



Date Received: 7/5/19

Planned Unit Development: 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): <u>\$2,500</u>	Application Taken By: <u>Michael Hanson</u>
Case Number: <u>PUD 2-00</u>	Meeting Date: <u>8/19/19</u>
MPN Project Number: <u>51642</u>	

Please Print or Type

- Type of application: New Revised (PUD-__-__)
- Type of revision: Major Site Change Minor Change
- Applicant Name and Title: Mickey L. Robertson, P.E., P.L.S.
 Email Address: Mickey@MRESmail.com Daytime Phone Number: 225.490.9592
 Business (if applicable): MR Engineering & Surveying, LLC
 Address: 9345 Interline Avenue City: BR State: LA ZIP: 70809
- Name of Property Owner: University PUD, LLC
 Email Address: jeremy@white3llc.com, terrywhite@gmail.com Daytime Phone Number: 205-613-2169 or 504-616-7787
 Address: 812 Gravier St., Suite 360 City: New Orleans State: LA ZIP: 70112
- Subject Property Information:
 CPPC Lot ID#(s): 1320570104
 Lot #(s): TR. B-3-B-1-A-3 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: Ben Hur at Nicholson Drive
- Specific proposed use as described in proposed development narrative.
semi-detached single-family housing (medium density residential)

- Size of the Property: 6.66 acres
- Action Requested: **PUD Final Development Plan Approval**

9. 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		62					
Total Square Feet of Buildings	N/A	N/A	N/A				N/A
Total Acreage		4.87					1.79
Percentage of Site		73					27

10. 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	124	124	n/a	124
Section, Phase or Filing				
Section, Phase or Filing				
Section, Phase or Filing				
Total				

11. Access:

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

12. Stormwater Management Plan (SMP):

Submitted Not Submitted If not submitted please explain:

13. Drainage Impact Study:

Submitted Not Submitted If not submitted please explain:

14. Water Quality Impact Study:

Submitted Not Submitted If not submitted please explain:

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

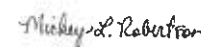
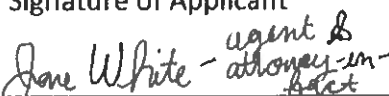
Acknowledgment

16. 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 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.

	<small>Digitally signed by Mickey L. Robertson Date: 2019.07.02 16:30:57 -05'00'</small>	Mickey L. Robertson	July 3, 2019
Signature of Applicant		Type or Print Name of Applicant	Date
		UNIVERSITY PUD, LLC	July 3, 2019
Signature of Property Owner		Type or Print Name of Property Owner	Date

GENERAL POWER OF ATTORNEY

UNITED STATES OF AMERICA

BY

STATE OF LOUISIANA

H. HUNTER WHITE, III

PARISH OF ORLEANS

BE IT KNOWN, that on this June 10, 2019, before me, the undersigned Notary Public duly commissioned and qualified, personally came and appeared H. HUNTER WHITE, III (“Principal”), a person of the full age of majority who declared that Principal does by these presents make, nominate, ordain, authorize, constitute and appoint in Principal’s place and stead JANE Y. WHITE (“Agent”) to be Principal’s true and lawful agent and attorney-in-fact. Each Agent, acting independently of the other, shall have full power and authority for and in the name and on behalf of Principal to do all of the following:

1. *Business and Affairs.* To conduct, manage and transact all and singular the business and affairs of Principal, of every nature and kind and without any exception whatsoever. The authority granted in this section includes without limitation the authority to act for Principal in connection with the business and affairs of any trust, corporation or other business entity (collectively, “Entities”) for which Principal serves as a trustee, shareholder, officer, partner, general partner, member, manager or in any other authoritative capacity. Those Entities include without limitation:

Aggregator, LLC
Bar-Uncle Ranch, Inc.
Bayou Development Corp.
Belle Terre Land, LLC
Biloxi Capital, LLC
Cat Flea, LLC
Catlin III, LLC
Citrus Realty, LLC
Denver Wells, LLC
Douglas Wells, LLC
Eastern Land Co., LLC
Flatiron Investors, LLC
Highland Swamp, LLC
High Plains A & M, LLC
Hunters Park, Inc.
K-Low, LLC
The LaCroix, LLC
Milco Burbank A-2, LLC
Milco Burbank B-1, LLC

Phoenix Development Company, Inc.
Quebec Riverdale, L.L.C.
Rio LA, LLC
Schwegmann Westside Expressway, Inc.
SW Chambers, LLC
SW Eagle, LLC
SW Lamar, LLC
SW Lochbuie, LLC
SW Milliken II, LLC
SW Spruce Mountain, LLC
SW Villaneaux, LLC
University Field Oil, LLC
University PUD, L.L.C.
White Horsebrush, LLC
White III Biloxi, L.L.C.
White III, LLC
White Oak Realty, LLC
Worthmore Capital, L.L.C.
Worthmore Corner, L.L.C.

2. *Correspondence.* To open all letters, telegrams, cablegrams and other correspondence addressed to Principal or an Entity and to answer same in Principal’s or an Entity’s name.

3. *Checks.* To make and endorse and to accept and to pay drafts and bills of exchange; to sign checks drawn on and to draw money out of any bank or banks in which funds may be on deposit in the name or for account of Principal or an Entity; to deposit checks, drafts and bills of exchange in any account

standing in the name of Principal or an Entity; and to deliver to any bank or other financial institution any promissory notes or other instruments for collection.

4. *Securities.* To sell and transfer shares of stock or bonds of any corporate body whether registered in the name of Principal or an Entity or not and to receive and receipt for the sale price thereof; to receive and receipt for all dividends, coupons or other distributions due or to become due thereon; and to deliver, pledge and pawn said shares of stock or bonds.

5. *Property: Sale, Purchase, Mortgage, Lease.* To sell, convey or mortgage all or any part or parts of the immovable, movable, real, personal or mixed property of Principal or an Entity and to receive the price thereof or proceeds therefrom; to purchase real, personal or mixed property in the name of Principal or an Entity on such terms and conditions as Agent shall think proper; to lease all or any part of any property belonging to Principal or and Entity and receive and receipt for the rent thereof; to execute in the name of Principal all acts or instruments of sale, mortgage, lease, pledge, release, contract or other agreement that may be necessary to accomplish any of the powers herein contained and to bind Principal or an Entity thereby as firmly as if the same were or had been Principal's own act and deed, without limiting the foregoing, certain of the property is specified in Exhibit A attached hereto.

6. *Mineral Rights.* To execute mineral leases and other contracts, including unitization and pooling agreements, for the exploration and development of oil, gas, salt, sulphur and other minerals in and under any property of Principal, and Entity or in which Principal or an Entity may have an interest, on such terms and conditions and for such consideration as any Agent may deem proper, and to receive and receipt for the bonuses, rents and proceeds thereof; to execute mineral and property deeds either selling or buying mineral or royalty rights; and to execute all division orders or other agreements of every nature and kind whatsoever in connection with or relative to said acts.

7. *Agent and Proxy.* To act for Principal and be Principal's substitute in all instances in which Principal has been or may be appointed the agent, fiduciary or officer of others; and to vote proxies of others issued in the name of Principal and to execute proxies in favor of others to vote in the name of Principal.

8. *Claims.* To demand and obtain by all lawful means and to recover and receipt for sums of money, goods, properties, and effects to which Principal or an Entity is now or may be hereafter entitled, and to that end to compromise and adjust all accounts and other obligations and to give good and sufficient discharge and acquittance therefor.

9. *General.* To do and perform each and every other act, matter or thing whatsoever as shall or may be requisite and necessary in either Agent's uncontrolled discretion as fully and to all intents and purposes a Principal or an Entity might or could do if personally present and as if all and every such act, matter or thing were or had been particularly stated, expressed and especially provided for herein, with full power of substitution and revocation, Principal hereby ratifying and confirming all that any Agent shall do or cause to be done hereunder.

This power of attorney is a durable power of attorney and shall not terminate because of the incapacity, disability or other condition of Principal, or because such incapacity, disability or other condition of Principal makes express revocation impossible or impractical.

This power of attorney shall terminate on August 1, 2019. Any actions which an Agent takes under the authority of this Power of Attorney after that date shall have no force or effect.

THUS DONE AND PASSED on the day and in the month and year first hereinabove written, in the jurisdiction stated above, in the presence of the undersigned competent witnesses who have hereunto signed their names together with the said Principal and me, Notary, after due reading of the whole.

Witnesses:

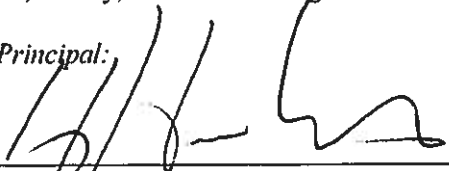


Ruby Alvarez




Jeremy Touart

Principal:



H. Hunter White, III



NOTARY PUBLIC
Bruce V. Schewe
Bar No. 11771
Orleans Parish, Louisiana
Commissioned for life

BRUCE VICTOR SCHEWE
NOTARY PUBLIC
Parish of Orleans, State of Louisiana
By Commission is issued for life

EXHIBIT A

Tract A-2
Milco Burbank A-2, LLC

A certain tract of portion ground designated as "TRACT A-2" containing 1.241 acres or 54,070 square feet, located in Section 36, Township 7 South, Range 1 West, City of Baton Rouge, East Baton Rouge Parish, Louisiana and being more particularly described as follows:

Commencing at a point being the intersection of the southerly right of way line of Burbank Drive and the easterly right of way line of West Lee Drive, said point being the "POINT OF COMMENCEMENT,"
Then, North 50 degrees 16 minutes 05 seconds West a distance of 49.12 feet to a point;
Then, North 50 degrees 46 minutes 20 seconds West a distance of 51.53 feet to a point, said point being the intersection of the southerly right of way line of Burbank Drive and the westerly right of way line of West Lee Drive;
Then, continuing along the westerly right of way line of West Lee Drive, a non-tangent curve to the right having a delta of 24 degrees 38 minutes 57 seconds, a radius of 652.06 feet, an arc length of 280.52 feet, a chord bearing of South 58 degrees 47 minutes 12 seconds West and a chord distance of 278.36 feet to a point;
Then, South 71 degrees 06 minutes 40 seconds West a distance of 13.53 feet to a point, said point being the "POINT OF BEGINNING,"
Then, South 71 degrees 06 minutes 40 seconds West a distance of 301.80 feet to a point;
Then, departing said right of way line, North 18 degrees 36 minutes 27 seconds West a distance of 214.95 feet to a point;
Then, North 71 degrees 23 minutes 33 seconds East a distance of 190.40 feet to a point;
Then, South 49 degrees 03 minutes 23 seconds East a distance of 216.26 feet to a point;
Then, South 22 degrees 25 minutes 09 seconds East a distance of 27.09 feet to the "POINT OF BEGINNING."

Tract A-4
University PUD, L.L.C.

A certain tract of portion ground designated as "TRACT A-4" containing 14.986 acres or 652,820 square feet, located in Section 36, Township 7 South, Range 1 West, City of Baton Rouge, East Baton Rouge Parish, Louisiana and being more particularly described as follows:

Commencing at a point being the intersection of the southerly right of way line of Burbank Drive and the easterly right of way line of West Lee Drive, said point being the "POINT OF COMMENCEMENT,"
Then, North 50 degrees 16 minutes 05 seconds West a distance of 49.12 feet to a point;
Then, North 50 degrees 46 minutes 20 seconds West a distance of 386.84 feet to a point, said point being the "POINT OF BEGINNING,"
Then, departing said right of way line, South 40 degrees 21 minutes 38 seconds West a distance of 254.50 feet to a point;
Then, South 71 degrees 23 minutes 33 seconds West a distance of 190.40 feet to a point;
Then, North 18 degrees 36 minutes 27 seconds West a distance of 46.68 feet to a point;
Then, South 71 degrees 00 minutes 49 seconds West a distance of 1,059.89 feet to a point;
Then, North 31 degrees 01 minutes 39 seconds East a distance of 1,341.96 feet to a point, said point being located along the southerly right of way line of Burbank Drive;
Then, continuing along said right of way line, along a non-tangent curve to the left having a delta of 03 degrees 07 minutes 25 seconds, a radius of 8,032.63 feet, an arc length of 437.90 feet, a chord bearing of

South 47 degrees 33 minutes 07 seconds East and a chord distance of 437.85 feet to a point;
Then, South 49 degrees 17 minutes 27 seconds East a distance of 458.60 feet to the POINT OF
BEGINNING.

Acquired by University PUD, L.L.C. from Burbank & Lee Investors, L.L.C. by act of Cash Sale recorded August 23, 2007 as Original 3 Bundle 11987, and being the same property subject to the Plat Showing Survey and Resubdivision by Acadia Land Surveying, Inc. approved by the East Baton Rouge City Parish Planning commission recorded May 18, 2007 as Original 89 Bundle 11952.

Tract B-3-B-1-A-3
University PUD, L.L.C.

A parcel of land measuring approximately 6.655 acres designated as "TRACT B-3-B-1-A-3" located in Section 36, Township 7 South, Range 1 West, City of Baton Rouge, East Baton Rouge Parish, Louisiana, which shall consist of all buildings, improvements, easements, servitudes, appurtenances, rights, privileges belonging or appertaining to the Property, including, but not limited to, all of Seller's right, title and interest in and to any land lying in the bed of any street, road or avenue, opened or proposed, adjoining the Property. The Property shall be bounded on its eastern boundary by the Ben Hur Road Right of Way.