

**NOTICE OF PUBLIC MEETING**  
Posted March 5, 2020

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

**DATE:** March 9, 2020  
**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 February 10, 2020, as sent to each member.	

**ZONING COMMISSION**

#	TOPICS	NOTES
1.	Approve the minutes of the previous meeting of February 10, 2020, as sent to each member.	
2.	Hold a Public Hearing on a Rezoning request from I-1 & I-2 Industrial to R-3 Residential of Parcel # 0344812 located in Section 31, T6S-R3E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RZ-431). Requested by DCP LandDS, LLC [425 Florida Ave SE]	
3.	Hold a Public Hearing on a Rezoning request from C-2 Commercial to C-3 Commercial located in Section 67, T6S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RZ-432). Requested by Anthony Dentre [1485 4-H Club Rd]	
4.	Hold a Public Hearing on a variance request for existing accessory structures located within 5 ft. of the property line of Tracts C located in Section 26, T7S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (V-1001). Requested by Matthew & Lunden Sanchez. [2246 Augusta Ln]	

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.



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**REFERENCE:**

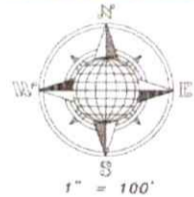
1.) Plot recorded in the Livingston Parish Clerk of Courts File Number 855076, Book 2348 Page 758



VICINITY MAP  
A T S



Rezoning of  
Parcel Number 0344812  
Located in  
Section 31, T6S-R3E, G.L.D.,  
City of Denham Springs, LA.  
for  
DCP LandDS, LLC.



AFA JOB NUMBER: E190428



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

**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.

Recommended for Approval:  
City of Denham Springs  
Planning Commission

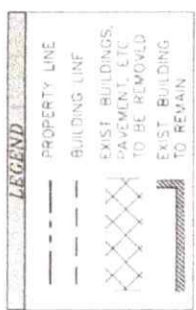
Fred Banks \_\_\_\_\_ Date  
Chairman

Approved: \_\_\_\_\_  
City of Denham Springs

Gerard Landry \_\_\_\_\_ Date  
Mayor

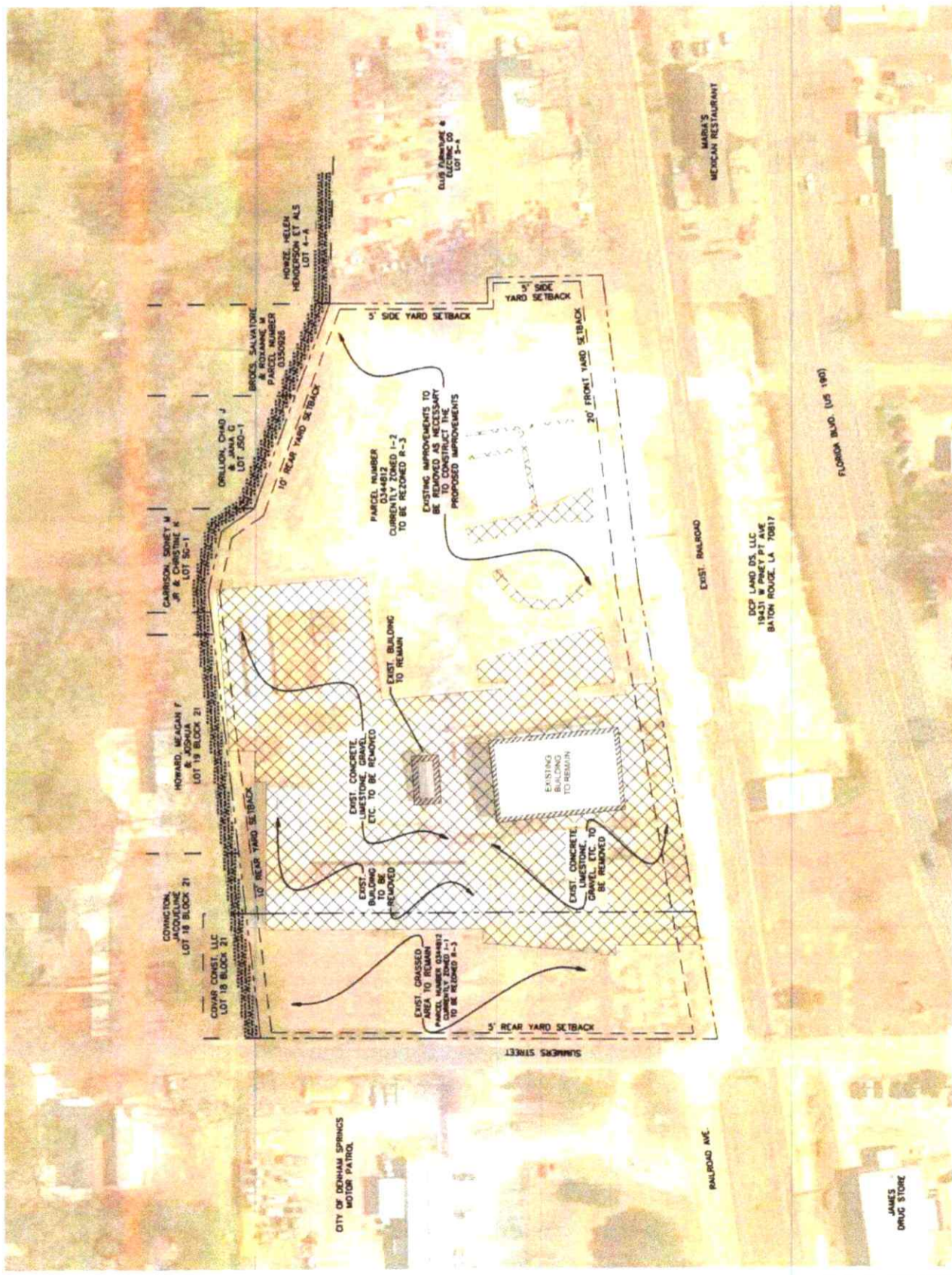
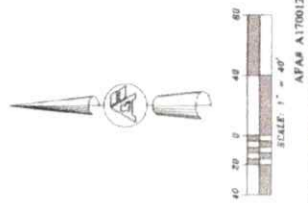
**ALVIN FAIRBURN & ASSOCIATES, LLC**  
CONSULTING ENGINEERS ~ LAND SURVEYORS  
LAND DEVELOPMENT CONSULTANTS ~  
PROJECT DESIGNERS  
1285 DEL ESTE AVE  
DENHAM SPRINGS, LOUISIANA 70726 (225) 665-1515





**GENERAL NOTES**

1. THE ORIGINAL DRAWING OF THIS WORK IS THE PROPERTY OF ALVIN FAIRBURN & ASSOCIATES, LLC, AND REPRODUCTION OF THIS PRINT IS PROHIBITED EXCEPT BY WRITTEN PERMISSION OF THIS FIRM. ADDITIONAL INFORMATION IS OFTEN ADDED IN A CONTINUOUS UPDATING PROCESS WITHOUT RECORDING CHANGES IN THE PUBLIC RECORDS. THIS FIRM CAN NOT BE RESPONSIBLE FOR SURVEYS, LEGAL TRANSACTIONS, OR PROJECTS WHICH ARE NOT BASED ON AN UPDATED PLAT WHICH IS MADE BY THIS FIRM AND BASED ON THE MOST RECENT INFORMATION AND PROPER STANDARDS OF CARE.
2. PROPERTY RESTRICTIONS, SERVITUDES, AND/OR RIGHT OF WAYS OTHER THAN THOSE SHOWN MAY EXIST ON THIS PROPERTY AND OWNERS OR POTENTIAL BUYERS SHOULD BE AWARE THAT ABSTRACTING THE TITLE TO SHOW ALL ENCUMBRANCES WERE NOT WITHIN THE SCOPE OF THIS PROJECT. LIVINGSTON PARISH DOES NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS. HOWEVER, THE APPROVAL OF THIS PLAN DOES NOT RELEASE THE PROPERTY OWNER AND/OR CONTRACTOR/BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS WHICH MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT.
3. THIS DRAWING WAS PREPARED USING INFORMATION SUPPLIED BY THE CLIENT. NO ABSTRACT WAS OBTAINED TO VERIFY OWNERSHIP OF THIS PROPERTY.



# DENHAM SPRINGS HOUSING AUTHORITY

## EXISTING SITE AND DEMO

**ALVIN FAIRBURN & ASSOCIATES, LLC**  
 CONSULTING ENGINEERS - LAND SURVEYORS  
 LAND DEVELOPMENT CONSULTANTS -  
 PROJECT DESIGNERS  
 1110 SOUTH RANGE AVENUE  
 DENHAM SPRINGS, LOUISIANA, 70727-1173 (225) 665-1515





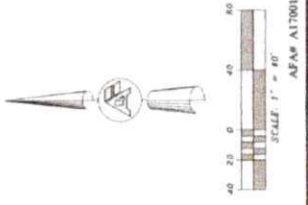
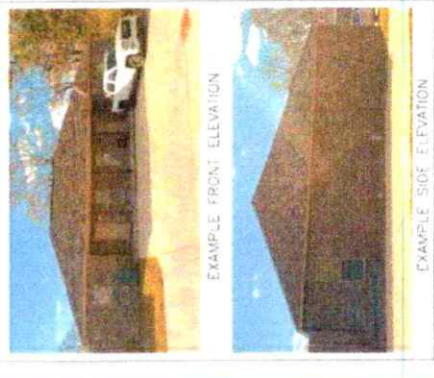


VICINITY MAP

**DEVELOPMENT SUMMARY**

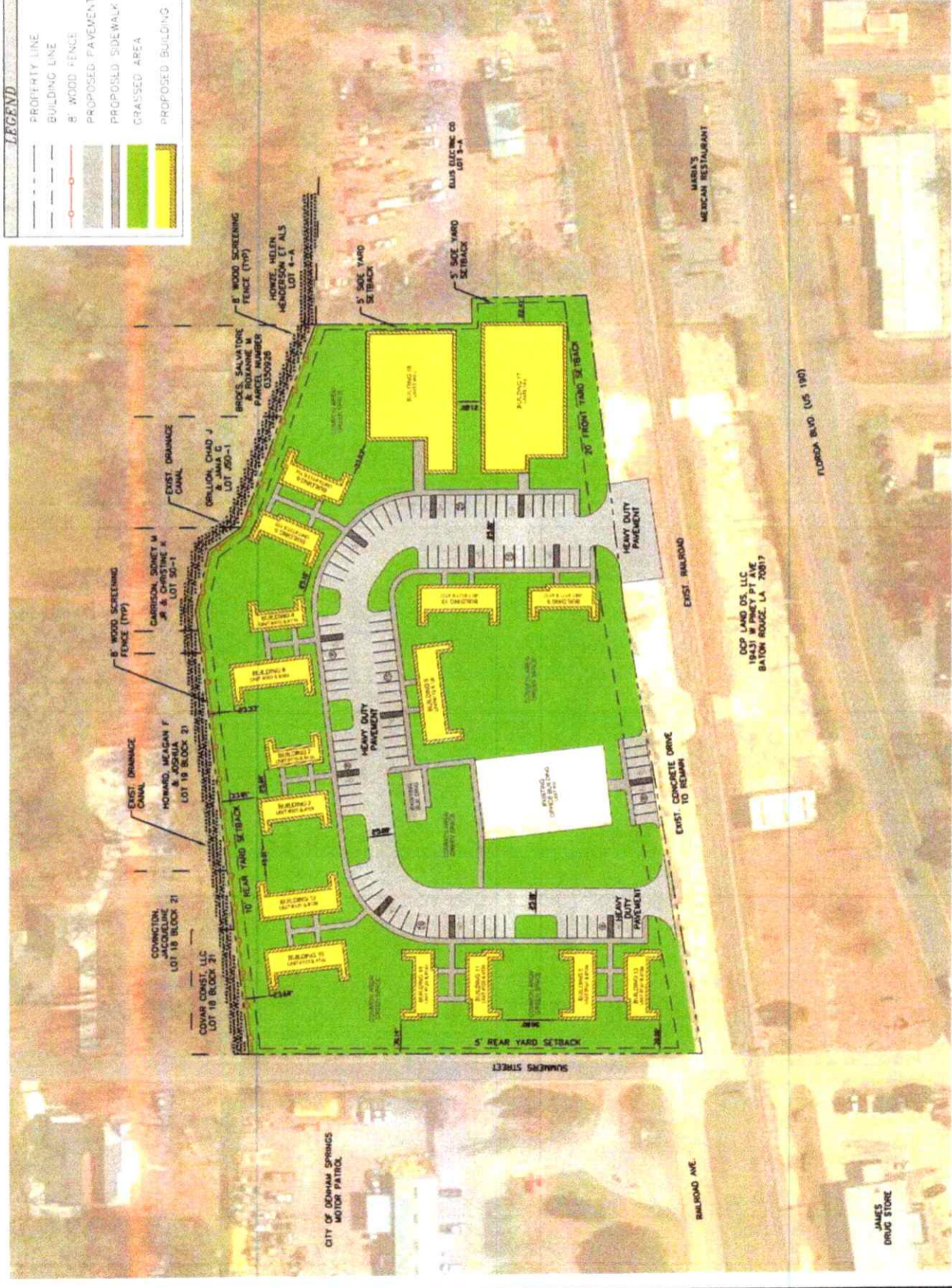
SITE AREA	25.4 AC
ZONING	R-3
SETBACKS: FRONT-20', SIDE-5', REAR-10'	
NUMBER OF BUILDINGS	19
NUMBER OF UNITS	52
TOTAL BUILDING AREA	42,530 SF
PROPOSED UNITS:	
1 BR	26
2 BR	8
3 BR	8
4 BR	2
PARKING SPACES, REQ'D	104 (2 SP/UNIT)
PARKING SPACES, PROP.	104
ADA SPACES, PROPOSED	15

**EXAMPLE BUILDING ELEVATIONS**



**LEGEND**

--- (dashed line)	PROPERTY LINE
--- (solid line)	BUILDING LINE
--- (dashed line with circles)	8' WOOD FENCE
--- (dotted line)	PROPOSED PAVEMENT
--- (dotted line with circles)	PROPOSED SIDEWALK
--- (green area)	GRASSED AREA
--- (yellow area)	PROPOSED BUILDING



# DENHAM SPRINGS HOUSING AUTHORITY

## CONCEPTUAL SITE LAYOUT

ALVIN FAIRBURN & ASSOCIATES, LLC  
 CONSULTING ENGINEERS - LAND SURVEYORS  
 LAND DEVELOPMENT CONSULTANTS -  
 PROJECT DESIGNERS  
 1116 SOUTH RANGE AVENUE  
 DENHAM SPRINGS, LOUISIANA 70727-1173 (225) 465-1515



JAMES  
 DRUG STORE







**LEGAL DESCRIPTION**  
 Parties participating in this matter are the City of Denham Springs, Louisiana, and the City of Denham Springs, Louisiana, which shall be considered as the same party herein.

According to the Plat Commission Order No. 227117, dated 08/20/2013, the City of Denham Springs, Louisiana, has been granted a plat for the subject property.

**REFERENCE**  
 1. Survey Map of Denham Parish, Louisiana, dated 11/24/11, by John Taylor, P.E.  
 2. Plat for the subject property, dated 08/20/13, by the City of Denham Springs, Louisiana.

**VICINITY MAP**  
 1" = 2000'

**SCALING ERROR**  
 The dimensions of the subject property are as shown on this map. The City of Denham Springs, Louisiana, has been granted a plat for the subject property.

**LA HWY 1092-AH CLUB ROAD**  
 (APPROXIMATE 100' WIDE)

**LA HWY 3003-RUSHING ROAD**  
 (APPROXIMATE 100' WIDE)

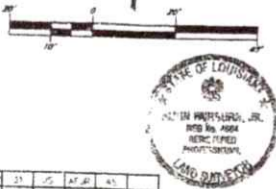
**TRACT B-1**  
 (0.73 ACRES)

**TRACT B-2**  
 (0.08 ACRES)

**SEWERAGE**  
 The sewer lines shown on this map are a method of sewage disposal which are subject to an approved sanitary sewer system with the method of sewage treatment and disposal has been determined by the local public health authority.

**PLAT INFORMATION**  
 The Commission and State Engineer have approved this plat for recording in the public records. The City of Denham Springs, Louisiana, has been granted a plat for the subject property. The plat for the subject property is subject to the approval of the local public health authority.

- GENERAL NOTES**
- The project shown on this map is the project of the City of Denham Springs, Louisiana, and the City of Denham Springs, Louisiana, which shall be considered as the same party herein.
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**Recommended for Approval:**  
 City of Denham Springs  
 Planning Commission

*[Signature]* 5/28/2014  
 Fred Baker  
 Chairman

*[Signature]* 5/12/2014  
 Acting City Engineer

**Approved:**  
 City of Denham Springs

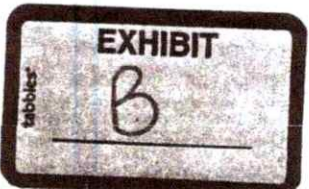
*[Signature]* 5/28/14  
 Mayor

**MAP SHOWING RESUBDIVISION OF TRACT B, FORMERLY A PORTION OF THE TOM SULLIVAN PROPERTY INTO TRACT B-1 & B-2 LOCATED IN SECTION 67, T6S-R2E, C.L.D., CITY OF DENHAM SPRINGS, LIVINGSTON PARISH, LOUISIANA FOR CITY OF DENHAM SPRINGS**

**ALVIN FAIRBURN & ASSOCIATES, LLC.**  
 CONSULTING ENGINEERS ~ ARCHITECTS  
 LAND SURVEYORS ~ DESIGNERS  
 LAND DEVELOPMENT CONSULTANTS  
 1288 DEL ESTE AVENUE  
 DENHAM SPRINGS, LOUISIANA 70727-1173 (225) 866-1516  
 JOB NO. A170113-24

PL	CD	CE	CA	CL	CH
CR	RC	CC	CC	CC	CC

*[Signature]*  
 ALVIN FAIRBURN OR, P.L.C.  
 DATE: APRIL 15, 2014  
 FILE: "DENHAM SPRINGS, RUSHING RD."



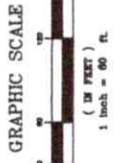






NO ATTEMPT HAS BEEN MADE BY SIGMA CONSULTING GROUP, INC. TO VERIFY THE ACCURACY OF THE INFORMATION SHOWN HEREON AS A BASIS OF PROVIDING PRIVATE ACCESS TO TRACT "A", TRACT "B" OR TRACT "C". NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, OR OTHER STRUCTURE BE CONSTRUCTED OR INSTALLED WITHIN OR ON ANY OF THE TRACTS OR UNLAWFULLY EXTENDED THEREON WITHOUT THE WRITTEN CONSENT OF THE CITY OF DONHAM SPRINGS HAS NO RESPONSIBILITY FOR THE MAINTENANCE OF THE PRIVATE ACCESS SERVICE.

UTILITIES SHOWN HEREON WERE LOCATED BY VISIBLE EVIDENCE ONLY. SUBSURFACE UTILITIES WERE NOT REQUESTED AND ARE NOT SHOWN ON THIS SURVEY. CONTACT LA 811 BEFORE DIGGING.



**LEGEND**

- SEWER CLEAN OUT
- SANITARY SEWER MANHOLE
- CABLE TV BOX
- TELEPHONE PEDESTAL
- POWER POLE
- FIRE HYDRANT
- FLAG POLE
- GRATE INLET
- GAS METER
- OVERHEAD UTILITIES
- SANITARY SEWER LINE
- BARBED WIRE FENCE
- BOARD FENCE

**GENERAL NOTES:**  
ZONING: R-1  
TOTAL TRACTS: 3  
DATE OF SURVEY: 9/14/23  
BY: J. ROBERTS, P.L.S.  
CITY OF DONHAM SPRINGS  
CITY ENGINEER

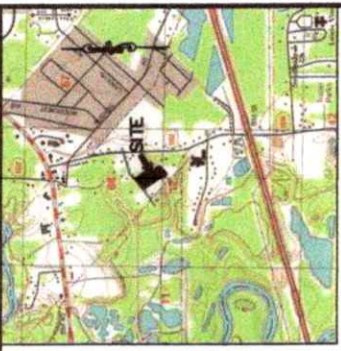
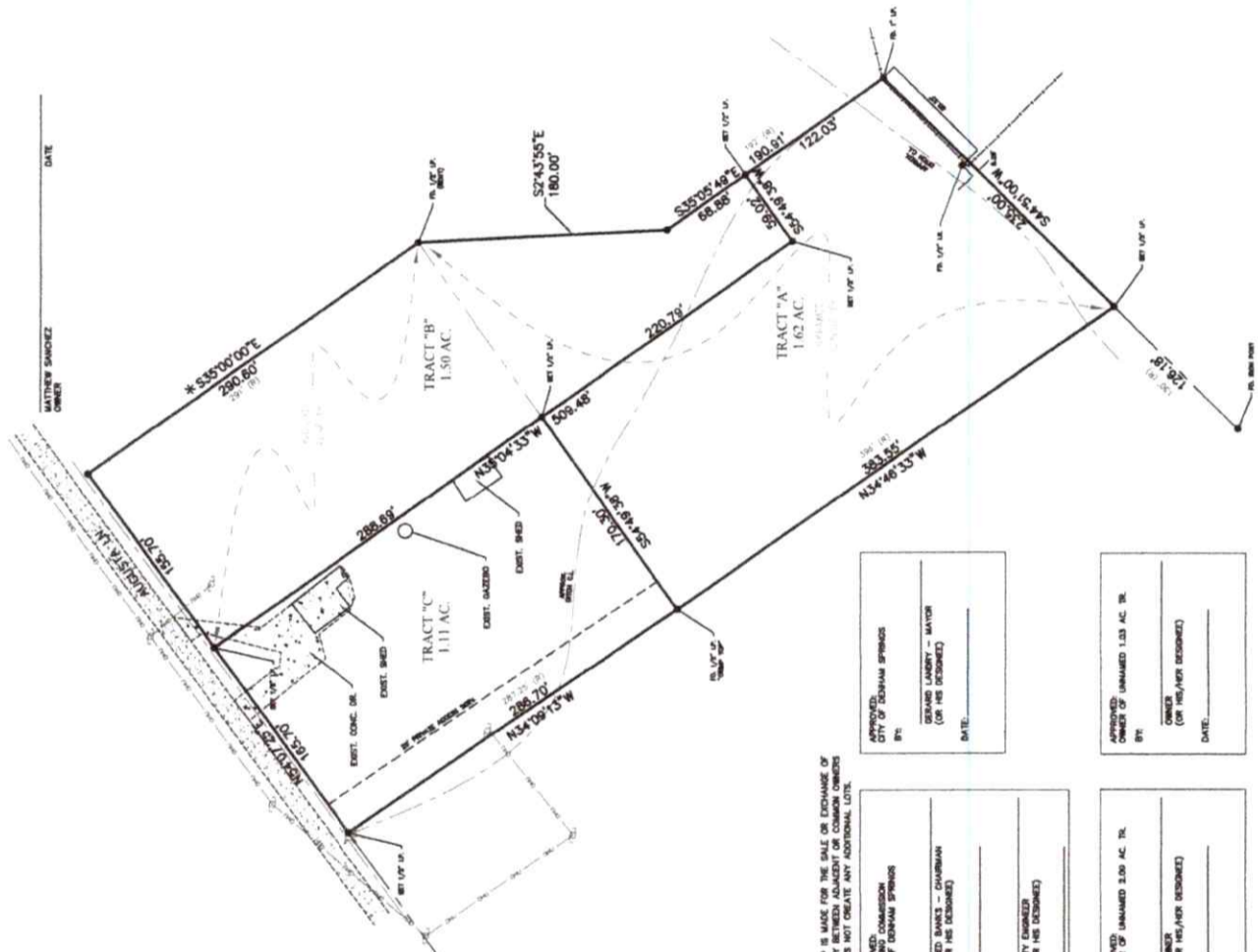
ACCORDING TO FIRM RECORDS, DATED 4-13-12, THE PROPERTY LIES IN ZONE "A" (OF PARCELS 607893). THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED PRIOR TO INSTALLATION OF IMPROVEMENTS.  
A RELEASE DETERMINATION WAS NOT REQUESTED AND IS NOT PART OF THIS SURVEY.  
THE INFORMATION ON THIS PLAN OR MAP DOES NOT INSURE THE IMMEDIATE PROPERTY OWNER OR FUTURE PROPERTY OWNER FROM COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND PARISH LAWS AND ORDINANCES CONCERNING THE SALE AND DEVELOPMENT OF THE PROPERTY.

**REFERENCE MAPS:**  
1) "PLAT SHOWING SURVEY OF 6.81 ACRES" BY J.C. KERSTENS C.L., DATED 9/14/83  
2) "PLAT OF SURVEY OF LOT" BY J.C. KERSTENS C.L., DATED 10/14/74  
3) "PLAT OF SURVEY OF LOT" BY J.C. KERSTENS C.L., DATED 10/14/74

**NOTE:**  
ALL BEARINGS SHOWN HEREON, WITH THE EXCEPTION OF THE REFERENCE BEARINGS, SHOULD BE CONSIDERED "MEASURED". THE BEARINGS SHOWN ON THE REFERENCE MAPS LISTED ABOVE DO EXIST.  
\* REFERENCE BEARINGS BEING THE EASTERLY LINE OF AN EXIST. UNNAMED 1.04 AC. TR. AS SHOWN ON ABOVE REFERENCE MAP NO. 1.  
● DENOTES TYPING 1/2" FROM PINE UNLESS OTHERWISE NOTED

PRIVATE REGULATION: "PRIVATE ACCESS SERVICE" SHOWN HEREON IS HEREBY DEDICATED AS A BASIS OF PROVIDING PRIVATE ACCESS TO TRACT "A", TRACT "B" OR TRACT "C". NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, OR OTHER STRUCTURE BE CONSTRUCTED OR INSTALLED WITHIN OR ON ANY OF THE TRACTS OR UNLAWFULLY EXTENDED THEREON WITHOUT THE WRITTEN CONSENT OF THE CITY OF DONHAM SPRINGS HAS NO RESPONSIBILITY FOR THE MAINTENANCE OF THE PRIVATE ACCESS SERVICE.

OWNER: MATTHEW SANCHEZ  
DATE: \_\_\_\_\_



VICINITY MAP  
1" = 2000'

MAP SHOWING SURVEY AND DIVISION OF AN UNNAMED 2.09 AC. TRACT, & AN UNNAMED 1.03 AC. TRACT, INTO TRACT "A" & TRACT "B" AND SURVEY AND REDESIGNATION OF AN UNNAMED 1.11 AC. TRACT INTO TRACT "C" LOCATED IN SECTION 68 T-7-S, R-2-E, ST. HELENA MERIDIAN, G.L.D. PARISH OF LIVINGSTON, LOUISIANA FOR MATTHEW AND LUNDEN SANCHEZ

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS ACTUALLY MADE ON THE GROUND, UNDER MY DIRECT SUPERVISION AND THAT THIS MAP AND THE FIELD BOOKS ON WHICH IT IS BASED WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A CLASS "C" SURVEYOR AS ESTABLISHED BY THE LOUISIANA PROFESSIONAL BOARD OF ENGINEERS AND LAND SURVEYORS, AND THAT THERE ARE NO VISIBLE IMPROVEMENTS EITHER WAY ACROSS THE TRACTS SHOWN HEREON THAT WOULD AFFECT THE ACCURACY OF THE SURVEY. I AM NOT PROVIDING THIS SURVEY TO ANY OTHER PARTY WITHOUT THE WRITTEN CONSENT OF THE CITY OF DONHAM SPRINGS. THIS SURVEY IS SUBJECT TO ALL APPLICABLE PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.



MATTHEW J. ROBERTS, P.L.S.  
REG. NO. 10000  
DATE: \_\_\_\_\_

**SIGMA CONSULTING GROUP, INC.**  
ENGINEERING CONSULTANTS  
10000 Antelope Highway  
Baton Rouge, Louisiana 70818  
(504) 298-0000

