



Date Received: 7/15/19

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): \$ 950.00 Application Taken By: Rexter & Blana
Case Number: PUD-2-00 Meeting Date: Sept 16, 2019
MPN Project Number: 51647

Please Print or Type

1. Type of application: New Revised (PUD-__-__)
2. Type of revision: Major Site Change Minor Change
3. Applicant Name and Title: Dave Thind
 Email Address: davethind@msn.com Daytime Phone Number: 601-720-6275
 Business (if applicable): _____
 Address: _____ City: _____ State: _____ ZIP: _____
4. Name of Property Owner: Dave Thind
 Email Address: davethind@msn.com Daytime Phone Number: 601-720-6275
 Address: _____ City: _____ State: _____ ZIP: _____
5. Subject Property Information:
 CPPC Lot ID#(s): 1320570105
 Lot #(s): 57 Block/Square: 57
 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: HWY 30 and Ben Hur Rd
6. Specific proposed use as described in proposed development narrative.
Gas station, cstore and rental space

7. Size of the Property: 2.223 acres
8. 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				1			
Total Square Feet of Buildings	N/A	N/A	N/A	7500			N/A
Total Acreage				1.05			1.17
Percentage of Site				47.3%			52.7%

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	30	37	2	39
Section, Phase or Filing				
Section, Phase or Filing				
Section, Phase or Filing				
Total	30	37	2	39

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:

Request for waiver submitted. Approved PUD contains stormwater facilities designed for development of entire PUD.

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.

	BRAIRLINE HOLDING LLC	7/2/19
Signature of Applicant	Type or Print Name of Applicant	Date
	DAVE THIND	7/2/19
Signature of Property Owner	Type or Print Name of Property Owner	Date

Staff Use Only

-
- A. Land Use Classification(s): _____
- B. Zoning Classification(s): _____
- C. Existing Land Use(s): _____
- D. Surrounding Land Use(s): _____
- E. Surrounding Land Use Classification(s): _____
- F. Surrounding Zoning Classification(s): _____
- G. Proposed Land Use: _____
- H. Comprehensive Plan: Consistent Not Consistent
- I. Planning District/Sub Area: _____
- J. Census Tract: _____
- K. Lot and Block: _____
- L. Council District: 1 2 3 4 5 6 7 8 9 10 11 12
- M. DRC and/or Departments of Development and Transportation and Drainage Compliance:
 No Yes If "No" explain: _____
-
- N. Stormwater Management Plan (SMP):
 No Yes If "No" explain: _____
-
- O. Drainage Impact Study (DIS):
 No Yes If "No" explain: _____
-
- P. Water Quality Impact Study (WQIS):
 No Yes If "No" explain: _____
-
- Q. Waiver(s) Requested: No Yes
- R. Complete Check List: No Yes
- S. Comments: _____
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- T. Environmental Land Use Controls on property:
 No Yes – Send ELUCs notification letter to land owner and copy to applicant (if applicant is not land owner)
- U. Is subject property within Zone of Influence (Baker, Zachary, Central, Louisiana State University, Southern University, or BRCC)? If so, contact as needed.
 No Yes – date correspondence sent: _____
- V. Is subject property located on **Green Light Plan**? If so, contact as needed.
 No Yes – date correspondence sent: _____
- W. _____
- Planning Director or Authorized Signature Date