



Date Received 5/6/2021

Infill/Mixed Use Small Planned Unit Development or Small Planned Unit Development

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): \$1,800 Application Taken by: DL/Email
Case Number: SPUD-1-21 Meeting Date: 6/1/2021
MPN Project Number: 52857-SPUD

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

- Type of application: ISPUD SPUD
- Submittal: New Revised (provide case #) _____ - _____ - _____
- Type of revision: Major Use Change Major Site Change Minor Change
- Applicant Name and Title: John Schexnayder - (Agent for Property Owner and Developer)
 Email Address: john.schexnayder@csrsinc.com Daytime Phone Number: (225) 769-0546
 Business: CSRS, Inc.
 Address: 6767 Perkins Road, Suite 200 City: Baton Rouge State: LA ZIP: 70808
- Developer (if applicable): Michael Lang - Key Real Estate Company
 Email Address: mlang@keyrealestateco.com
- Name of Property Owner: Mohit Vij
 Email Address: mo@365labs.com Daytime Phone Number: (225) 800-7777
 Address: 1 Smart Way City: Baton Rouge State: LA ZIP: 70810
- Subject Property Information:
 CPPC Lot ID#(s): 1430800093, 1430800094, 1430800095, 1430800096, 1430800097
 Lot #(s): 1,2,3, 4-A, 4-B Block/Square: _____
 Subdivision or Tract Name: @Highland
 Nearest Intersection: Highland Road and Bluebonnet Boulevard
- Specific proposed use as described in proposed development narrative:
Proposed mixed-use development with office, commercial, and residential uses
- Size of the property: 8.5 Acres
- Number of proposed Lots or Tracts: One (1)
- Average size of proposed Lots or Tracts: 8.5 Acres
- Action Requested: **Rezoning**
 To rezone from LC2 and GOH to SPUD Acres: 8.5 Acres

Note: Open Space Acreage is included within the High Density and Commercial/ Office Acreage

13. Table of Uses: **Commercial/ Office Acreage**

	Low Density Residential	Medium Density Residential	High Density Residential	Commercial / Office	Public and Semi-Public	Industrial	Open Space
Total # of Units	NA	NA	240	N/A	N/A	N/A	N/A
Total Square Feet of Buildings	NA	NA	206,580 S.F. Gross / 169,638 S.F. Net	50,000 S.F. EXISTING / 23,000 S.F. NEW	NA	NA	N/A
Total Acreage	NA	NA	3.48	4.48	0.55	NA	3.83
Percentage of Site	NA	NA	40.9%	52.6%	6.5%	NA	45.0%

14. Table of Parking Spaces: **See the attached Parking Calculation Exhibit**

	Number of Spaces Required	Number of Spaces Proposed	Number of Handicap Spaces Proposed	Total Number of Spaces Proposed
Section, Phase or Filing				
Section, Phase or Filing				
Section, Phase or Filing				
Total				

15. Stormwater Management Plan:

Submitted Not Submitted If not submitted please explain:

16. Drainage Impact Study:

Submitted Not Submitted If not submitted please explain:

17. Water Quality Impact Study:

Submitted Not Submitted If not submitted please explain:

JS Applicant Initials

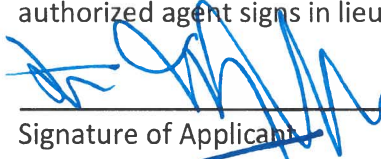

18. Compliance with Development Review Committee and/or Departments of Development and Transportation and Drainage comments will be required prior to approval: Acknowledgment

19. 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.

	John Scheneyer	5/6/21
Signature of Applicant	Type or Print Name of Applicant	Date
	MOHIT VIJ	5/5/2021
Signature of Property Owner	Type or Print Name of Property Owner	Date