

NOTICE OF PUBLIC MEETING
Posted July 30, 2021

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

DATE: August 9, 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 July 12, 2021 as sent to each member.	
2.	Hold a Public Hearing to consider the Resubdivision of a 23.66-acre Tract into Lots 1-70 and Tract X located in Sec 48, T6S-R3E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RS-798). Requested by Highroad Development Group, LLC [Meadowbrook Subdivision off of Hatchell Ln]	

ZONING COMMISSION

#	TOPICS	NOTES
1.	Approve the minutes of the previous meeting of July 12, 2021, as sent to each member.	
2.	Hold 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]	
3.	Authorize a Public Hearing on a front yard fence setback variance from 20 ft. to 4 ft. located Sec 67, T6S-R2E, G.L.D, City of Denham Springs, Livingston Parish, Louisiana (V-1014). Requested by Virginia Ford [2202 Jerlyn Dr]	

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.

GENERAL NOTES:

1. THE ORIGINAL DRAWING OF THIS WORK IS THE PROPERTY OF CIVIL DESIGN & CONSTRUCTION, INC., THE REPRODUCTION OF THIS PARTICULAR PLAT IS PROHIBITED, EXCEPT BY THE WRITTEN PERMISSION OF CIVIL DESIGN & CONSTRUCTION, INC., ADDITIONAL INFORMATION IS OFTEN ADDED IN A CONTINUOUS UPDATING PROCESS. BEFORE ACTING ON DATA SHOWN, CHECK FOR THE LATEST REVISION DATE. CIVIL DESIGN & CONSTRUCTION, INC., IS NOT RESPONSIBLE FOR ACTIONS OR PROJECTS UNDERTAKEN BASED UPON OBSOLETE DRAWINGS FOR WHICH THIS FIRM WAS NOT SPECIFICALLY CONSULTED AND WRITTEN PERMISSION RECEIVED.
2. PROPERTY RESTRICTIONS, SERVITUDES, RIGHT-OF-WAYS, EASEMENTS AND/OR OTHER BURDENS OTHER THAN THOSE NOTED, MAY EXIST ON THIS PROPERTY AND OWNERS OR POTENTIAL BUYERS SHOULD ALSO BE AWARE ABSTRACTING FOR VERIFICATION OF TITLE AND/OR ACTUAL OWNERSHIP WAS NOT IN THE SCOPE OF THIS SURVEY MADE BY CIVIL DESIGN & CONSTRUCTION, INC.,
3. WETLAND DELINEATION OR DETERMINATION WAS NOT REQUESTED NOR INCLUDED IN THIS SURVEY.
4. BEARINGS AND DISTANCE SHOWN HEREON OF THE TOTAL BOUNDARY ARE PER REFERENCE MAP - THIS IS NOT A BOUNDARY AS DEFINED BY LABELS AND IS INTENDED TO BE A CONCEPT/PRELIMINARY PLAT OF THE FUTURE DIVISION OF PROPERTY

FLOOD CERTIFICATION:

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 22063C0225E, DATE APRIL 3, 2012, COMMUNITY NUMBER 220113 OF THE PARISH OF LIVINGSTON, LA. THIS PROPERTY LIES WITHIN FLOODS ZONE(S) "AE". BASE FLOOD ELEVATION: 43.1 TO 44.0' (FROM SE CORNER OF DEVELOPMENT TO NW CORNER PROJECTED FINISH FLOOR ELEVATIONS: 45.1' TO 45.0' FLOOD ZONES SHOWN HEREON ARE SCALED FROM ABOVE REFERENCED FIRM PANEL. BEFORE PROCEEDING WITH ANY BUILDING PLAN THE CITY OF DENHAM SPRINGS PERMIT OFFICE SHALL BE CONTACTED FOR THE LATEST FLOOD ELEVATIONS.

REFERENCED DOCUMENTS:

1. MAP SHOWING SURVEY OF A CERTAIN 23.66 ACRE TRACT OF LAND, BY ALVIN FAIRBURN, JR., P.L.S., DATED 4/15/2004
2. FINAL PLAT OF WILLOW POINTE, 2ND FILING, BY ALVIN FAIRBURN, JR., P.L.S., DATED 6/15/2007 AND LAST REVISED 8/28/2007
3. WILLOW POINTE, 1ST FILING, BY W.J. FONTENOT, PLS., DATED 4/17/2003
4. SURVEY MAP OF VULCAN FOUNDRY CORPORTATION, BY W.J. FONTENOT, PLS, DATED MAY 19, 1995, AND LAST REVISED 8/9/1995
5. FINAL PLAT OF RHETT PLACE, 1ST FILING, BY W.J. FONTENOT, PLS, DATED 6/6/1983
6. FINAL PLAT OF KEMBERLY HEIGHTS SUBDIVISION, 1ST FILING, BY JC KERSTENS, RLS, DATED 3/21/1978
7. MEADOWBROOK SUBDIVISION, 1ST FILING, BY CAREY HODGES, CE, DATED 2/23/1968

BENCHMARK:

RAILROAD SPIKE IN 24" OAK TREE OAK TREE APPROXIMATELY 41' SOUTH OF RIDGEWAY AVENUE 23' EAST OF THE BASIN ON THE SOUTH SIDE OF RIDGEWAY AVENUE LOCATED ON LOT 11 ELEVATION: 37.05 (GEOID '12A)

WATER SUPPLY:

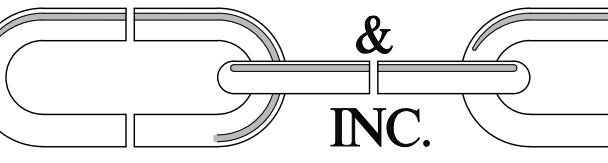
NO PERSON SHALL PROVIDE A METHOD OF WATER SUPPLY, EXCEPT CONNECTION TO AN APPROVED WATER SUPPLY SYSTEM, OR UNTIL THE METHOD OF WATER SUPPLY HAS BEEN APPROVED BY THE HEALTH DEPARTMENT OF LIVINGSTON PARISH, LOUISIANA

FILL NOTE:

IT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER TO TEST COMPACTION RELATIVE TO FILL PRIOR TO BEGINNING CONSTRUCTION.

SITE DATUM:

1. TOTAL ACREAGE: 23.66 AC
2. STREETS: A) EXISTING ASPHALT CITY/PARISH ROAD B) 20' WIDE, 3" THICK ASPHALT SURFACE ON 10" SOIL CEMENT BASE WITH SUBSURFACE DRAINAGE
3. SEWAGE DISPOSAL: CITY OF DENHAM SPRING
4. WATER SUPPLY: CITY OF DENHAM SPRINGS
5. GAS: CITY OF DENHAM SPRINGS
6. ELECTRIC: ENTERGY
7. TELEPHONE: AT&T
8. DRAINAGE DISTRICT: 1
9. COUNCIL DISTRICT: 1
10. RECREATION DISTRICT: 3
11. ZONING: R-1 BUILDING SETBACK: FRONT 30' SIDES: MIN 5' - AGGEGATE: 15' REAR: 25' HEIGHT: 35'
12. DEED RESTRICTIONS: ALL LOTS ARE SUBJECT TO THE DECLARATION OF COVENANT AND RESTRICTIONS FILED AS AN ADJUNCT HERETO. LIVINGSTON PARISH DOES NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTOR/BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT.



CIVIL DESIGN & CONSTRUCTION, INC.

3251 SOUTHERN PACIFIC ROAD
P.O. BOX 857
PORT ALLEN, LA. 70767
Ph. (225)765-1802 Fax (225)765-1803
Web www.cdcbcr.com

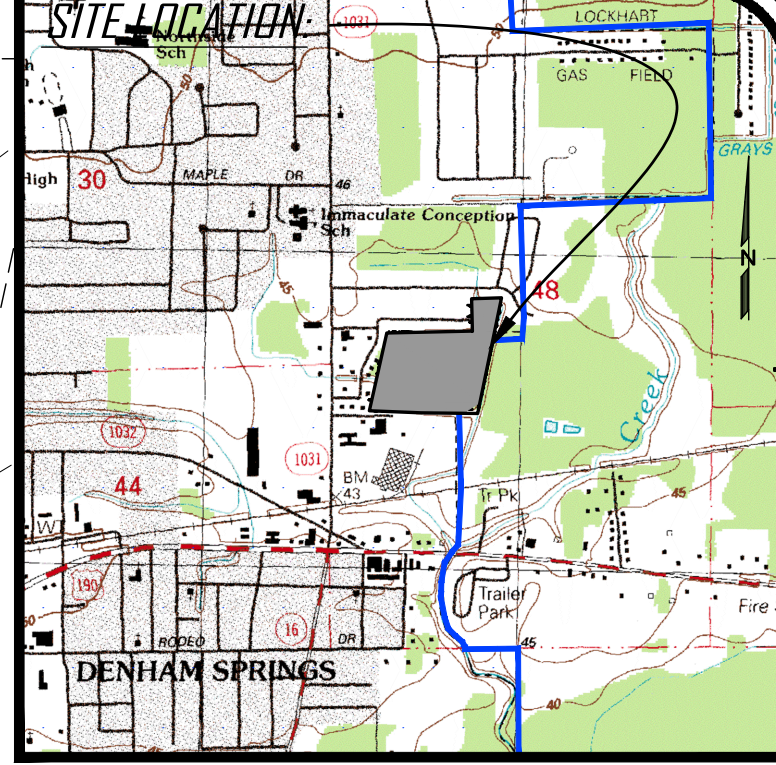
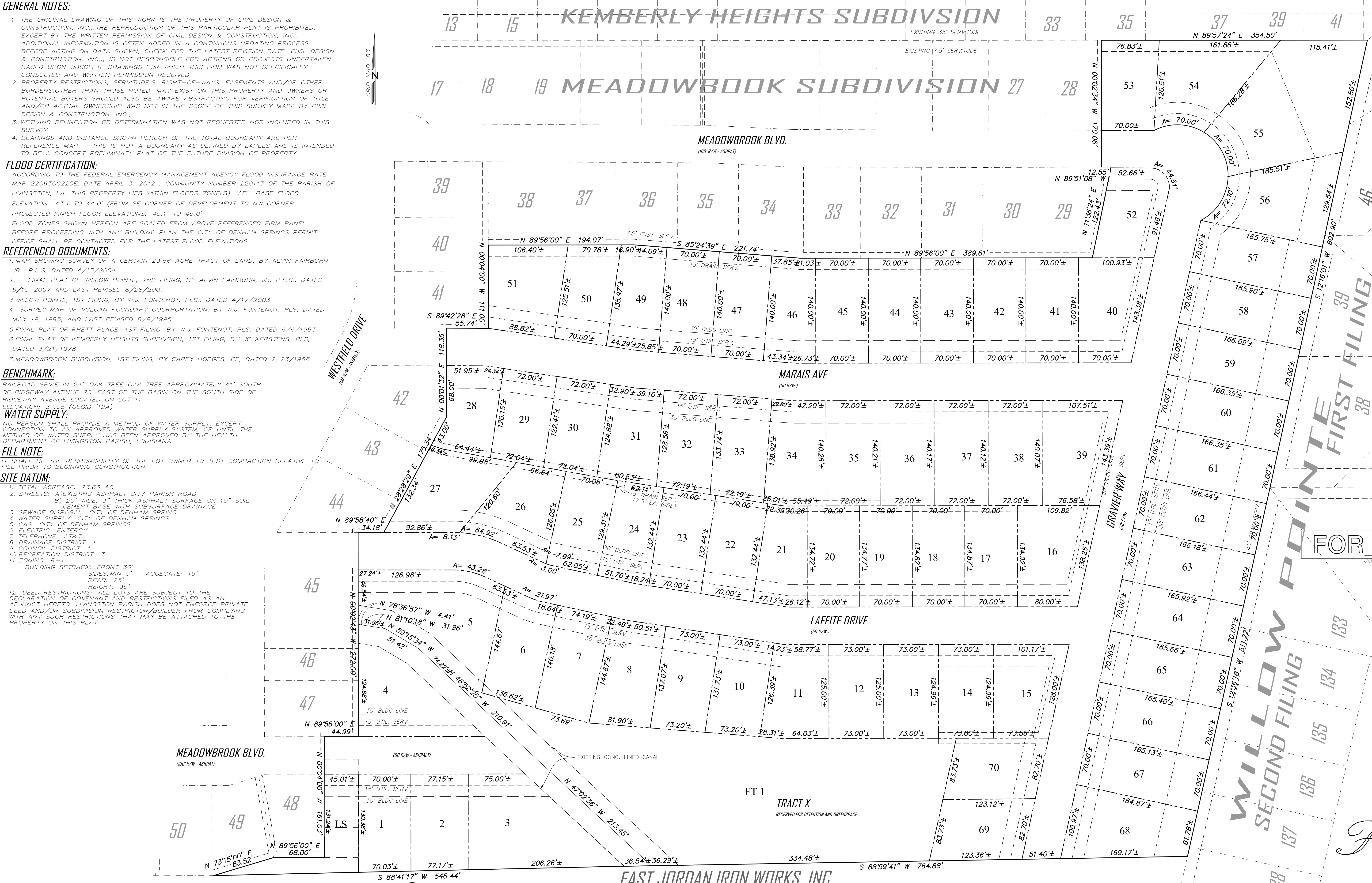
CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTE 33:800 PRELIMINARY FORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS A BASIS FOR BOUNDARY SURVEYS AND IT WAS THE INTENT TO SUBDIVIDE THE TRACT OF LAND SHOWN HEREON. THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT SHOWN HEREON. FOR THE REQUIRED SUBDIVISION OF PROPERTY ONLY AND DOES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAT IS PROPERLY REVISED

PRELIMINARY
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

LOUISIANA PROFESSIONAL LAND SURVEYOR #5040

MAY 15, 2021
DATE



VICINITY MAP
SCALE: 1"=2000'

OWNER'S CERTIFICATION:

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER/AGENT OF THE LAND SHOWN HEREON AND TRACT B AS DESIGNATED BELOW.

COMMON AREAS/DETENTION POND

DEDICATION:

AREAS DESIGNATED AS "PRIVATE DETENTION BASIN SERVITUDE" SHALL BE COMMON AREAS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AS PER THE RECORDED DEED RESTRICTIONS. THE LIVINGSTON PARISH COUNCIL AND/OR ITS SUBSIDIARIES SHALL HAVE NO RESPONSIBILITY FOR MAINTENANCE THEREOF

PUBLIC DEDICATION:

THE STREETS, RIGHT OF WAYS & SERVITUDES SHOWN HEREON, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR THE USE OF UTILITIES, DRAINAGE, SEWER DISPOSAL & REMOVAL, OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS, OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE, OR IMPROVEMENTS SHALL 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

SEWER DISPOSAL:

NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE HEALTH UNIT OF LIVINGSTON PARISH HAS APPROVED THE METHOD OF SEWAGE TREATMENT AND DISPOSAL

FOR REVIEW ONLY

JOHN DAWSON DATE

PRELIMINARY PLAT OF

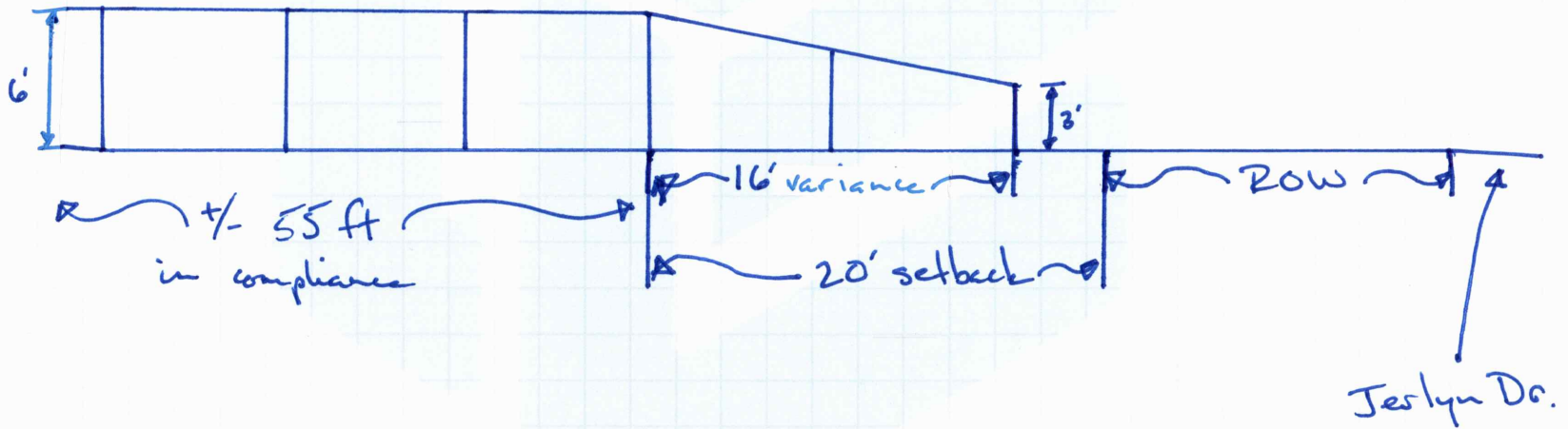
Frenchtowne
AT

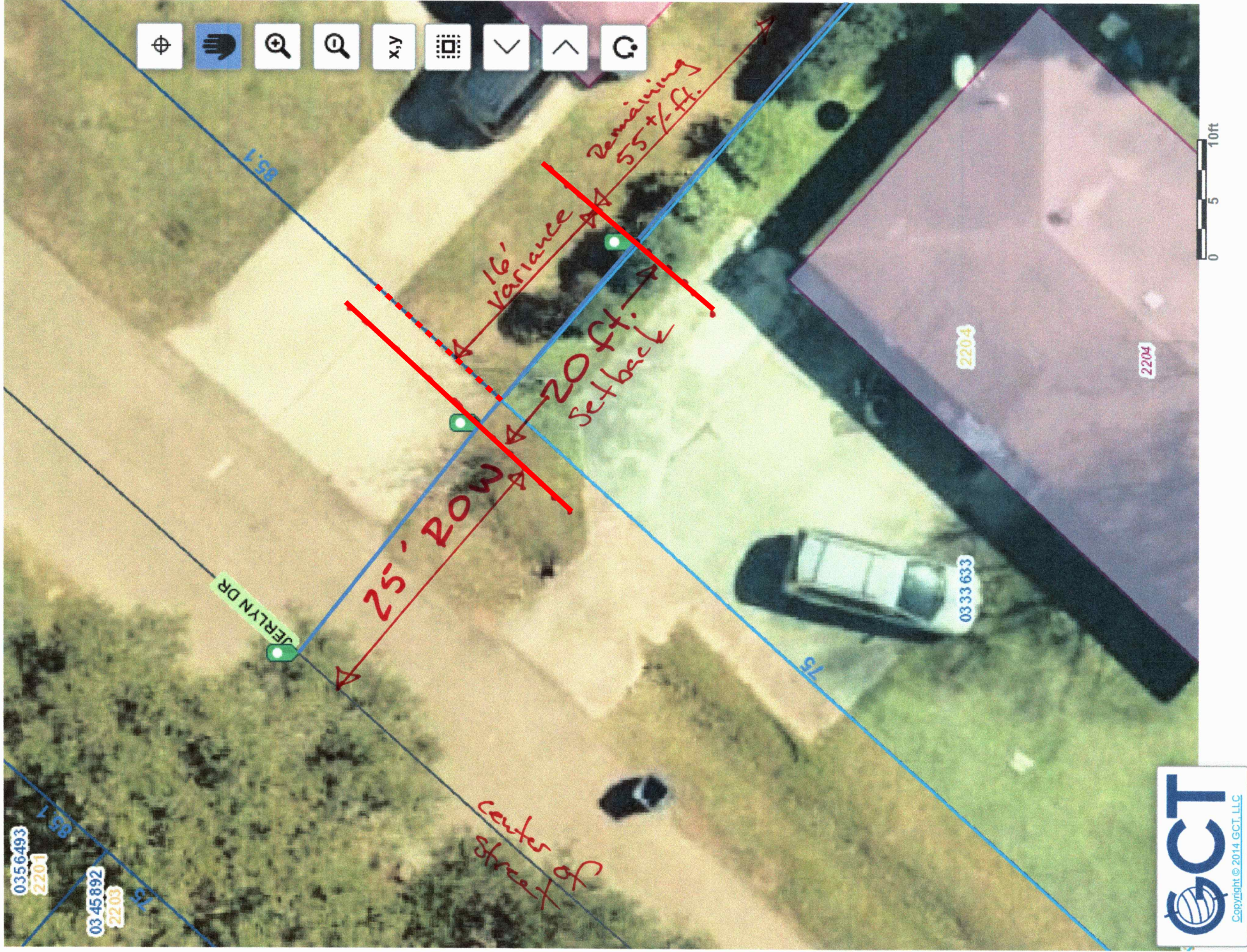
MEADOBROOK
A RESIDENTIAL DEVELOPMENT
LOCATED IN SECTION(S) 48, T6S-R3E, G.L.D.,
CITY OF DENHAM SPRINGS
LIVINGSTON PARISH, LOUISIANA
FOR
HIGHROADS DEVELOPMENT
GROUP, LLC
9800 AIRLINE HWY, SUITE 229
BATON ROUGE, LA 70816



x,y

2202 Jerlyn Dr





req'd 20'
setback

(VARIANCE)
16' of fence
height decreases
from 6 ft. to 3 ft.

ROW

Jerlyn Dr