



Date Received: 10-29-2020

Final Development Plan

City of Baton Rouge / Parish of East Baton Rouge
Office of the Planning Commission, 1100 Laurel Street, Suite 104
Baton Rouge, Louisiana 70802

Staff Use Only

Fee(s): \$1075 - P

Application Taken By: MTG

Case Number: _____

Meeting Date: 12/14/2020

MPN Project Number: 52482

Please Print or Type (all entities listed below will be copied on all comments)

1. Type of application: PUD TND
2. Submittal: New Revised (PUD-__-__)
3. Type of revision: Major Site Change Minor Change
4. Applicant Name and Title: Arthur Metrailler President/Secretary Terrace Land Co. LLC
 Email Address: arthurpod@hotmail.com Daytime Phone Number: 225.802.6217
 Business (if applicable): _____
 Address: 5013 E. Bluebell City: Baton Rouge State: LA ZIP: 70808
5. Developer (if applicable): Terrace Land Co, LLC
 Email Address: same as Applicant
6. Name of Property Owner: Terrace Land Co, LLC
 Email Address: same as Applicant Daytime Phone Number: same as Applicant
 Address: same as Applicant City: _____ State: _____ ZIP: _____
7. Subject Property Information:
 CPPC Lot ID#(s): 1640750267
 Lot #(s): a portion of Tract 11.374 AC Block/Square: 75
 Subdivision or Tract Name: Audubon Terrace, 2nd Filing
 (If property is not subdivided, attach a complete legal description and a survey map indicating bearings and dimensions.)
 Nearest Intersection: Goldfinch @ Bunting
8. Specific proposed use as described in proposed development narrative.
Office Condominiums

9. Size of the Property: 7.542 Acres
10. Action Requested: **Final Development Plan Approval**

AM Applicant's Initials

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11. Table of Uses:

	Low Density Residential	Medium Density Residential	High Density Residential	Commercial / Office	Public and Semi-Public	Industrial	Open Space
Total # of Units	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total # of Lots	N/A	N/A	N/A	1	N/A	N/A	1
Total Square Feet of Buildings	N/A	N/A	N/A	85,000	N/A	N/A	N/A
Total Acreage	N/A	N/A	N/A	5.71	N/A	N/A	1.51
Percentage of Site	N/A	N/A	N/A	75.72	N/A	N/A	20.03

12. Table of Parking Spaces:

	Number of Spaces Required	Number of Spaces Proposed	Number of Handicap Spaces Proposed	Total Number of Spaces Proposed
Section, Phase or Filing	284	285	26	285
Section, Phase or Filing				
Section, Phase or Filing				
Section, Phase or Filing				
Total	284	285	26	285

13. Access:

Private Street Public Street (City-Parish) Public Street (State)

14. Stormwater Management Plan (SMP):

Submitted Not Submitted If not submitted please explain:

15. Drainage Impact Study:

Submitted Not Submitted If not submitted please explain:

 Applicant Initials

16. Water Quality Impact Study:

Submitted Not Submitted If not submitted please explain:

17. Compliance with Development Review Committee and/or Departments of Development and Transportation and Drainage comments will be required prior to approval:



Acknowledgment

18. Acknowledgement:

I acknowledge that private deed restrictions or covenants may exist on the subject property. I recognize that neither the Planning Commission nor its staff may consider such deed restrictions or covenants, if any, when determining approval or denial of an application, nor can the City or Parish enforce private deed restrictions or covenants. It is my responsibility as an Applicant to determine if any such deed restrictions and covenants exist on the subject property, and to be aware that violations of the same subject me and/or Property Owner to litigation from others.

I understand that the application fee is nonrefundable. (Applications for public hearing must be received by 10:00a.m. on the scheduled Application Deadline)

Application must be signed by both applicant and property owner if different. Letter of authorization must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of either property owner or applicant.

	Arthur Metrailler	10/28/20
Signature of Applicant	Type or Print Name of Applicant	Date
	Terrace Land Co LLC	10/28/20
Signature of Property Owner	Type or Print Name of Property Owner	Date