



Date Received: 10-28-21

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): 1050 Application Taken By: MLN
Case Number: _____ Meeting Date: DEC 13
MPN Project Number: 53228 JAN 19

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: Chad Stevens, P.E.
 Email Address: Chad@MRESmail.com Daytime Phone Number: 225.490.9592
 Business (if applicable): MRES
 Address: 9345 Interline Avenue City: BR State: LA ZIP: 70809
5. Developer (if applicable): _____
 Email Address: _____
6. Name of Property Owner: Paradigm Captive Insurance
 Email Address: jimmy@gulshaninc.com Daytime Phone Number: 281-201-2764
 Address: 4415 Highway 6 City: Sugar Land State: TX ZIP: 77478
7. Subject Property Information:
 CPPC Lot ID#(s): 1320570106
 Lot #(s): Portion of Tract A-3-1 Block/Square: _____
 Subdivision or Tract Name: Nelson Tract
 (If property is not subdivided, attach a complete legal description and a survey map indicating bearings and dimensions.)
 Nearest Intersection: West Lee Drive and Frog Alley
8. Specific proposed use as described in proposed development narrative.
Restaurant

9. Size of the Property: 0.911 Acres

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

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
Total # of Lots				1			1
Total Square Feet of Buildings	N/A	N/A	N/A	3071			N/A
Total Acreage				0.80		.11	.05
Percentage of Site				95 88			512

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	13	17	1	18
Section, Phase or Filing				
Section, Phase or Filing				
Section, Phase or Filing				
Total				

13. Access:

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

14. Stormwater Management Plan (SMP):

Submitted Not Submitted If not submitted please explain:
 Waiver letter provided since development is part of previously approved SMP

15. Drainage Impact Study:

Submitted Not Submitted If not submitted please explain:
 Waiver letter provided since development is part of previously approved DIS

16. Water Quality Impact Study:

Submitted Not Submitted If not submitted please explain:
Waiver letter provided since development is part of previously approved WQIS

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.



Chad Stevens

10-22-2021

Signature of Applicant

Type or Print Name of Applicant

Date



Ali Dhanani

10/22/2021

Signature of Property Owner

Type or Print Name of Property Owner

Date