



Date Received: 10/28/20

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): \$950.00
Case Number: _____
MPN Project Number: 52480

Application Taken By: BAT
Meeting Date: 12/14/2020

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-2 - 00)
3. Type of revision: Major Site Change Minor Change
4. Applicant Name and Title: Neal Tjon A Joe
 Email Address: ntjonajoe@wbhq.com Daytime Phone Number: 210-476-6323
 Business (if applicable): CA Development, LLC
 Address: 300 Concord Plaza Dr. City: San Antonio State: TX ZIP: 78216
5. Developer (if applicable): CA Development, LLC
 Email Address: ntjonajoe@wbhq.com
6. Name of Property Owner: Whataburger Real Estate, LLC
 Email Address: ntjonajoe@wbhq.com Daytime Phone Number: 210-476-6323
 Address: 200 Concord Plaza Dr. City: San Antonio State: TX ZIP: 78216
7. Subject Property Information:
 CPPC Lot ID#(s): 1610570013
 Lot #(s): _____ Block/Square: _____
 Subdivision or Tract Name: C-1-A-1-A-3-C-1
 (If property is not subdivided, attach a complete legal description and a survey map indicating bearings and dimensions.)
 Nearest Intersection: Burbank Drive and Lee Drive
8. Specific proposed use as described in proposed development narrative.
 This project is part of the Burbank University PUD-2-00 and is located in the 1.83 acre tract of commercial area to the east of Lee Drive.
 The tract C-1-A-1-A-3-C-1, is vacant. There is no existing development on this tract. The tract is included in an area designated on the concept plan as a 35.32 acre commercial tract. The proposed site will include a 4,591 SF, one story fast food restaurant with a maximum building height of 21'. This entire tract is to serve the proposed Whataburger with drive through window.
9. Size of the Property: 1.825

10. Action Requested: **Final Development Plan Approval**

NT Applicant's Initials

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	N/A
Total Square Feet of Buildings	N/A	N/A	N/A	4,591	N/A	N/A	N/A
Total Acreage	N/A	N/A	N/A	0.11	N/A	N/A	0.42
Percentage of Site	N/A	N/A	N/A	6%	N/A	N/A	23%

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	N/A	N/A	N/A	N/A
Section, Phase or Filing	N/A	N/A	N/A	N/A
Section, Phase or Filing	N/A	N/A	N/A	N/A
Section, Phase or Filing	31	63	3	66
Total	31	63	3	66

13. Access:

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

14. Stormwater Management Plan (SMP):

Submitted Not Submitted If not submitted please explain:

This tract is accounted for in the Arlington Marketplace Stormwater Management Plan prepared by Duplantis Design Group, PC on 4-16-2015.

15. Drainage Impact Study:

Submitted Not Submitted If not submitted please explain:

This tract is accounted for in the Arlington Marketplace Drainage Impact Study prepared by Duplantis Design Group, PC on 4-16-2015.

NT Applicant Initials

16. Water Quality Impact Study:

Submitted Not Submitted If not submitted please explain:

This tract is accounted for in the Arlington Marketplace Water Quality Impact Study prepared by Duplantis Design Group, PC on 4-16-2015.

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

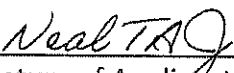
Acknowledgment


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.

	Neal Tjon A Joe	10/7/20
Signature of Applicant	Type or Print Name of Applicant	Date

	James Turcotte	10/20/2020 9:41 AM PDT
Signature of Property Owner	Type or Print Name of Property Owner	Date