NOTICE OF PUBLIC MEETING
Posted July 29, 2020

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

DATE: August 10, 2020
TIME: 6:00 p.m.
PLACE: The Masonic Hall
313 Benton Street
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 13, 2020, as sent to each member.	
2	Hold a Public Hearing to consider the Resubdivision of Lots D-1 and Tract A into Lot AD-1 located in Section 30 & 48, T6S-R3E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RS-780) [Hatchell Ln]. Requested by JOLAS, LLC	

ZONING COMMISSION

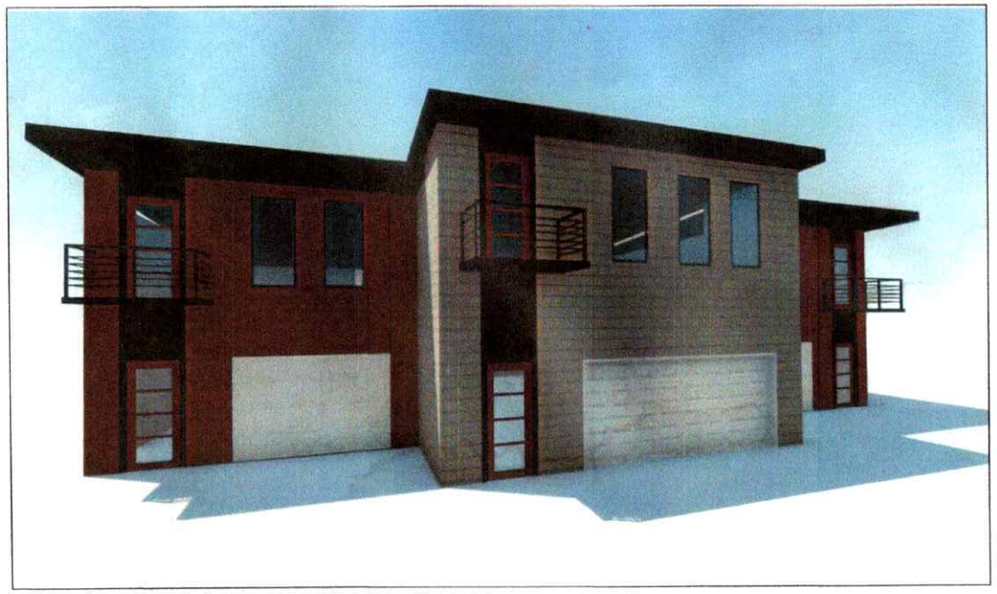
#	TOPICS	NOTES
1.	Approve the minutes of the previous meeting of July 13, 2020, as sent to each member.	
2.	Hold a Public Hearing on a Special Use Permit request for Parcel # 0337402A, in Section 68, T7S-R2E, G.L.D, City of Denham Springs, Livingston Parish Louisiana for the purpose of a residential town home development (SUP-106-20). Requested by Sam Nickroo [Triangular Corner @Rushing Rd & 4-H Club Rd]	
3.	Hold a Public Hearing on a variance request for a site area requirement from 5 acres to 0.60 acre request for Lots 9, 11 & 13 of Miley's Subdivision located in Sec 59, T6S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (V-1003). Requested by Bradley Barber [230 Capitol St]	
4.	Authorize a Public Hearing on a Rezoning request from C-2 Commercial to C-3 Commercial located in Section 30 & 48, T6S-R3E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RZ-434) [Hatchell Ln]. Requested by JOLAS, LLC; to be held at 6:00PM on September 14, 2020 @ the Masonic Hall-313 Benton Street	

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.

THE CROSSING @ RUSHING ROAD

LIVINGSTON, LA 70737



FEBRUARY 2020

GENERAL NOTES:

1. THE GENERAL CONTRACTOR IS RESPONSIBLE TO SUPPLY ALL SUBCONTRACTORS WITH CONSTRUCTION DRAWINGS AND SPECIFICATIONS NECESSARY TO BID AND/OR CONSTRUCT THIS PROJECT.

2. ALL DIMENSIONS ON THE FLOOR PLANS, UNLESS OTHERWISE NOTED, ARE TAKEN FROM CONCRETE EDGE AND CENTERLINE OF INTERIOR WALLS.

3. ANY PENETRATIONS OF, OR MODIFICATIONS TO CONCRETE MUST BE COORDINATED WITH ARCHITECT PRIOR TO CONSTRUCTION.

4. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO INSURE THE SAFETY OF THE PUBLIC AND/OR WORK PERSONS ON THE JOB AND TO PREVENT ACCIDENTS OR INJURY TO ANY PERSON ON, ABOUT OR ADJACENT TO THE PREMISES. THE CONTRACTOR SHALL COMPLY WITH ALL LAWS, ORDINANCES, CODES, RULES AND REGULATIONS RELATIVE TO SAFETY AND THE PREVENTION OF ACCIDENTS.

5. COORDINATE WITH OWNER'S REPRESENTATIVE, LOCATION OF CONTRACTORS' EQUIPMENT AND MATERIAL STORAGE.

6. ALL MECHANICAL WORK SHALL BE PERFORMED BY A LICENSED MECHANICAL CONTRACTOR AND IN ACCORDANCE WITH ALL APPLICABLE CODES AND STANDARDS.

7. ALL PLUMBING WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR AND IN ACCORDANCE WITH ALL APPLICABLE CODES AND STANDARDS.

8. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR AND IN ACCORDANCE WITH ALL APPLICABLE CODES AND STANDARDS.

9. ALL STRUCTURAL FRAMING WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND STANDARDS.

10. PRIOR TO SUBMITTING A FORMAL BID OR PRICE QUOTATION IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO THOROUGHLY EXAMINE THE CONTRACT DOCUMENTS TO UNDERSTAND THE INTENT OF THE DESIGN AND VISIT THE JOB SITE TO EXAMINE AND EVALUATE THE EXISTING CONDITIONS, INCLUDING VERIFYING ALL DIMENSIONS AND EXISTING CONSTRUCTION, VERIFYING LOCATIONS OF ALL UTILITIES ON THE SITE AND IF ANY CONFLICTS OR ERRORS IN THE DRAWINGS ARE FOUND, TO NOTIFY THE ARCHITECT, AS SET FORTH IN THE CONTRACT DOCUMENTS.

PROJECT INFORMATION:

PROJECT INFORMATION

OCCUPANCY CLASSIFICATION
IBC: R
NFPA: R

TYPE OF CONSTRUCTION
IBC: TYPE II B

NO. OF STORIES:	1
SPRINKLER SYSTEM REQUIRED:	NO
SMOKE DETECTION SYSTEM REQUIRED	YES
BUILDING HEIGHT:	22'
SPACE AREA:	2470 SF

GOVERNING CODES

2015 INTERNATIONAL BUILDING CODE
2015 INTERNATIONAL MECHANICAL CODE
2015 INTERNATIONAL PLUMBING CODE
2014 NATIONAL ELECTRICAL CODE
2012 NFPA 101, LIFE SAFETY CODE
2012 CABO-ANSI 117.1
2012 AMERICANS WITH DISABILITY ACT
2015 INTERNATIONAL FIRE CODE
2012 PRIVATE SEWAGE DISPOSAL CODE
2015 FUEL GAS CODE
2015 INTERNATIONAL ENERGY CONSERVATION CODE
2015 PROPERTY MAINTENANCE CODE
2012 NFPA 13R
2012 NFPA 20
2012 NFPA 70
2012 NFPA 72
2012 NFPA 90

TRAVEL DISTANCE

DEAD END CORRIDOR : 50'-0" MAX
COMMON PATH OF TRAVEL DISTANCE : 75'-0" MAX
EXIT ACCESS TRAVEL DISTANCE : 250'-0" MAX

RATED COMPONENTS(TABLE 601)

INTERIOR BEARING WALLS	2 HOURS
COLUMNS	0 HOURS
BEAMS, GIRDERS, TRUSSES & ARCHES	0 HOURS
FLOORS & FLOOR/CEILING ASSEMBLIES	0 HOURS
EXTERIOR BEARING WALLS	0 HOURS
EXTERIOR NON-BEARING WALLS	0 HOURS
VERTICAL ENCLOSURES	2 HOURS

CODE SUMMARY

STORIES	ALLOWABLE	PROPOSED
TYPE OF CONSTRUCTION	II-B	II-B
NUMBER OF STORIES	1	1
HEIGHT	22'	22'
MAX. FLOOR AREA	N/A	2470 SF
SPRINKLERED	YES	NO

* THESE VALUES ARE BASED UPON INCREASES ALLOWED WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1.

FIRE PROTECTION

AUTOMATIC FIRE ALARM SYSTEM

USE/OCCUPANCY

RESIDENTIAL
MERCANTILE GROUP M

INDEX OF DRAWINGS:

GENERAL
G100 — COVER SHEET
G200 — ADA INFORMATION

CIVIL
C100 — SURVEY
C200 — SITE PLAN
C300 — GRADING
C400 — DRAINAGE DESIGN
C500 — STORM DRAIN DESIGN
C600 — PAVING PLAN
C700 — UTILITY PLAN
C800 — EROSION CONTROL PLAN
C900 — DETAILS

ARCHITECTURAL
A100 — FLOOR PLAN
A120 — REFLECTED CEILING PLAN
A400 — ENLARGED FLOOR PLANS
A401 — ENLARGED FLOOR PLANS
A500 — NOT USED
A600 — EQUIPMENT PLAN
A601 — ENLARGE EQUIPMENT LAYOUT
A800 — NOT USED
A900 — DETAILS

MECHANICAL
M101 — MECHANICAL PLAN
M102 — SCHEDULES

E000 — SCHEDULES AND ABBREVIATIONS
E001 — LUMINAIRE SCHEDULE

PLUMBING
P100 — PLUMBING PLANS (SEWER)
P200 — PLUMBING PLANS (HOT AND COLD)

SYMBOLS LEGEND:

ROOM NUMBER
DOOR NUMBER
WINDOW TAG
COLUMN GRID TAG
KEY NOTE
DETAIL TAG
PHOTO TAG
KEY NOTE
KEY NOTE
KEY NOTE
PARTITION TAG
ELEVATION TAG
SECTION TAG

HATCH LEGEND:

PLAN:
NEW WALL
COOLER/FREEZER

ELEVATION:
GYP. BD. / STUCCO
CLEAR GLASS

SECTION:
C.M.U.
CONCRETE
STEEL

INSULATION
PLYWOOD
RIGID INSULATION
GYP. BD. / M.D.F. / SAND
EARTH

PROFESSIONAL OF RECORD:

MAP DESIGN GROUP, LLC
ARCHITECTS ENGINEERS
10988 N. HARRELLS FERRY ROAD SUITE 10
BATON ROUGE, LOUISIANA 70816
P. 225-767-4590 E. MAP@MAPGRP.COM

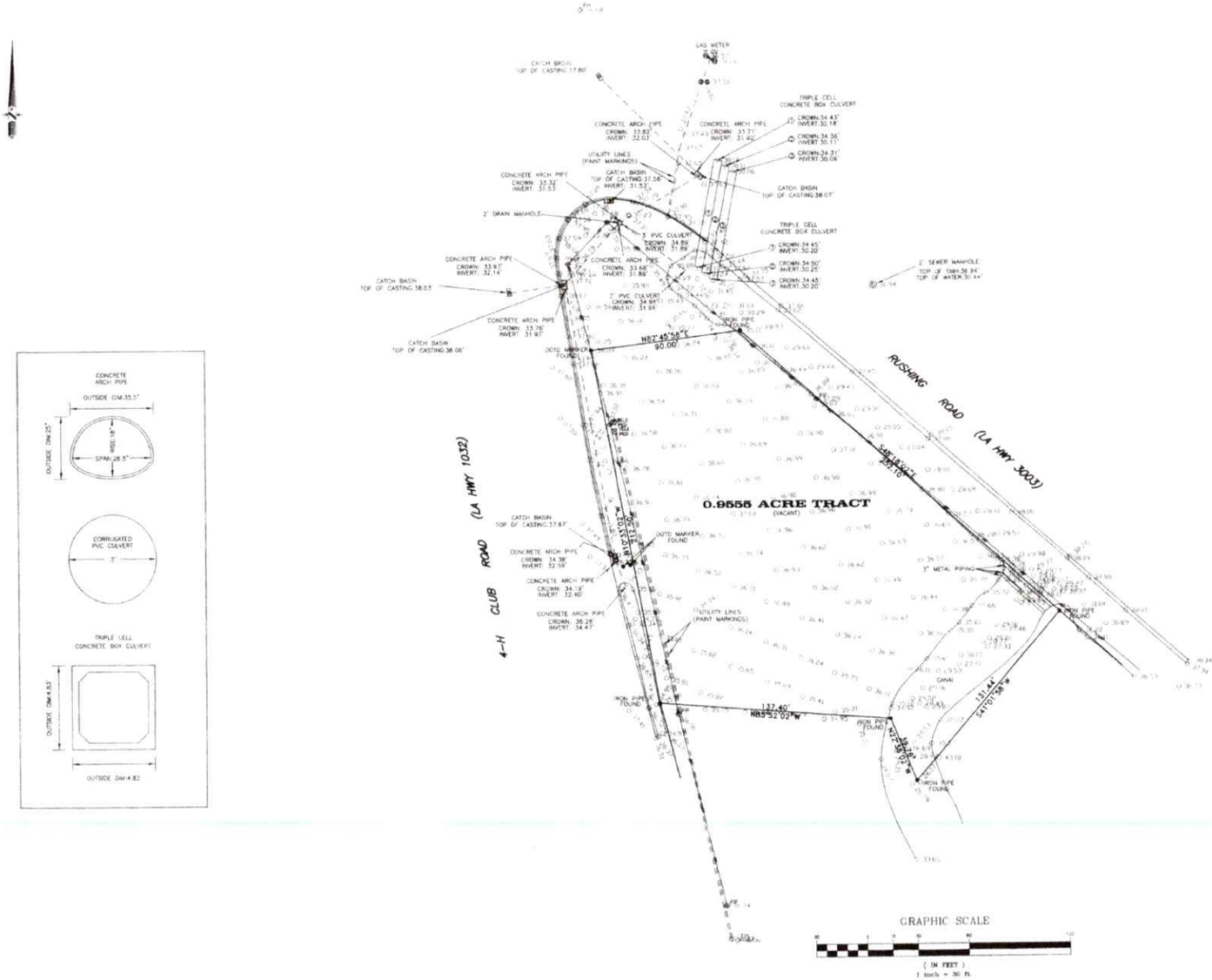
OWNER:
SAM NICKROO
720 RUSHING ROAD WEST
DENHAM SPRINGS, LA 70726

SURVEYOR:
RWK AND ASSOCIATES
1911 NORTH RANGE ROAD
DENHAM SPRINGS, LA 70726

MAP Project NO: 10.345.01

Seal:

ZONING ITEM # 2



NOTE:
ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. SOME ITEMS MAY NOT BE TO SCALE FOR CLARITY. DIMENSIONS OR SURVEY PREVAIL OVER THE SCALE. FENCES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND DO NOT REFLECT EXACT LOCATION OR CONDITION.

ELEVATION NOTES

THIS IS CERTIFY THAT SUBJECT PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONE, PER FLOOD INSURANCE RATE MAP (FIRM) DATED: APRIL 3, 2012 FLOOD ZONE: AE
BASE FLOOD ELEVATION: 43.5'
COMMUNITY PANEL # 220158 0205 E

GENERAL NOTES

THE SERVITUDES SHOWN ON THIS SURVEY ARE LIMITED TO THOSE FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE REFLECTED OR SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

THIS PERIMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO THE LEGAL TITLE, AND WAS MADE SOLELY ACCORDING TO THE INFORMATION PROVIDED THE SURVEYOR.

THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR EXTRACTED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND THE SURFACE FEATURES OF LOCATIONS ARE SHOWN. THE ACTUAL NONVISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATION PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON, INCLUDING PRIOR TO EXCAVATION AND DIGGING.

REFERENCE NOTES

ANGLES AND/OR BEARINGS ARE BASED ON REFERENCE PLAN #:
REFERENCE PLAN #1: BOUNDARY SURVEY BY RICHMOND W. KREBS & ASSOCIATES, LLC. DATED DECEMBER 13, 2019

DATE: JANUARY 30, 2020	DRAWN BY: RWK
SCALE: 1" = 30'	CHECKED BY:
JOB # 200035	

THIS IS TO CERTIFY THAT THE PROPERTY BOUNDARY SURVEY RECORDED HEREON WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS STIPULATED IN LOUISIANA ADMINISTRATIVE CODE TITLE 46:LXI, CHAPTER 25 FOR A CLASS "C" (SUBURBAN) SURVEY.

MADE AT THE REQUEST OF SAM NICKICO

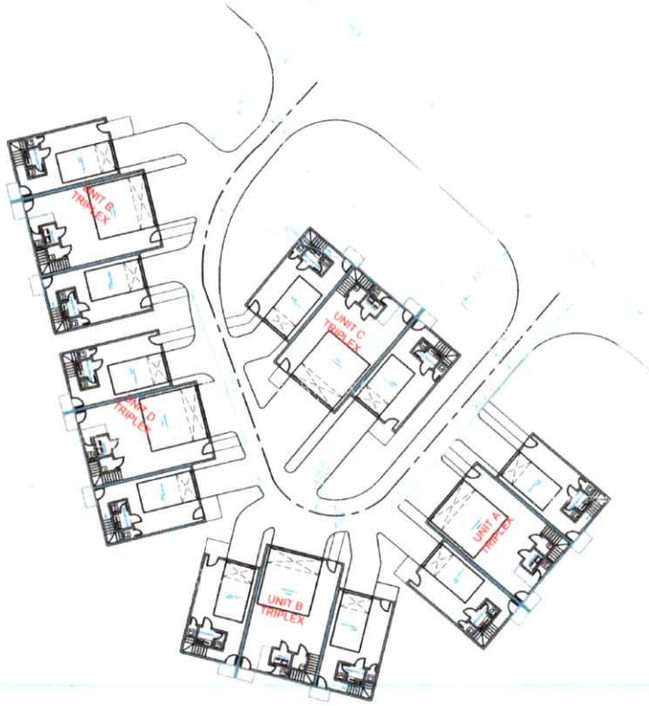
BY: Richmond W. Krebs

RICHMOND W. KREBS, SR., PLS, No. 4836

STATE OF LOUISIANA
RICHMOND W. KREBS
REG. NO. 4836
REGISTERED PROFESSIONAL
LAND SURVEYOR

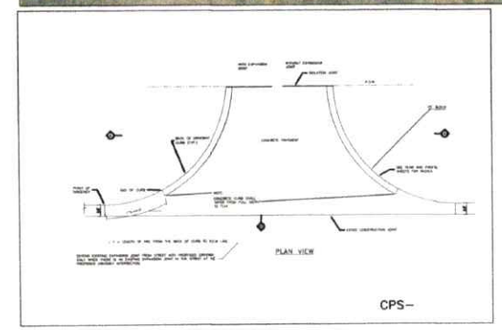
RWK Richmond W. Krebs & Associates, LLC
PROFESSIONAL LAND SURVEYING
1211 NORTH RANGE AVENUE | SUITE B
DENHAM SPRINGS, LA 70726
PH. (225) 435-7010 | FAX (225) 435-7011
www.rwkrebssurvey.com

TOPOGRAPHIC SURVEY OF A 0.9555 ACRE TRACT PARCEL No. 0337402 SECTION 68, T7S - R2E, GLD LIVINGSTON PARISH, LA



1 SITE PLAN

SCALE: 1'-0"=20'



DRIVEWAY DETAIL (3 / C2.00)
SCALE NTS

PARKING LIGHT FIXTURE (1 / C2.00)
SCALE NTS

MAP DESIGN GROUP, LLC
ARCHITECTS ENGINEERS
10066 N. HARRELLS FERRY ROAD SUITE 10
DAYTON, ROUGE, LOUISIANA 70816
P: 225-767-4590 E: MAP@MAPGRP.COM

This drawing and design are the property of The MAP Design Group, LLC. They are submitted on the condition that they are not to be used, reproduced, or copied, in whole or in part, or used for furnishing information to others, without the prior written consent of The MAP Design Group, LLC. All common law rights are hereby specifically reserved.

Issue Dates

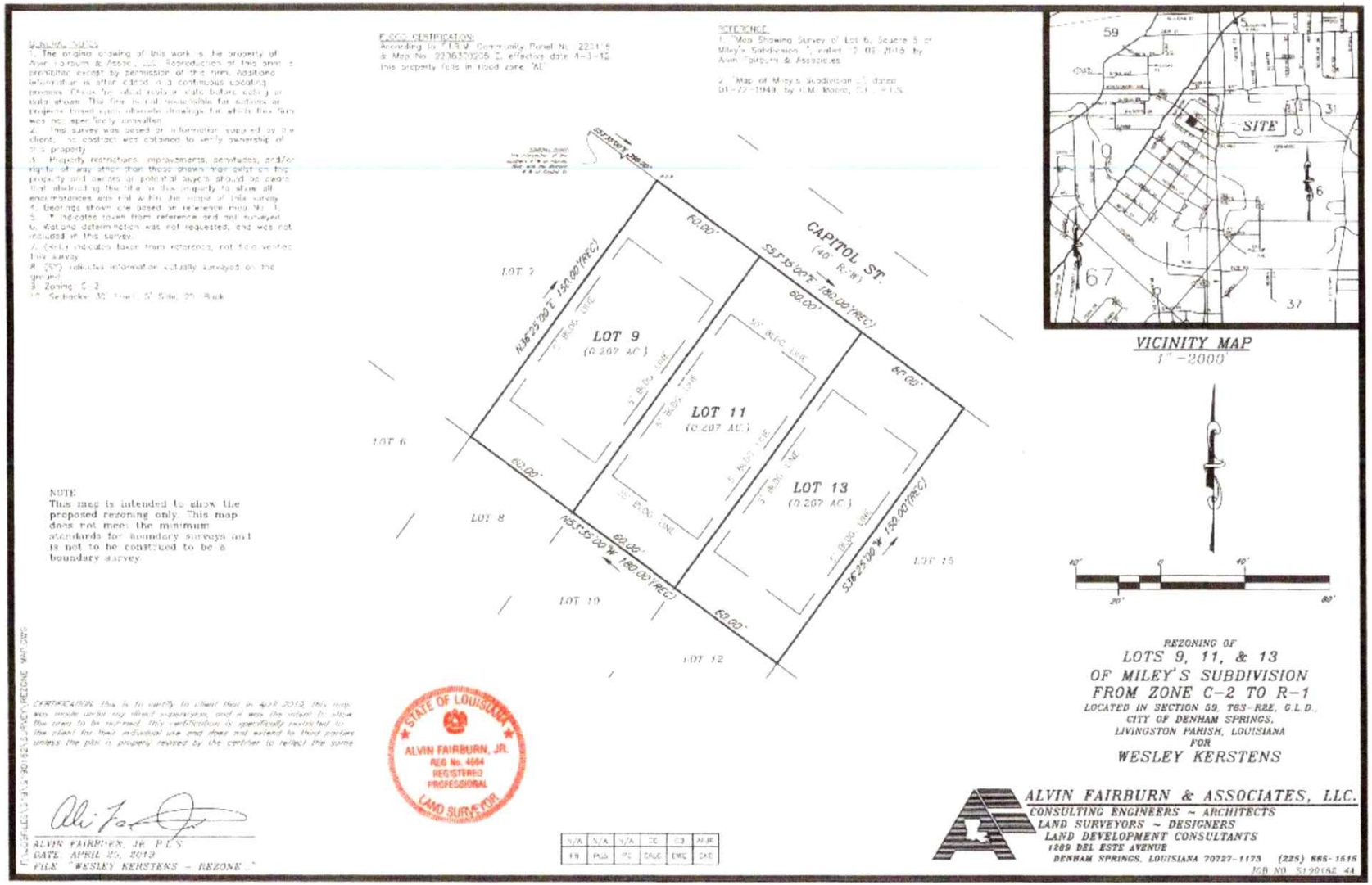
THE CROSSING AT RUSHING ROAD
A 0.955 ACRE TRACT PARCEL NO 0337402
LIVINGSTON PARISH, LA

APRIL 20, 2020

Sheet Title
GEOMETRICAL SITE PLAN

Sheet
C200

Zoning Item #3



1. Properties.

   The three properties at issue are contiguous properties totaling approximately 0.63 acre, or 27,400 square feet. A copy of the plat is attached as Exhibit A.

2. Existing Zoning.

   The properties are currently zoned R-1. Prior to July 9, 2019, the properties were zoned C-2 commercial. See the zoning verification from the City of Denham Springs attached as Exhibit B.

3. Existing Permitted Conditional Use.

   Permitted conditional uses under R-1 include "[h]omes for the aged, nursing homes, convalescent homes and orphan homes when located on a site having a minimum of five acres or 1,000 square feet per occupant, whichever is greater, including permanent employees domiciled upon the site."

4. Proposed Use.

   The properties were acquired by Bradley W. Barber for the purpose of building a male youth/young adult home on the site providing residents training and services to empower them to reach their highest potential through educational support, life skills training, career preparedness, housing and mentorship. It is envisioned that the home will house up to 12 residents plus three resident assistants living at the property full-time.

5. Proposed Variance.

   The properties at issue do not total five acres, but do exceed by a large margin the 1,000 square foot per resident criteria. We therefore request a variation from the five acre minimum to 0.60 acres.

PLANNING ITEM #2
ZONING ITEM #4

BASE BEARING: GPS - C46NET - RTN (LA SPCS SOUTH ZONE – NAD 83)
FLOOD ZONE: "X" BASE FLOOD ELEVATION: N/A
F.E.M.A. F.I.R.M. PANEL NO. 220116 0115 E DATE: 4/03/12

DRAWN BY:	CTM
CREW CHIEF:	BMH
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: 9.538 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 – Hatchell Lane and Cockerham Road
8. Electricity: Entergy
9. Telephone: AT&T
10. Drainage District: 1
11. Fire District: 3
12. Recreation District: Denham Springs
13. Zoning: C–2, C–3

● = Fd. 1/2" I.Rod (Unless otherwise noted)

Recommended for Approval:
City of Denham Springs
Planning Commission

Fred Banks, Chairman — Date

City Engineer — Date

Approved:
City of Denham Springs

Gerard Landry, Mayor — Date

THIS SURVEY WAS PREPARED AT THE REQUEST AND FOR THE EXCLUSIVE USE OF:
JOLAS, LLC

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:

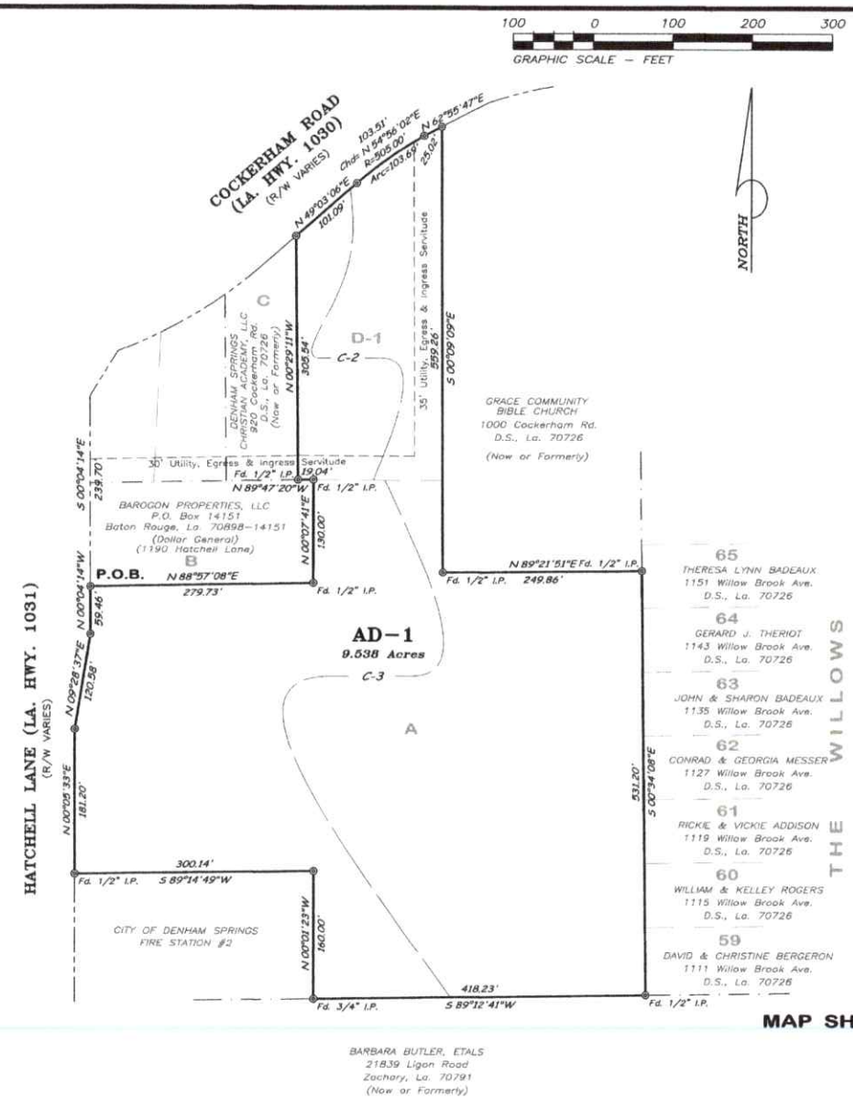
THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS MAP IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR CLASS "C" SURVEYS AND IT WAS THE INTENT TO SUBDIVIDE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

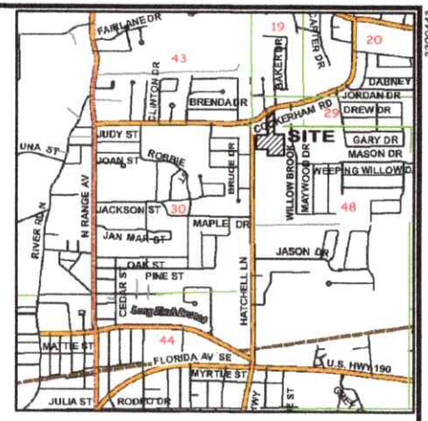
THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT FOR THE REQUIRED SUBDIVISION OF PROPERTY ONLY, AND DOES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAT IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT SAME.

PRELIMINARY 7/28/2020
LESTER A. McLIN, JR. — DATE
PROFESSIONAL LAND SURVEYOR
REG. # 4470
McLIN TAYLOR, INC.

LESTER A. McLIN, JR. Name
PRELIMINARY
4470 PLS Lic. No.

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





VICINITY MAP
SCALE: 1" = 2000'

REFERENCE:

1. STATE OF LOUISIANA, D.O.T.D., RIGHT OF WAY MAP, STATE PROJECT NO. 832-11-0011 & 832-15-0006 TURN LANES LA. 1030 & LA. 1031 BY PAUL J. MOREL, P.L.S., DATED 4-27-2006 AND LAST REVISED 4-30-2007.
2. MAP SHOWING RESUBDIVISION OF A 8.898 ACRE TRACT INTO TRACT A & B, LOCATED IN SECTION 48, T6S-R3E..., BY G. WAYNE SLEDGE, P.L.S., DATED 12-9-2003.
3. MAP SHOWING RESUBDIVISION OF LOT D & E OF DR. MOSS M. BANNERMAN PROPERTY INTO LOT D-1 LOCATED IN SECTION 30, T6S-R3E...., BY W.J. FONTENOT, P.L.S., DATED 4-04-2000.
4. MAP SHOWING SURVEY OF A 9.538 ACRE TRACT (BEING LOT D-1 & TRACT A) LOCATED IN SECTION 30, T6S-R3E...., BY LESTER A. McLIN, JR., P.L.S., DATED 4-28-2020.

MAP SHOWING SURVEY & CONSOLIDATION
OF
Lot D-1 and Tract A
INTO
Lot AD-1

LOCATED IN SECTION 30 & 48, T 6 S-R 3 E
GREENSBURG LAND DISTRICT
CITY OF DENHAM SPRINGS
LIVINGSTON PARISH, LOUISIANA
FOR
JOLAS, LLC

McLin Taylor, Inc.
Engineering and Land Surveying
28339 FROST ROAD LIVINGSTON, LA. 70754 (225)686-1444

2200443