



Date Received: 12/5/18

### 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): \$600

Application Taken by: Gilks

Case Number: \_\_\_\_\_

Meeting Date: 1/22/19

MPN Project Number: 51268-SP

### Please Print or Type

- Type of application:  New  Revised (SP-\_\_\_\_-\_\_\_\_)
- Applicant Name: Evan Holladay for LDG Development, LLC  
 Email Address: EHolladay@LDGDevelopment.com Daytime Telephone: 859-307-8652  
 Address: 1469 S. 4th Street City: Louisville State: KY ZIP: 40208  
 Business (if applicable): LDG Development, LLC
- Name of Property Owner: Maxco Development, LLC  
 Email Address: Richard.Preis@raymondjames.com Daytime Telephone: 225-413-0712  
 Address: 445 North Blvd. City: Baton Rouge State: LA ZIP: 70802
- Subject Property Information:  
 CPPC Lot ID#(s): Part of 440130001 and 440100063  
 Lot #(s): A-1-A-1-A-3 Block/Square: N/A  
 Subdivision or Tract Name: Howell Community Farms Subdivision  
 (If property is not subdivided, attach a complete legal description and survey map indicating bearings and dimensions.)  
 Nearest Intersection: Harding Blvd. and Plank Rd.
- Specific Proposed Use (type of development and general background): 192-unit apartment complex; gated with clubhouse; playground; gazebos; and 8, 24-unit, 3-story apartment buildings. Site also includes concrete parking, sidewalks, detention area, trees, landscaping, & a rear emergency access road.
- Waiver(s) requested:  No  Yes  
 If "Yes," specify the ordinance section and paragraph, and give justification for the requested waiver(s): Section 17.4.4 (A). Developer is seeking a 5% parking reduction by providing a CATS bus shelter along LA Hwy 67. The shelter will be located 585-ft from the main entrance. Shelter is located 300 ft from a north bound bus stop along Hwy 67.  
Section 17.4.4 (D). Developer is seeking an additional 5% parking reduction by preserving several native trees along the northern boundary. See Sheet C2.1 - Circulation Plan for Parking Reduction Table.

6. Access:

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

If street is State Road/Hwy approval is contingent upon LADOTD approval of access.

7. Stormwater Management Plan (SMP):

- Submitted     Not Submitted (If not submitted, explain) \_\_\_\_\_

8. Drainage Impact Study (DIS):

- Submitted     Not Submitted (If not submitted, explain) \_\_\_\_\_

9. Water Quality Impact Study (WQIS):

- Submitted     Not Submitted (If not submitted, explain) \_\_\_\_\_

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

- Acknowledgment Yes. See attached email to Shannon Dupont of the Subdivision engineering office.

11. 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>96, 2 BR</u>	<u>2/unit</u>	<u>423</u>	<u>9</u>	<u>      </u>	<u>      </u>	<u>372</u>	<u>18</u>	<u>390*</u>
b. <u>96, 3 BR</u>	<u>2.5/unit</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
c. <u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
d. <u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>

\* See No. 5, "Waiver Requested"

12. Building(s):

	Existing Square Feet	Proposed Square Feet	Total
Building <u>8 apt bldgs</u>	<u>      </u>	<u>11,174 (1 story only)</u>	<u>89,392</u>
Building <u>1 clubhouse</u>	<u>      </u>	<u>4,835</u>	<u>4,835</u>
Building <u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
Building <u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
Total <u>8 apts bldgs and 1 clubhouse</u>	<u>      </u>	<u>      </u>	<u>      </u>

13. Units per building(s):

	One Bedroom	Two Bedroom	Three Bedroom	Other	Total
Building <u>8</u>	<u>0</u>	<u>12</u>	<u>12</u>	<u>          </u>	<u>24</u>
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>
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>8</u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>192 UNITS</u>

14. 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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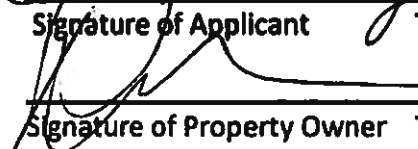
15. Acknowledgement:

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.

	Evan Holladay for LDG Development, LLC	12/4/2018
Signature of Applicant	Type or Print Name of Applicant	Date
	Maxco Development, LLC	1/4/3/18
Signature of Property Owner	Type or Print Name of Property Owner	Date

\* See attached for the Purchase Agreement.