4A

STARTING POINT & POINT OF BEGINNING:
The southern right of way of Juanita Avenue with the intersection of the western right of way of Walnut Street

JUANITA AVENUE



WALNUT STREET

VICINITY MAP
1"=2000'



REZONING OF
LOTS 1, 2 & 3
SQUARE 21
SHELLY'S HOMESITES
FROM ZONE R-1 TO C-1
LOCATED IN SECTION 1, T7S-R2E, C.L.D.,
CITY OF DENHAM SPRINGS
LIVINGSTON PARISH, LOUISIANA

FOR
FIRST PENTECOSTAL CHURCH