



Date Received: 5/30/19

Rezoning

City of Baton Rouge / Parish of East Baton Rouge
Office of the Planning Commission, 1100 Laurel Street, Suite 104
Baton Rouge, Louisiana 70802

49-19

Staff Use Only

Fee(s): \$1200
Case Number: 49-19
MPN Project Number: 51580-2A

Application Taken by: JS
Meeting Date: July 15

Please Print or Type

1. Applicant Name and Title: Dale R. Baringer
Email Address: dale@BaringerLawFirm.com Daytime Phone Number: (225) 383-9953 / (225) 828-1620
Business (if applicable): The Baringer Law Firm II, L.L.C. c/o Evans-Graves Engineers, Inc.
Address: 201 St. Charles Street City: Baton Rouge State: La ZIP: 70802
2. Name of Property Owner: Baringer Land Company, L.L.C.
Email Address: same as above Daytime Phone Number: same as above
Business (if applicable): same as above
Address: _____ City: _____ State: _____ ZIP: _____
3. Property Information:
CPPC Lot ID#(s): not applicable at this time (subdivision application submitted)
Lot #(s): proposed Tract B-2-C-1-A-1-B Block/Square: n/a
Subdivision or Tract Name: Daniel W. Baringer Property
Area to be Rezoned:
☐ Standard ☒ Single Metes and Bounds ☐ Multiple Metes and Bounds
4. Property Street Address: 14500-15000 Und. Airline Hwy.
5. Specific Proposed Use: Senior Assisted Living Facility
6. Action Requested:
☒ Rezoning To rezone from Rural to LC-3
Acres: 4.399
7. Justification for action requested: Land use the same as, or similar to that existing on properties next to, or across the street from the site under consideration.

8. Previous Applications:

Has any application been submitted to the Planning Commission concerning any part of the subject property within the past two years?

☐ Yes

☒ No



If yes, provide the details and final result below

9. 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 and advertising fees are to be made at the time the application is submitted and are nonrefundable. (Applications must be received by 10:00 a.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.

	<u>Dale R. Baridge</u>	<u>5-28-19</u>
Signature of Applicant	Type or Print Name of Applicant	Date
	<u>Dale R. Baridge, Manager</u>	<u>5-28-19</u>
Signature of Property Owner	Type or Print Name of Property Owner	Date

LEGAL DESCRIPTION
PROPOSED TRACT B-2-C-1-A-1-B

A CERTAIN TRACT OR PARCEL OF LAND CONTAINING 4.399 ACRES (191,633± SQ. FT.) BEING PROPOSED TRACT B-2-C-1-A-1-B, A PORTION OF THE DANIEL W. BARINGER PROPERTY LOCATED IN SECTIONS 51 AND 52 T8S-R2E, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at a point formed by the intersection of the southerly right-of-way line of Airline Highway and the easterly right-of-way line of Douglas Baringer Drive, said point being the POINT OF BEGINNING;

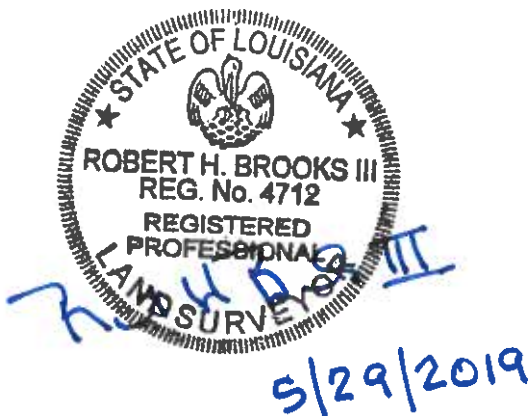
Thence proceed South 66°17'09" East a distance of 339.60 feet to a point and corner;

Thence proceed South 27°02'51" West a distance of 476.78 feet to a point and corner;

Thence proceed South 50°09'39" West a distance of 105.03 feet to a point and corner;

Thence proceed North 66°16'58" West a distance of 289.30 feet to a point and corner;

Thence proceed North 27°02'51" East a distance of 570.97 feet to the POINT OF BEGINNING.



EVANS-GRAVES ENGINEERS, INC.
May 29, 2019

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 Conditional Use: _____
- H. Comprehensive Land Use Plan: ☐ Consistent – Subject property size (in acres): _____
☐ Not Consistent: Small Scale or Large Scale (over 5 acres)
- 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. Describe compatibility of proposed rezoning to future land use element objective and policies:

- N. Identify other amendments necessary to preserve internal consistency with the Comprehensive Land Use Plan and elements: _____

- O. Comments: _____

- P. 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)
- Q. 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: _____
- R. Is subject property located on **Green Light Plan**? If so, contact as needed.
☐ No ☐ Yes – date correspondence sent: _____
- S. _____
- _____
Planning Director or Authorized Signature Date

REZONING FEE SCHEDULE

Processing Fee is \$375 plus \$75 per acre over the first acre.

ACREAGE	\$ AMOUNT	ACREAGE	\$ AMOUNT
0.01 – 1.00	375	12.01 – 13.00	1275
1.01 – 2.00	450	13.01 – 14.00	1350
2.01 – 3.00	525	14.01 – 15.00	1425
3.01 – 4.00	600	15.01 – 16.00	1500
4.01 – 5.00	675	16.01 – 17.00	1575
5.01 – 6.00	750	17.01 – 18.00	1650
6.01 – 7.00	825	18.01 – 19.00	1725
7.01 – 8.00	900	19.01 – 20.00	1800
8.01 – 9.00	975	20.01 – 21.00	1875
9.01 – 10.00	1050	21.01 – 22.00	1950
10.01 – 11.00	1125	22.01 -23.00	2000
11.01 – 12.00	1200	23.00...	without limit

ADVERTISING FEE

Standard Ad \$200

Metes and Bounds Ad \$300

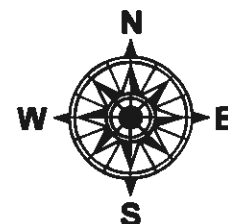
Multiple Metes and Bounds Ad \$850



ArcGIS Web Map

The City of Baton Rouge – Parish of East Baton Rouge provides the data herein for general reference purposes only. The City-Parish does not assume liability for the misuse or misinterpretation of the data.

00.0325065 0.13 0.195 0.26 mi



RECEIPT (Office Copy)

City of Baton Rouge / Parish of East Baton Rouge
Office of Planning Commission, 1100 Laurel Street, Suite 104
P.O.Box 1471, Baton Rouge, Louisiana 70821

Receipt Number:	2723512	City/Parish	Parish
Case No:	51580-ZA	Payment ID #	2723512
Receipt Date:	5/30/2019	Payment Type:	Check
Receipt Code:	Rezoning		

Metes and Bounds Ad	\$300.00
Rezoning (NOTE: Requires Ad/Public Notice Fee)	\$900.00
Transaction Total:	\$1,200.00

Customer

Evans/Graves Engineering, Inc.
Kevin Norman
9029 Jefferson Highway, #200
Baton Rouge, LA 70809


Description of Transaction

Rezoning of Baringer Property (Tract B2C1A1)

Payment Information

Baringer Land Company LLC
201 St Charles St
Baton Rouge, LA 70802

Received By:


Vance Baldwin, PLA, ASLA

and _____