



Date Received: 1/7/2021

Site 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): 600.00
Case Number: SP-4-21
MPN Project Number: 52613

Application Taken by: cel.
Meeting Date: 9/22/2021

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

- Type of application: New Revised (SP-____ - ____)
- Applicant Name: Taylor Gravois, P.E., P.L.S. - CSRS, Inc (Engineer representing the Developer)
 Email Address: taylor.gravois@csrsinc.com Daytime Telephone: (985) 859-5983
 Address: 6767 Perkins Rd, Suite 200 City: Baton Rouge State: LA ZIP: 70808
 Business (if applicable): CSRS, Inc.
- Developer (if applicable): Jonathan Stites -Seefried Industrial Properties, Inc.
 Email Address: jstites@seefriedproperties.com
- Name of Property Owner: See the attached Property Owner List and Letters of Authorization
 Email Address: _____ Daytime Telephone: _____
 Address: _____ City: _____ State: _____ ZIP: _____
- Subject Property Information:
 CPPC Lot ID#(s): See the attached Property Owner List
 Lot #(s): See the attached Property Owner List Block/Square: 30
 Subdivision or Tract Name: Cortana Mall
 (If property is not subdivided, attach a complete legal description and survey map indicating bearings and dimensions.)
 Nearest Intersection: Cortana Place and Centerway Blvd.
- Specific Proposed Use (type of development and general background): Distribution Center
- Waiver(s) requested: No Yes
 If "Yes," specify the ordinance section and paragraph, and give justification for the requested waiver(s): _____

8. Access:
 Private Street Public Street (City-Parish) Public Street (State)
 If street is State Road/Hwy approval is contingent upon LADOTD approval of access.

9. Stormwater Management Plan (SMP):
 Submitted Not Submitted (If not submitted, explain) _____

10. Drainage Impact Study (DIS):
 Submitted Not Submitted (If not submitted, explain) _____

11. Water Quality Impact Study (WQIS):
 Submitted Not Submitted (If not submitted, explain) _____

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

Acknowledgment *Taylor M. Lewis*

13. Parking:
 Indicate formula used to calculate parking spaces for standard (Std.) and handicap (HC).

Use Bldg./Phase	Parking Ratio	Required		Existing		Proposed		Total
		Std.	HC	Std.	HC	Std.	HC	
a. Office	1 per 300	150	5	N/A	N/A	150	6	156
b. Storage	1 per 4000	712	14	N/A	N/A	1,077	18	1095
c. 18-Wheeler	N/A	N/A	N/A	N/A	N/A	265	NA	265
d. Motorcycle	N/A	N/A	N/A	N/A	N/A	16	N/A	16

14. Building(s):

	Existing Square Feet	Proposed Square Feet	Total
Building <u>1-Office</u>	_____	45,046	45,046
Building <u>1-Warehouse</u>	_____	2,848,297	2,848,297
Building <u>2-Guardhouses</u>	_____	554	554
Building <u>3 Pumphouse</u>	_____	4,648	4,648
Total _____	_____	_____	2,898,545

15. Units per building(s):

	One Bedroom	Two Bedroom	Three Bedroom	Other	Total
Building <u>1</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Building _____	_____	_____	_____	_____	_____
Building _____	_____	_____	_____	_____	_____
Building _____	_____	_____	_____	_____	_____
Building _____	_____	_____	_____	_____	_____
Total _____	_____	_____	_____	_____	_____

16. Industrial or Manufacturing Process:

Describe any industrial or manufacturing process that will occur as a result of the proposed rezoning. Include a description of any waste or by-product associated with the activity or proposed means of disposal. Not Applicable

17. 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.

Public Hearing Items: I acknowledge that the Planning Commission makes the final decision on the approval or denial of this application. I also recognize I do not have a right to an approval, regardless of staff certification that the application meets ordinance requirements. A Public Hearing is required to be held and the Planning Commission will make the decision based upon all evidence presented at the meeting.

I understand that the application fee is nonrefundable. (Applications for public hearing items 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.



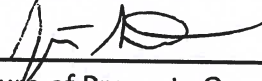
Taylor M. Gravois

1-4-2021

Signature of Applicant

Type or Print Name of Applicant

Date



JONATHAN STITES

1-6-2021

Signature of Property Owner

Type or Print Name of Property Owner

Date