

NOTICE OF PUBLIC MEETING
Posted March 28, 2023

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

DATE: April 10, 2023
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 March 13, 2023 as sent to each member.	

ZONING COMMISSION

#	TOPICS	NOTES
1.	Approve the minutes of the previous meeting of March 13, 2023, as sent to each member.	
	A Public Hearing on a Rezoning request from R-1 Residential to C-1 Commercial for Parcel# 0355784 located in Section 67, T7S-R2E, G.L.D, City of Denham Springs, Livingston Parish, Louisiana (RZ-445). Requested by Blake Dufour. [585 Rushing Rd]	
3.	Hold 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-111-23). Requested by Sam Nickroo [Triangular Corner @Rushing Rd & 4-H Club Rd]	

City of Denham Springs
 P.O. Box 1629
 Denham Springs, LA 70727-1629

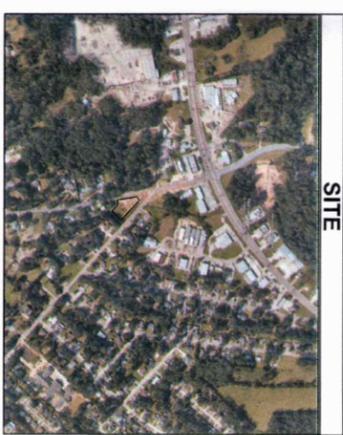
In accordance with the Americans with Disabilities Act, if you need special assistance, please contact the City of Denham Springs 665-8121 describing the assistance that is necessary.

Sec. 7.01. Uses permitted [R-3 zoning districts]

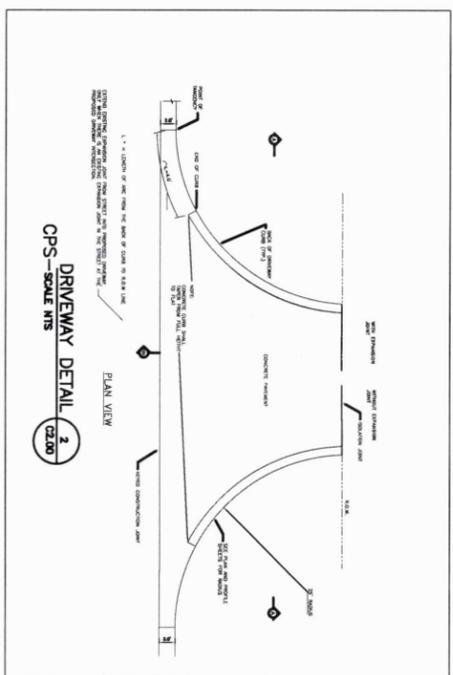
7.01.2 *Permitted conditional uses.* Application for conditional uses as shown in this section and the land use chart in section 2.16, table 3, shall be filed with the office of planning and development for review, prior to submission to the zoning commission. If public hearings, as defined in section 18.08 are required in accordance with the land use chart, section 2.16, table 3, then the zoning commission and subsequently the board of aldermen, if required, will set the dates of such public hearings. If no public hearings are required, the developer can apply for a development (building) permit in accordance with the codes and procedures established by the office of the building official.

1. Rooming, boarding, and lodging houses when located on a site of at least 9,000 square feet.
2. **Townhouses and condominiums.** Townhouse projects or developments shall front at least 120 feet on a public street and be generally compatible with existing development in the neighborhood. In developing a townhouse project, the developer shall be guided by the following requirements:
 - a. Submission of a preliminary subdivision lay out, indicating the location and dimensions of lots and structures and their inter-relationship to streets, alleys and other relevant infrastructure and natural features within the subdivision.
 - b. Townhouse development may be appropriately intermingled with other types of housing except that they shall not be located on sites having less than 120 feet of frontage.
 - c. Site plan design should emphasize development of dwelling clusters or groupings making efficient, economical, comfortable and convenient use of land and open space, as an alternative means to conventional arrangements of yards and buildable areas.
 - d. Not more than six contiguous townhouses shall be built in a row with the same or approximately the same front building line, and not more than 12 townhouses shall be contiguous.
 - e. Minimum width for the portion of the lot on which the townhouse is to be constructed shall be 20 feet.
 - f. Minimum lot area shall be 2,000 square feet.
 - g. *Separation requirements.* No portion of a townhouse or accessory structure in or related to one group of contiguous townhouses shall be closer than 20 feet to any portion of a townhouse or accessory structure related to another group, or to any building outside the townhouse area, nor shall any structure be less than 20 feet from a public street right-of-way.
 - h. *Yards.* There shall be a 25-foot yard along sides and rear of each townhouse wherever it adjoins an R-1 or R-2 zoning district. Each townhouse lot (min. 2,000 sq. ft.), shall have its own lot yard space of at least 400 square feet, reasonably secluded from view from streets or from neighboring property. Such yard shall not be used for off-street parking or for any accessory buildings.
 - i. Courts, open space and recreation areas shall be a prorated site area of at least 3,800 square feet per townhouse unit including lots, common open space, yards and buffer areas adequately landscaped; walkways, and access drives, and including at least 200 square feet per townhouse unit of common recreation areas.
 - j. *Grouped parking facilities.* Insofar as practicable, off-street parking shall be grouped in bays, either adjacent to streets or in the interior of blocks. Practicable methods of drainage shall be assured by developers in connection with common parking facilities, and all such facilities shall be improved to city standards for off-street parking areas, with at least two spaces per unit on the lot plus one visitor parking space per each two units, which may be provided in separate areas.

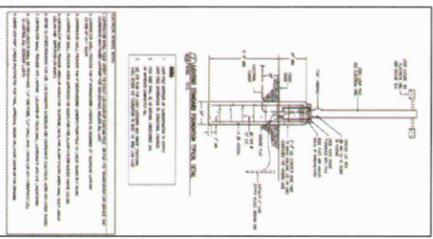
(Ord. of 7-23-90; Ord. No. 11-01, art. IV, 2-28-11)



SITE



DRIVEWAY DETAIL
CPS - SCALE NTS



RENDERING OF TOWNHOME
SCALE NTS

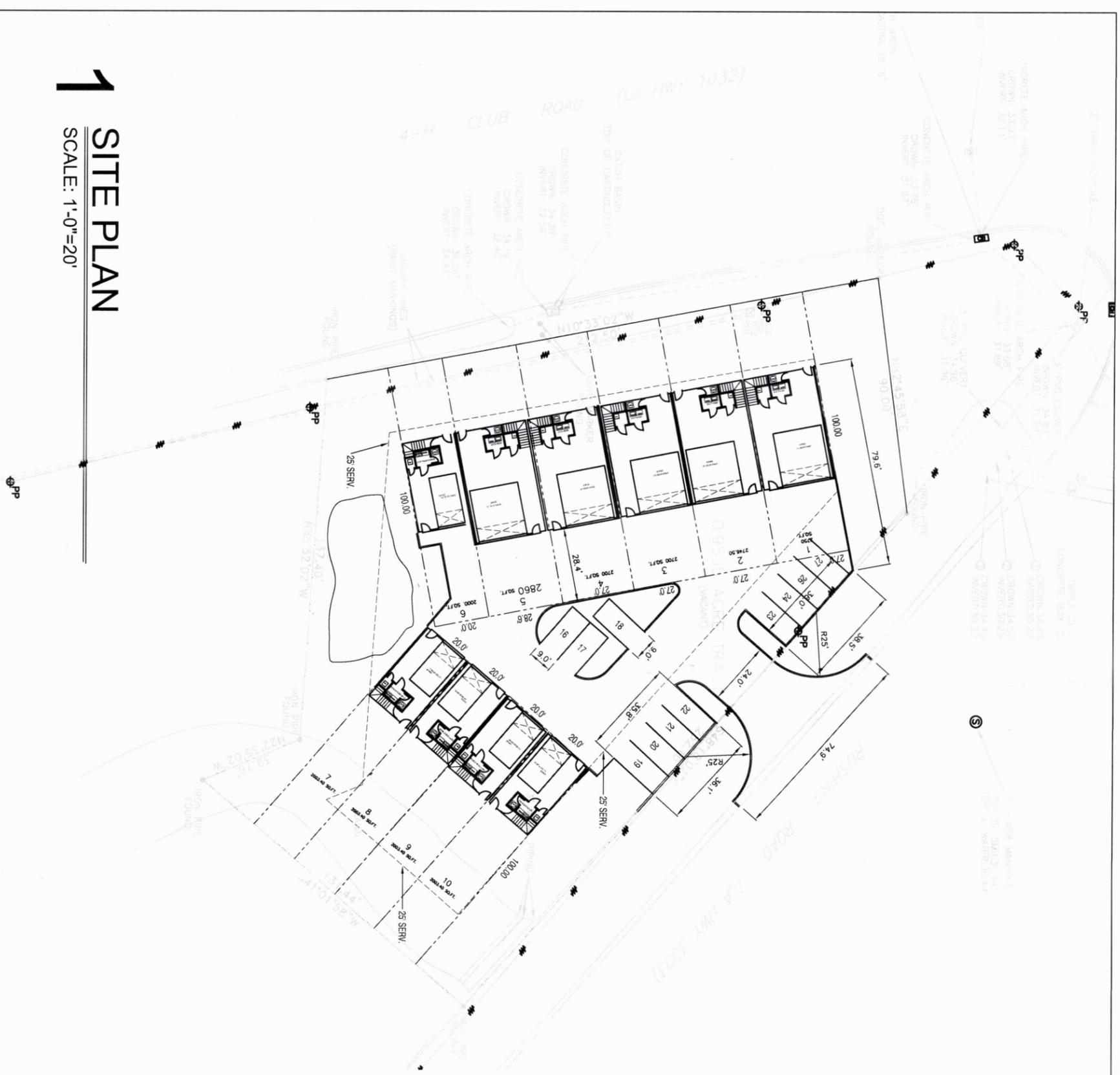
TOWN HOME SPECS			
1BR	750 SF	1 CAR GARAGE	9 FT DOOR
2BR	950 SF	2 CAR GARAGE	18 FT DOOR

PARKING CHART			
USE	FORMULA (TOWNHOUSE)	REQUIRED	PROPOSED
TOWNHOUSE	2 SPACES PER UNIT PLUS 1 FOR EVERY 2 ADDITIONAL UNITS = (10 UNITS x 2) + 5	25	25

SITE PLAN

SCALE: 1'-0"=20'

1



MAP DESIGN GROUP, LLC
ARCHITECTS ENGINEERS
10988 N. HARRELLS FERRY ROAD SUITE 10
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NO.	DATE	DESCRIPTION

THE CROSSING AT RUSHING ROAD
A 0.955 ACRE TRACT PARCEL NO 0337402
LIVINGSTON PARISH, LA

NOT FOR CONSTRUCTION

GEOMETRICAL SITE PLAN

C200