



Date Received: 12/1/2022

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 Application Taken by: DL
Case Number: SP-1-23 Meeting Date: 1/17/2023
MPN Project Number: 54012-SP

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

- Type of application: New Revised (SP-____-____)
- Applicant Name: Mickey L. Robertson, P.E., P.L.S.
 Email Address: Mickey@MRESmail.com Daytime Telephone: 225.490.9592
 Address: 9345 Interline Ave City: Baton Rouge State: LA ZIP: 70809
 Business (if applicable): MR Engineering & Surveying, LLC
- Developer (if applicable): STOA Group
 Email Address: pbailey@stoagroup.com
- Name of Property Owner: WCB Realty Investments II, LLC
 Email Address: ty@talonres.com Daytime Telephone: _____
 Address: 21171 Essen Ln #450 City: Baton Rouge State: LA ZIP: 70809
- Subject Property Information:
 CPPC Lot ID#(s): 1420650201
 Lot #(s): TR. 2X Block/Square: 65
 Subdivision or Tract Name: _____
 (If property is not subdivided, attach a complete legal description and survey map indicating bearings and dimensions.)
 Nearest Intersection: Picardy Ave & Mancuso Ln
- Specific Proposed Use (type of development and general background): Y
Multi-family residential apartments
- Waiver(s) requested: No Yes
 If "Yes," specify the ordinance section and paragraph, and give justification for the requested waiver(s): _____

MR Applicant's Initials

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) _____

Waiver has been requested based on UDC 15.15.B.2

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 _____

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. 1 bedroom	1 per unit	112				128		128
b. 2 bedroom	1.5 per unit	168				193		193
c. _____	_____	_____		_____		_____		_____
d. _____	_____	_____		_____		_____		321

14. Building(s):

	Existing Square Feet	Proposed Square Feet	Total
Building <u>1</u>	<u>0</u>	<u>32,985</u>	<u>131,940</u>
Building <u>2</u>	<u>0</u>	<u>29,045</u>	<u>116,180</u>
Building _____	_____	_____	_____
Building _____	_____	_____	_____
Total _____	_____	_____	_____

15. Units per building(s):

	One Bedroom	Two Bedroom	Three Bedroom	Other	Total
Building <u>1</u>	<u>56</u>	<u>56</u>	_____	_____	_____
Building <u>2</u>	<u>56</u>	<u>56</u>	_____	_____	_____
Building _____	_____	_____	_____	_____	_____
Building _____	_____	_____	_____	_____	_____
Building _____	_____	_____	_____	_____	_____
Total _____	<u>112</u>	<u>112</u>	_____	_____	_____

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. N/A

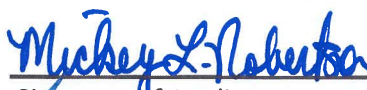
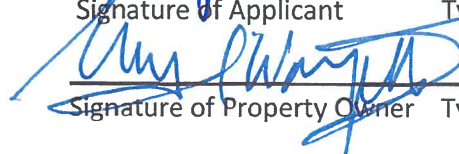
17. Acknowledgement:

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.

	Mickey L. Robertson	12-01-22
Signature of Applicant	Type or Print Name of Applicant	Date
	Mike Wampald	12-01-22
Signature of Property Owner	Type or Print Name of Property Owner	Date