



Date Received: 7/2/2020

### 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): 600.00

Application Taken by: WJ

Case Number: SP-4-20

Meeting Date: AUG 17

MPN Project Number: 52244-SP

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

1. Type of application:  New  Revised (SP-\_\_\_\_-\_\_\_\_)
2. Applicant Name: \_\_\_\_\_  
 Email Address: tterrell@wampold.com Daytime Telephone: (225) 215-1818  
 Address: 4171 Essen Lane, Suite 450 City: Baton Rouge State: LA ZIP: 70809  
 Business (if applicable): Wampold Companies
3. Developer (if applicable): Wampold Companies  
 Email Address: tterrell@wampold.com
4. Name of Property Owner: Wampold Companies  
 Email Address: tterrell@wampold.com Daytime Telephone: (225) 215-1818  
 Address: 4171 Essen Lane, Suite 450 City: Baton Rouge State: LA ZIP: 70809
5. Subject Property Information:  
 CPPC Lot ID#(s): 820340678  
 Lot #(s): A-1 Block/Square: 7 or 83  
 Subdivision or Tract Name: Devall Town  
 (If property is not subdivided, attach a complete legal description and survey map indicating bearings and dimensions.)  
 Nearest Intersection: Florida Street and N. 4th Street
6. Specific Proposed Use (type of development and general background): Convert floors 10-21 of South Tower to from Commercial Office to 144 Residential Units, add Pool Deck and Rooftop Amenity (8,000 GSF) on Penthouse Level, Add 4,000 GSF Commercial Retail Building (Pavilion 1) to ground level plaza.
7. 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) \_\_\_\_\_

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 \_\_\_\_\_

13. Parking: Property is located in C5 zoning and parking note required.

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>Multi-family</u>	<u>1/unit</u>	<u>144</u>		<u>      </u>		<u>      </u>		<u>      </u>
b. <u>Office</u>	<u>1/400 GSF</u>	<u>443</u>		<u>214</u>		<u>9</u>		<u>223</u>
c. <u>Retail</u>	<u>1/330 GSF</u>	<u>13</u>		<u>      </u>		<u>      </u>		<u>      </u>
d. _____	_____	_____		_____		_____		_____

14. Building(s):

	Existing Square Feet	Proposed Square Feet	Total
Building <u>South Tower</u>	<u>418042 (118014 Parking)</u>	<u>8000 (Penthouse)</u>	<u>426042</u>
Building <u>Pavilion 1</u>	<u>0</u>	<u>4000</u>	<u>4000</u>
Building <u>Connector</u>	<u>1600</u>	<u>-50</u>	<u>1550</u>
Building _____	_____	_____	_____
<b>Total</b> _____	_____	_____	<u>431,592</u>

15. Units per building(s):

	One Bedroom	Two Bedroom	Three Bedroom	Other	Total
Building <sup>South Tower</sup> _____	96	36	12	_____	144
Building _____	_____	_____	_____	_____	_____
Building _____	_____	_____	_____	_____	_____
Building _____	_____	_____	_____	_____	_____
Building _____	_____	_____	_____	_____	_____
Total _____	96	36	12	_____	144

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



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.

	<u>TED R. TERRELL</u>	<u>6-24-20</u>
Signature of Applicant	Type or Print Name of Applicant	Date
	<u>TED R. TERRELL</u>	<u>6-24-20</u>
Signature of Property Owner	Type or Print Name of Property Owner	Date
	<u>OWNER'S REP.</u>	