

**NOTICE OF PUBLIC MEETING**  
**Posted March 7, 2019**

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

**DATE:** April 8, 2019  
**TIME:** 6:00 p.m.  
**PLACE:** Denham Springs City Hall (old Capital One Bank bldg.)  
 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 11, 2019, as sent to each member.	
2.	Hold a Public Hearing to consider the resubdivision of Lot 1, Lot 2, Lot 3 & Lot 4 into Lot 1-A, Lot 1-B, Lot 2-A, Lot 3-A & Lot 4-A located in Section 58, T6S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RS-765). Requested by Craig Stafford [S. College St].	

**ZONING COMMISSION**

#	TOPICS	NOTES
1.	Approve the minutes of the previous meeting of March 11, 2019, as sent to each member.	
2.	Hold a Public Hearing on a request for a minimum lot width variance from 70 ft. to 60 ft. on Lots 1-B and 2-A located in Section 58, T6S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RS-765). Requested by Craig Stafford [S. College St].	
3.	Authorize a Public Hearing on a request for a rear yard setback from 30 ft. to 20 ft. on Lot 24-A Highpoint Plaza II, 2 <sup>nd</sup> Filing located in Section 6, T7S-R3E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (V-HI-19). Requested by Hide Investments, LLC	
4.	Authorize a Public Hearing for a Special Use Permit request for the purpose of a Microbrewery located in Section 44, T6S-R3E, G.L.D, City of Denham Springs, Livingston Parish Louisiana (SUP-102-19). Requested by Le Chien, LLC [S. Hummel 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.

# Planning Item #2 & Zoning #2

**SITE DATA:**  
 TOTAL AREA BEING RESUBDIVIDED . . . . . 1.29 ACRES  
 TOTAL NO. LOTS . . . . . 5  
 STREETS . . . . . -PARISH ROAD  
 SEWER . . . . . -CITY

This is to certify that the undersigned is the owner, or legal officer, of the land shown hereon.

**SEWERAGE:**  
 No person shall provide or install a method of sewage disposal other than connection to an approved sanitary sewer system, until the method of sewage treatment, and disposal has been approved by the state board of health.

**PUBLIC DEDICATION:**  
 The Servitudes and Rights-of-Way shown hereon if not previously dedicated are hereby dedicated to the perpetual use of the public. All servitudes, easements, or other proper purposes for the general use of the public. No building structure or fence shall be constructed, or shrubbery planted within the limits of any servitude, so as to prevent or unreasonably interfere with any purpose for which the servitude is granted.

*[Signature]*  
 OWNER OR REPRESENTATIVE  
 DATE 3-27-17

**GENERAL NOTES:**  
 1. 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.  
 2. This survey was based on information supplied by the client, no abstract was obtained to verify ownership of this property.  
 3. 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.  
 4. Bearings shown are based on reference map No. 1.  
 5. \* indicates taken from reference and not surveyed.  
 6. Wetland determination was not requested, and was not included in this survey.  
 7. (REC) indicates taken from reference, not field verified this survey.  
 8. (SY) indicates information actually surveyed on the ground.  
 9. Zoning = R-1  
 10. Setbacks: 30' Front, 5' Side (15' Aggregate), 25' Rear.

This is to certify that this plot is made in accordance with Louisiana Revised Statutes 33:5051 et. seq. and conforms to all Parish ordinances governing the subdivision of land. This map is made in accordance with the minimum standards for Boundary Surveys for Class C Survey and it was the intent to subdivide this surveyed tract into the platted subdivision. This certification is specifically restricted to the client for his required subdivision of property only, and does not extend to third parties unless the plat is properly revised by the certifier to reflect same.



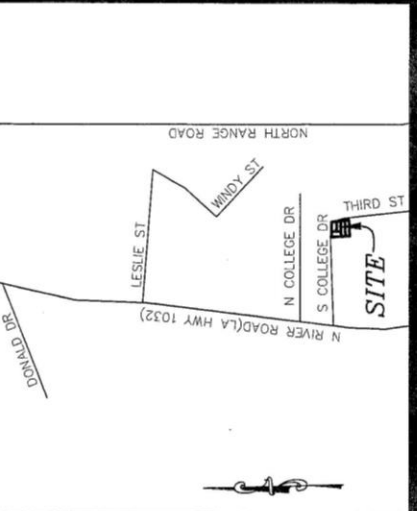
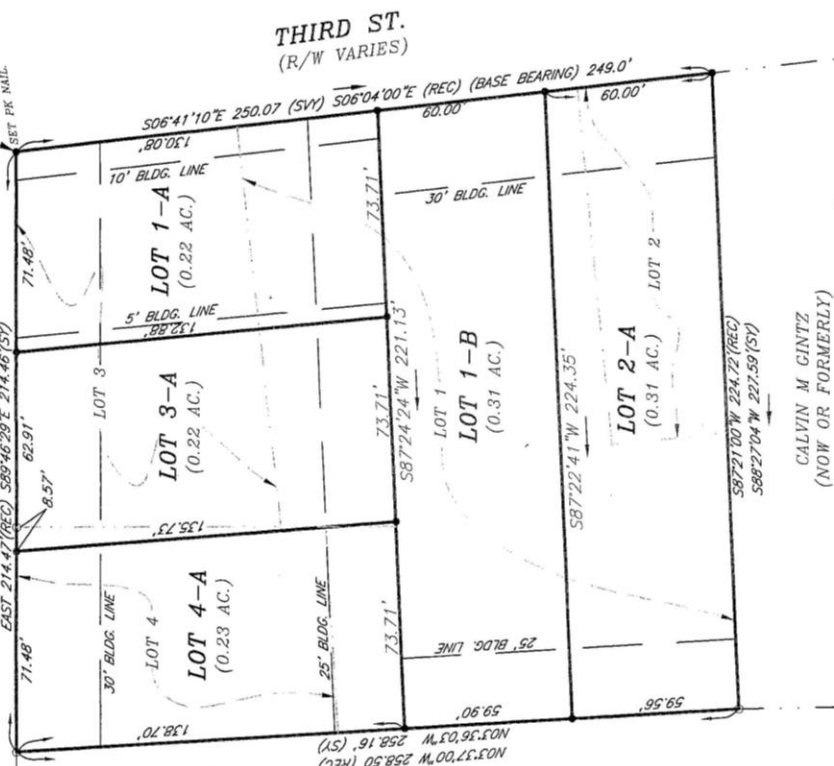
*[Signature]*  
 ALVIN FAIRBURN, P.E., P.L.S.  
 DATE: MARCH 27, 2019.  
 FILE: "STAFFORD, CRAIG"

**FLOOD CERTIFICATION:**  
 According to F.I.R.M. Community Panel No. 220113 & Map No. 2206300205 E, effective date 4-3-12, this property falls in flood zone "AE".

**REFERENCE:**  
 1. "Plat of Survey of Lot A, Lot B and The Remaining Area Designated on a Plat of Survey For R. Craig Stafford,....., by John W. Loy Sr. dated 02-17-1989.

**SOUTH COLLEGE DRIVE**  
 (R/W VARIES)  
 EAST 214.47'(REC) S89°46'29"E 214.46'(SY)  
 62.91' 8.57' 71.48'

**STARTING POINT & P.O.B.**  
 The intersection of the southern R/W of South College Street with the Western R/W of Third Street.



**VICINITY MAP**  
 1" = 2000'

**Recommended for Approval:**  
 City of Denham Springs Planning Commission

Fred Banks  
 Chairman

Acting City Engineer

**Approved:**  
 City of Denham Springs

Gerard Landry  
 Mayor

**MAP SHOWING RESUBDIVISION OF**  
**LOT 1, LOT 2, LOT 3 AND LOT 4**  
 INTO  
**LOT 1-A, LOT 1-B, LOT 2-A,**  
**LOT 3-A & LOT 4-A**  
 LOCATED IN SECTION 58, T6S-R2E, C.L.D.,  
 CITY OF DENHAM SPRINGS  
 LIVINGSTON PARISH, LOUISIANA  
 FOR  
**CRAIG STAFFORD**

**ALVIN FAIRBURN & ASSOCIATES, LLC.**  
 CONSULTING ENGINEERS ~ ARCHITECTS  
 LAND SURVEYORS ~ DESIGNERS  
 LAND DEVELOPMENT CONSULTANTS  
 1269 DEL ESTE AVENUE  
 DENHAM SPRINGS, LOUISIANA 70727-1173 (225) 665-1515  
 JOB NO. A180437-4A



**LEGEND:**

- FD: 1/2" I.R. OR AS SHOWN
- SET 1/2" I.R. OR AS SHOWN

11-1	2	BC	CB	UG	AFIR
FB	PCS	PC	CALC.	DWG	CKD

# Zoning Item #3

BASE BEARING: N 00°29'53"W (REF. #1)  
 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
CHECKED BY:	BAH
TECHNICIAN:	CTM
CHECKED BY:	

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

**NOTES:**

- Total No. of Acres: 0.275 Acres
- Sanitary Sewer: City of Denham Springs
- Water Supply: City of Denham Springs
- Gas Supply: City of Denham Springs
- Electricity: Entergy
- Streets: Del Norte Avenue
- Telephone: AT&T
- Fire District: 5
- Recreation District: Denham Springs
- Zoning: C-2

**VARIANCE REQUEST:**

TO REDUCE REAR BUILDING LINE FROM 30' TO 20'



**Recommended for Approval:**

City of Denham Springs  
 Planning Commission

Frank Banks Chairman	_____	Date
City Engineer	_____	Date
Approved: City of Denham Springs	_____	Date
Gerard Landry Mayor	_____	Date

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

**HIDE INVESTMENT, LLC**

THIS FIRM WAS NOT CONTRACTED TO PERFORM A COMPLETE TITLE SEARCH OR RECORD INSTRUMENTS. THE DATA AND THAT OTHER SERVITUDES, ENCUMBRANCES OR RESTRICTIONS, EITHER VISIBLE OR NOT VISIBLE, MAY AFFECT THE SUBJECT PROPERTY.

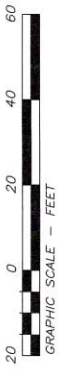
**CERTIFICATION:**

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.

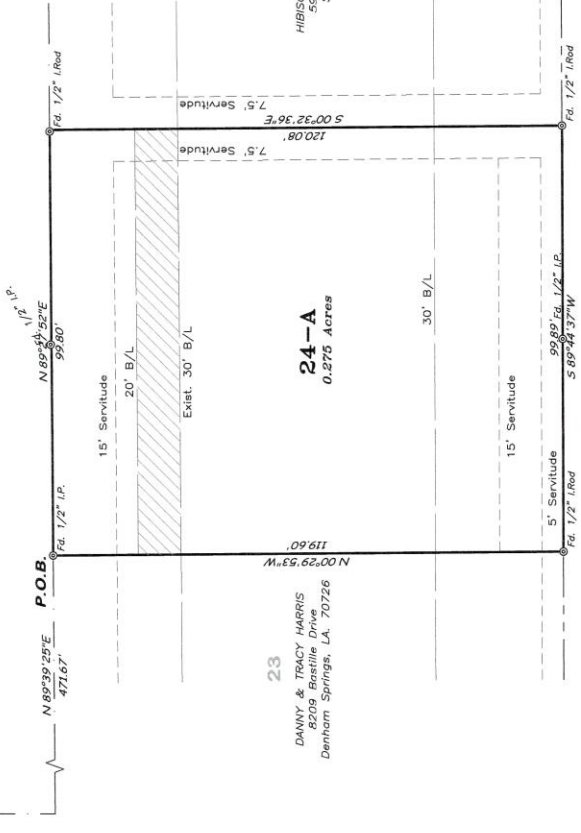
THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT FOR THE REQUIRED SUBDIVISION OF PROPERTY ONLY, AND DOES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAT IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT SAME.

**PRELIMINARY**

BRETT J. MARTIN  
 PROFESSIONAL LAND SURVEYOR  
 REG. # 5135  
 MCLIN TAYLOR, INC.  
 3/22/2019  
 DATE



**VICINITY MAP**  
 SCALE: 1" = 2000'



**DEL NORTE AVENUE**  
 (60' R/W)

**MAP SHOWING SURVEY**

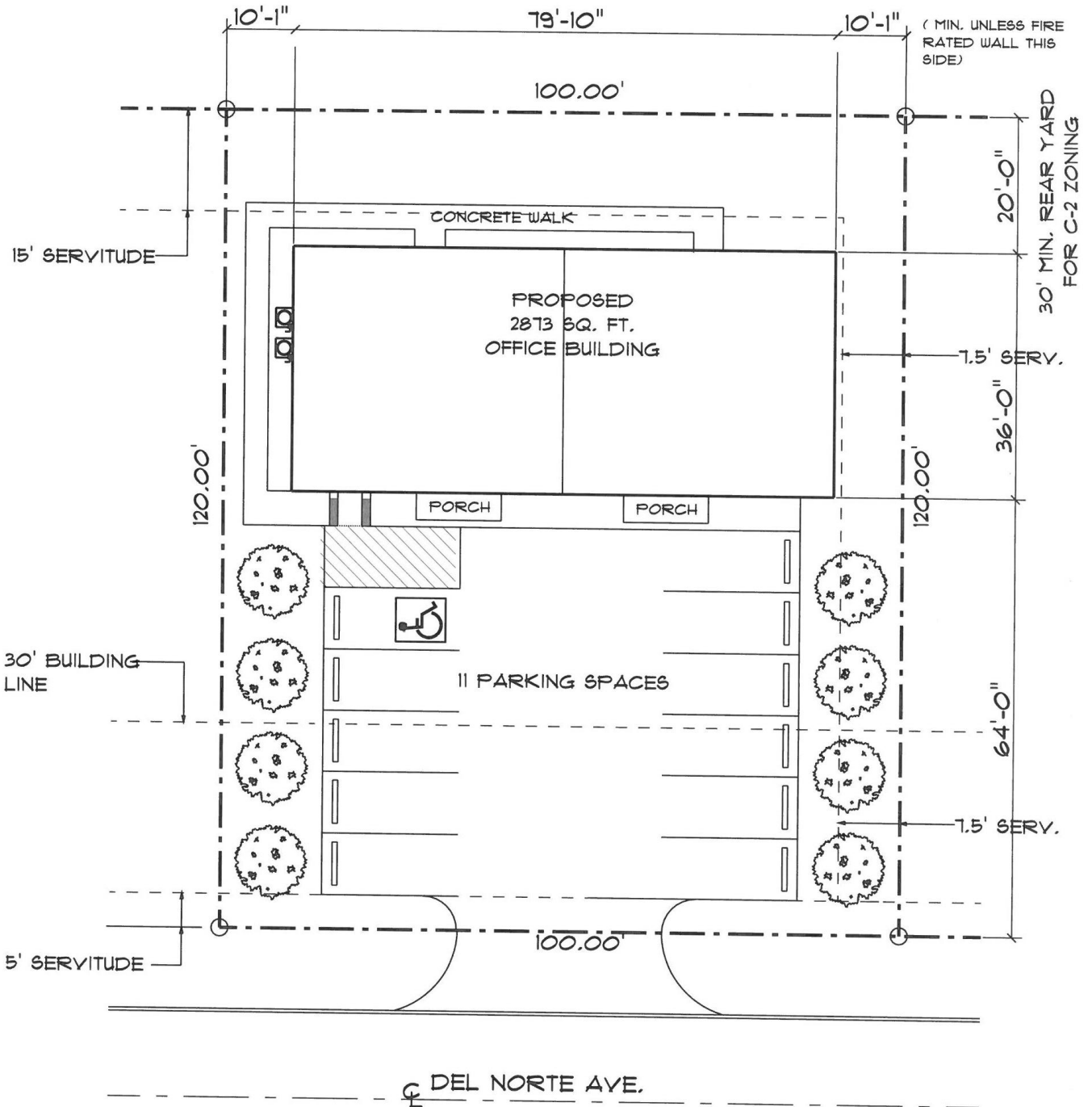
**OF**  
**Lots 24-A**  
**Highpoint Plaza II, Second Filing**

LOCATED IN SECTION 6, T 7 S-R 3 E  
 GREENSBURG LAND DISTRICT  
 CITY OF DENHAM SPRINGS  
 LIVINGSTON PARISH, LOUISIANA

FOR  
**HIDE INVESTMENTS, LLC**



# Zoning Item #3



PARKING REQUIREMENTS  
 MEDICAL & DENTAL - 1 SPACE/100 SQ. FT. GFA: 2873/100 = 29 SPACES  
 OFFICE - 1 SPACE/400 SQ. FT. GFA: 2873/400 = 7 SPACES  
 BUSINESS & PROFESSIONAL - 1 SPACE/300 SQ. FT. GFA: 2873/300 = 10 SPACES  
 (EXCLUDING MEDICAL)

## PRELIMINARY SITE PLAN

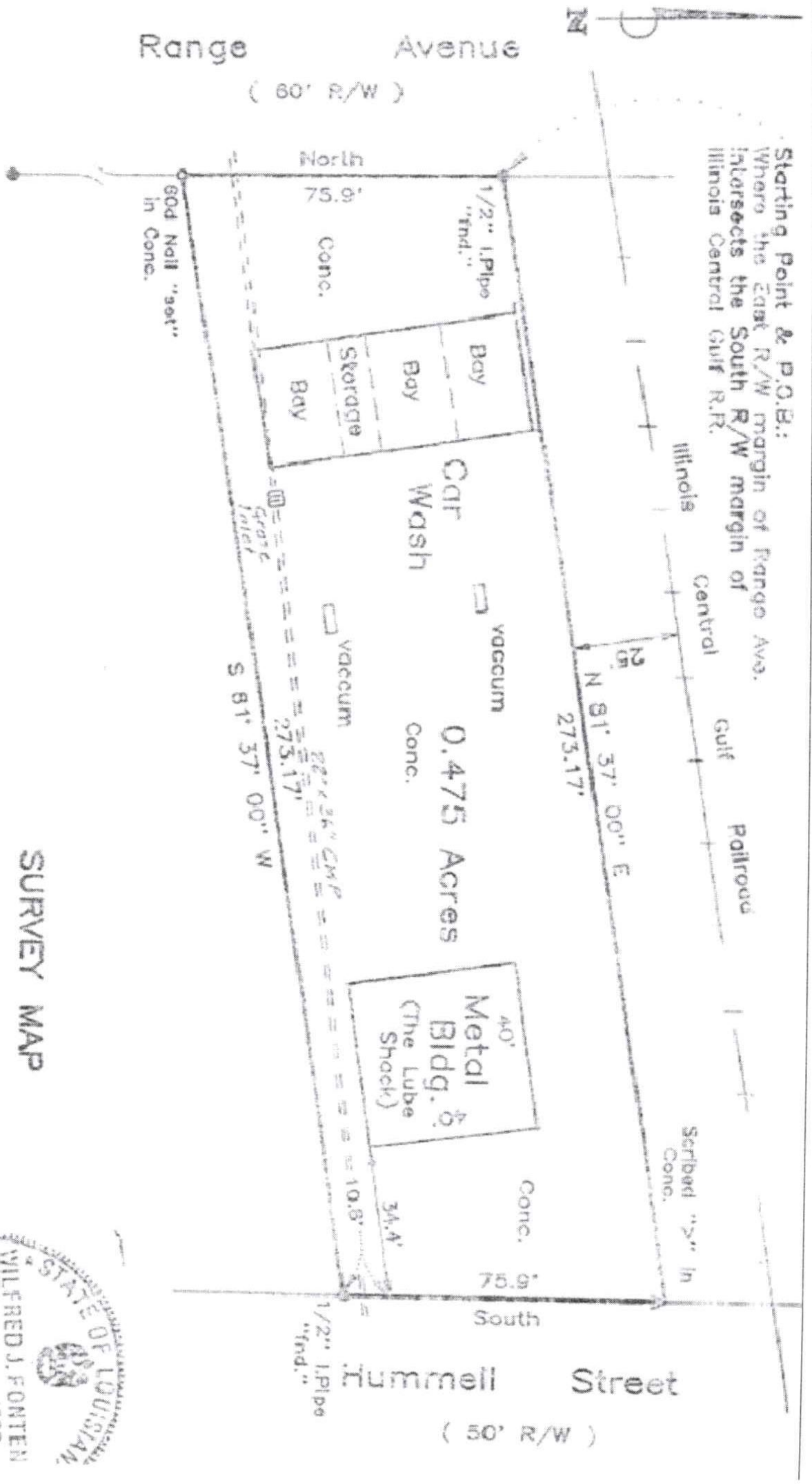
LOT 24-A, HIGHPOINT PLAZA II  
 CITY OF DENHAM SPRINGS  
 LIVINGSTON PARISH

FOR:  
HIDE INVESTMENTS, LLC

### LANGLOIS ENGINEERING, INC.

GERARD W. LANGLOIS, P.E.  
 11328 PENNYWOOD AVENUE  
 BATON ROUGE, LOUISIANA 70809  
 PH 225-293-8730 PAGER 225-377-1453

# Zoning Item #4



SURVEY MAP

