

NOTICE OF PUBLIC MEETING
Posted January 30, 2023

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

DATE: February 13, 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 January 9, 2023 as sent to each member.	
2.	Hold a Public Hearing to consider the Resubdivision of Lot 6-A & Lot 7 Herbert Hoover Subdivision and a 0.60-acre Tract into Lot 6A-1, located in Section 58, T6S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RS-816). Requested by John T. Jarreau. [513 Julia St.]	

ZONING COMMISSION

#	TOPICS	NOTES
1.	Approve the minutes of the previous meeting of January 9, 2023, 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-111-23). Requested by Sam Nickroo [Triangular Corner @Rushing Rd & 4-H Club Rd]	
3.	Authorize a Public Hearing on a Rezoning request from C-2 Commercial to R-1 Residential for Lot 3-A-1 located in Section 37, T7S-R3E, G.L.D, City of Denham Springs, Livingston Parish, Louisiana (RZ-444). Requested by Dulce Azua. [208 Centerville St NE]	

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.

SITE DATA:
 TOTAL AREA BEING SUBDIVIDED -- 51969.27 SQ. FT. (1.193 ACRES)
 TOTAL NUMBER OF LOTS ----- 2 (3 LOTS BECOMING 2 LOTS, NO NEW LOTS CREATED)
 STREET --- JULIA STREET (60' RIGHT OF WAY)

ZONING AND SETBACK REQUIREMENTS:
 ZONING: R-1
 FRONT YARD - 30 FEET
 REAR YARD - 25 FEET
 SIDE YARD - 5 FEET
 MINIMUM LOT SIZE - 8400.00 SQ. FT.
 MINIMUM LOT WIDTH: 70 FEET
 MINIMUM LOT DEPTH: 120 FEET
 MAX BUILDING HEIGHT: 35 FEET

UTILITY & CITY SERVICES
 SEWAGE DISPOSAL: CITY OF DENHAM SPRINGS
 WATER SUPPLY: CITY OF DENHAM SPRINGS
 GAS SUPPLY: CITY OF DENHAM SPRINGS
 SCHOOL DISTRICTS: DENHAM SPRINGS
 ELECTRIC: ENTERGY
 TELEPHONE: AT&T
 DRAINAGE DISTRICT: 1
 FIRE DISTRICT: 5
 RECREATION DISTRICT: DENHAM SPRINGS

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

DEDICATION OF SERVITUDE:
 THE SERVITUDES, EASEMENTS, AND/OR DRAINAGE RIGHTS-OF-WAYS SHOWN HEREON ARE DEDICATED FOR THE USE BY ANY PUBLIC OR PRIVATE ENTITY RELATING TO HEALTH, UTILITY SERVICES, SAFETY AND THE LIKE. NO TREES, SHRUBS OR OTHER PLANTS SHALL BE PLANTED, NOR BUILDING STRUCTURE OR FENCE CONSTRUCTED WITHIN THE LIMITS OF ANY SERVITUDE SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH THE PURPOSE FOR WHICH THE SERVITUDE IS GRANTED.

BUYER BEWARE:
 "STREETS, SERVITUDES AND RIGHT-OF-WAYS IN THE SUBDIVISION WHICH DO NOT JOIN OR CONNECT WITH PUBLICLY MAINTAINED STREETS, ROADS, SERVITUDES OR RIGHTS-OF-WAY SHALL "NOT" BE MAINTAINED BY THE LIVINGSTON PARISH COUNCIL OR ANY OTHER PUBLIC BODY"

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 HEALTH UNIT OF LIVINGSTON PARISH.

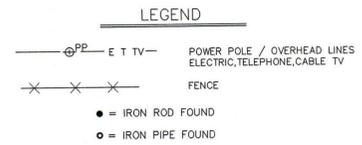
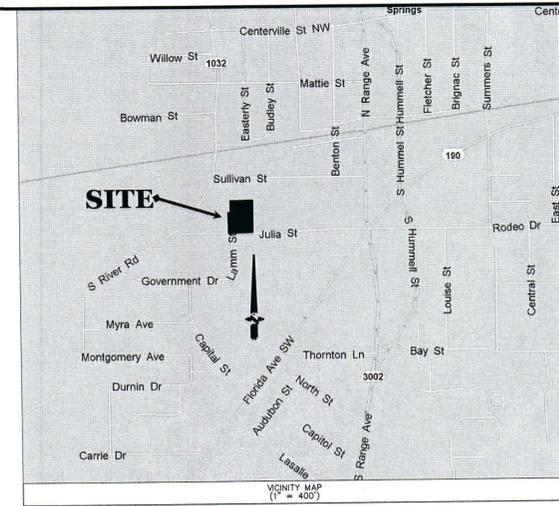
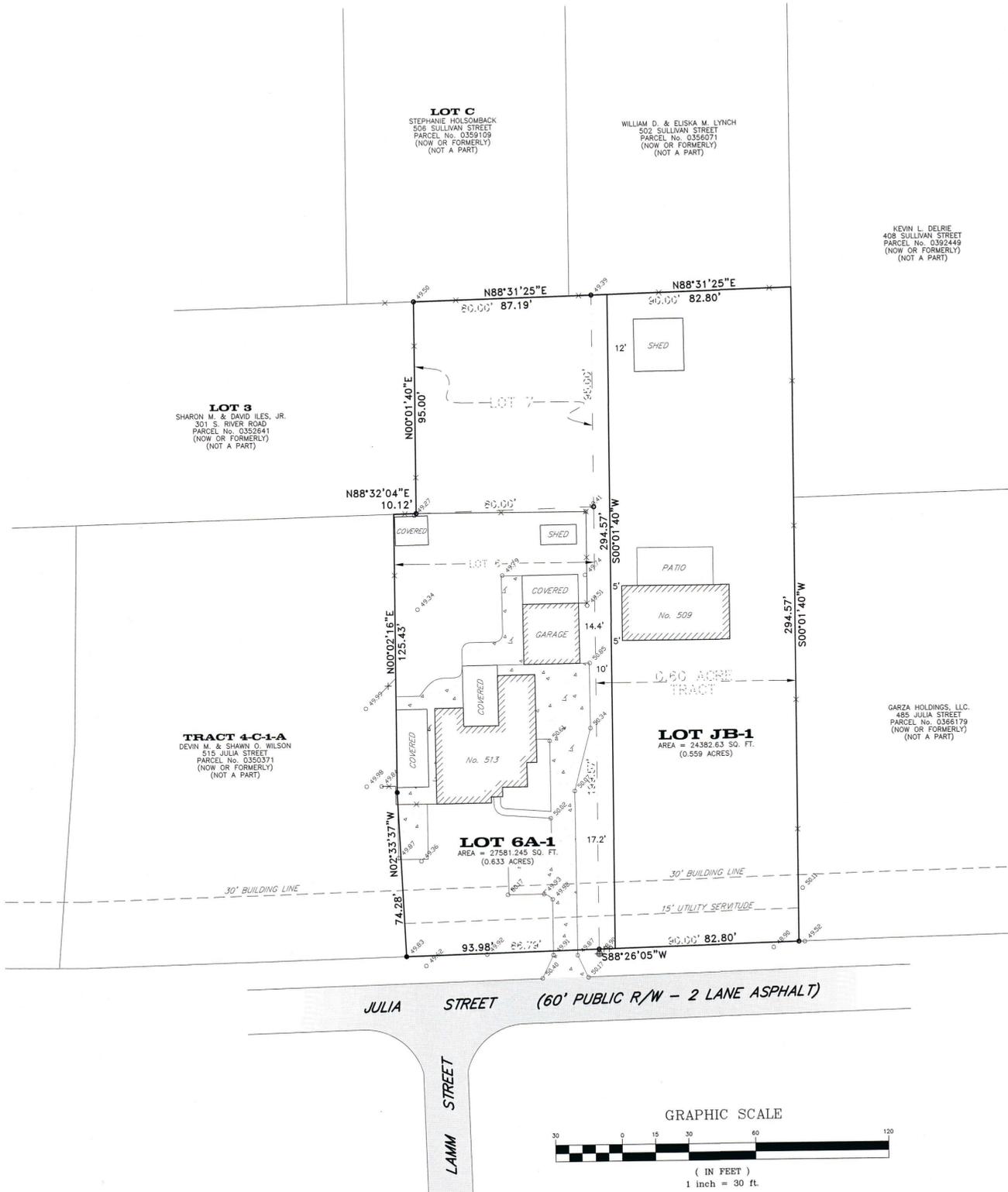
OWNER: (LOT 6-A)
 JOHN T. JARREAU
 513 JULIA STREET
 DENHAM SPRINGS, LA 70726

John T. Jarreau 1-9-23
 JOHN T. JARREAU DATE

OWNER: (LOT 7 & A 0.60 ACRE TRACT)
 MARY ANN CRYER
 CARL E. BARNETT
 C/O 509 JULIA STREET
 DENHAM SPRINGS, LA 70726

 MARY ANN CRYER DATE

 CARL E. BARNETT DATE



RECOMMENDED FOR APPROVAL
 CITY OF DENHAM SPRINGS
 PLANNING COMMISSION

 FRED BANKS
 CHAIRMAN DATE

 ACTING CITY ENGINEER DATE

APPROVED:
 CITY OF DENHAM SPRINGS

 GERALD LANDRY
 MAYOR DATE

NOTE:
 ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. SOME ITEMS MAY NOT BE TO SCALE FOR CLARITY. DIMENSIONS ON 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: X
 BASE FLOOD ELEVATION: N/A
 COMMUNITY PANEL #: 220116 0205 E

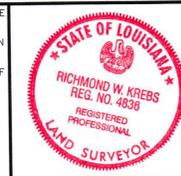
GENERAL NOTES
 THE SERVITUDES SHOWN ON THIS SURVEY ARE LIMITED TO THOSE FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE REFLECTED OR SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.
 THIS PERIMETER SURVEY 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
 BEARINGS BASED ON GPS OBSERVATIONS USING TOPCON TOPNET LIVE NETWORK
 DISTANCES BASED ON REFERENCE MAPS BY:
 1) RAY W. BURGESS, P.E., DATED: APRIL 10, 1955, COB 78, PAGE 493
 2) R.L. BENNETT, P.L.S., DATED: SEPTEMBER 30, 2002, ENTRY 505804

DATE: DECEMBER 1, 2022 DRAWN BY: RWK
 SCALE: 1" = 30' CHECKED BY:
 JOB #: 220847

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 46:141, CHAPTER 29 FOR A CLASS "C" (SUBURBAN) SURVEY. FURTHER, THIS MAP IS MADE IN ACCORDANCE LOUISIANA REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.
 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.

BY: Richmond W. Krebs
 RICHMOND W. KREBS, SR., P.L.S., No. 4836



RWK Richmond W. Krebs & Associates, LLC
 PROFESSIONAL LAND SURVEYING
 1211 NORTH RANGE AVENUE | SUITE B
 DENHAM SPRINGS, LA 70726
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 www.rwkrebssurvey.com

RESUBDIVISION OF LOTS 6-A & LOT 7 HERBERT HOOVER SUBDIVISION A 0.60 ACRE TRACT SECTION 58, T8S - R2E, GLD INTO LOT 6A-1 & LOT JB-1 HERBERT HOOVER SUBDIVISION SECTION 58, T8S - R2E, GLD CITY OF DENHAM SPRINGS LIVINGSTON PARISH, LA FOR JOHN T. JARREAU, MARY ANN CRYER & CARL E. BARNETT

