



Date Received: 2/2/2023
Revised 2/27/2023

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 Application Taken By: DL
Case Number: PUD-2-00 Meeting Date: 3/20/2023
MPN Project Number: 54104

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

- Type of application: PUD TND
- Submittal: New Revised (PUD-__-__)
- Type of revision: Major Site Change Minor Change
- Applicant Name and Title: C. Joseph Richard, AIA - Principal Architect/Owner
 Email Address: joseph@architectplus.net Daytime Phone Number: 225-334-9923
 Business (if applicable): Architects Plus, LLC
 Address: 618-A Main Street City: Baton Rouge State: LA ZIP: 70801
- Developer (if applicable): _____
 Email Address: _____
- Name of Property Owner: Riveroak Investment Group, LLC
 Email Address: davethind@msn.com Daytime Phone Number: _____
 Address: 102 Colony Way City: Brandon State: MS ZIP: 39047
- Subject Property Information:
 CPPC Lot ID#(s): 1610710321
 Lot #(s): TR C-2-A-3-A-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: Nicholson Dr @ Ben Hur Rd
- Specific proposed use as described in proposed development narrative.
 Proposed development will consist of a retail convenience store and commercial laundry facility, fueling pumps, canopy, associated parking, and access drives. The building will be 1 story with a height of 27'-9". The proposed development in its entirety is intended for commercial use.
- Size of the Property: 1.49 Acres

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

[Signature] 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	N/A	N/A	N/A	N/A
Total Square Feet of Buildings	N/A	N/A	N/A	6,770	N/A	N/A	N/A
Total Acreage	N/A	N/A	N/A	1.17	N/A	N/A	0.32
Percentage of Site	N/A	N/A	N/A	78.6%	N/A	N/A	21.4%

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	21	19	2	21
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:

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.

	C. Joseph Richard	
Signature of Applicant	Type or Print Name of Applicant	Date
	Dave Thind	2/1/23
Signature of Property Owner	Type or Print Name of Property Owner	Date