



Date Received: 11/15/19

### 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): \$1600 Application Taken by: GI  
Case Number: SP-14-19 Meeting Date: Jan 21, 2020  
MPN Project Number: 51897-SP

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

- Type of application:  New  Revised (SP-\_\_\_\_ - \_\_)
- Applicant Name: Sonoma Housing c/o Donald Case and Evans-Graves Engineers, Inc.  
 Email Address: dcase@cityholdingsllc.com Daytime Telephone: (225) 413-1285 or (225) 926-1620  
 Address: 16800 Dallas Pkwy. Ste 215 City: Dallas State: TX ZIP: 75248  
 Business (if applicable): n/a
- Developer (if applicable): same as above  
 Email Address: same as above
- Name of Property Owner: same as above  
 Email Address: dcase@cityholdingsllc.com Daytime Telephone: see above  
 Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_
- Subject Property Information:  
 CPPC Lot ID#(s): 1110260033  
 Lot #(s): Formerly Lot 2-A (see below) Block/Square: \_\_\_\_\_  
 Subdivision or Tract Name: Brandywine Tract (formerly Lot 2A of the Paul Pino Et Al Property)  
 (If property is not subdivided, attach a complete legal description and survey map indicating bearings and dimensions.)  
 Nearest Intersection: On Darryl Dr.; approx. 1,175 feet west of the intersection of N. Sherwood Forest Blvd and Darryl Drive.
- Specific Proposed Use (type of development and general background): Revitalization project of abandoned apartment complex. Demolition of existing apartments and reconstruction of new units.
- Waiver(s) requested:  No  Yes  
 If "Yes," specify the ordinance section and paragraph, and give justification for the requested waiver(s): \_\_\_\_\_

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) \_\_\_\_\_  
 Exemption of DIS requested.  
 \_\_\_\_\_  
 \_\_\_\_\_

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 Evans-Graves Engineers Inc. c/o Sonoma Housing

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. <u>1 BR</u>	<u>1/unit</u>	<u>116</u>	<u>  </u>	<u>  </u>	<u>  </u>	<u>  </u>	<u>  </u>	<u>  </u>
b. <u>2BR</u>	<u>2/unit</u>	<u>216</u>	<u>  </u>	<u>  </u>	<u>  </u>	<u>  </u>	<u>  </u>	<u>  </u>
c. <u>3 BR</u>	<u>2.5/unit</u>	<u>120</u>	<u>  </u>	<u>  </u>	<u>  </u>	<u>  </u>	<u>  </u>	<u>  </u>
d. <u>4 BR</u>	<u>4/unit +10%</u>	<u>36</u>	<u>  </u>	<u>  </u>	<u>  </u>	<u>  </u>	<u>  </u>	<u>  </u>
		<b>482</b>	<b>9</b>			<b>471</b>	<b>20</b>	

14. Building(s):

	Existing Square Feet	Proposed Square Feet	Total
Building <u>Type 1</u>	<u>n/a</u>	<u>260,064 s.f.</u>	<u>" "</u>
Building <u>Type 2</u>	<u>n/a</u>	<u>76,676 s.f.</u>	<u>" "</u>
Building <u>Type 3</u>	<u>n/a</u>	<u>22,840 s.f.</u>	<u>" "</u>
Building <u>Fit/Club</u>	<u>n/a</u>	<u>7,345 s.f.</u>	<u>" "</u>
Total _____		<u>366,925 s.f.</u>	<u>" "</u>

15. Units per building(s):

	One Bedroom	Two Bedroom	Three Bedroom	Other 4 BR	Total
Building <u>Type 1</u>	<u>12</u>	<u>12</u>	<u>n/a</u>	<u>n/a</u>	<u>216</u> (9 Buildings)
Building <u>Type 2</u>	<u>n/a</u>	<u>n/a</u>	<u>12</u>	<u>n/a</u>	<u>48</u> (4 Buildings)
Building <u>Type 3</u>	<u>8</u>	<u>      </u>	<u>      </u>	<u>8-4br</u>	<u>16</u> (1 Building)
Building <u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
Building <u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
Total <u>14 Buildings</u>	<u>116</u>	<u>108</u>	<u>48</u>	<u>8</u>	<u>280</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

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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 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.

 DONALD CASE 11 15 19  
Signature of Applicant Type or Print Name of Applicant Date

 DONALD CASE 11 15 19  
Signature of Property Owner Type or Print Name of Property Owner Date