



Date Received: 5-3-22

6-1-2022  
Revised pg 2  
40

### Final Development 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): \$950  
Case Number: PVD-2-00  
MPN Project Number: 53611

Application Taken By: GM  
Meeting Date: June 20, 2022

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

1. Type of application:  PUD  TND
2. Submittal:  New  Revised (PUD-\_\_-\_\_)
3. Type of revision:  Major Site Change  Minor Change
4. Applicant Name and Title: Erica Bruce-May, Project Manager  
 Email Address: ericab@thecontineogroup.com Daytime Phone Number: 678.755.3771  
 Business (if applicable): Contineo Group  
 Address: 755 Commerce Dr., STE 800 City: Decatur State: GA ZIP: 30030
5. Developer (if applicable): Waffle House Inc  
 Email Address: walterbarineau@wafflehouse.com
6. Name of Property Owner: Waffle House Inc  
 Email Address: walterbarineau@wafflehouse.com Daytime Phone Number: 678.427.0567  
 Address: 5986 Financial Drive City: Norcross State: GA ZIP: 30071
7. Subject Property Information:  
 CPPC Lot ID#(s): PARCEL ID #: 30835616  
 Lot #(s): N/A Block/Square: N/A  
 Subdivision or Tract Name: NELSON PROPERTY  
 (If property is not subdivided, attach a complete legal description and a survey map indicating bearings and dimensions.)  
 Nearest Intersection: Nicholson Drive
8. Specific proposed use as described in proposed development narrative.  
The proposed development consists in the subdivision of a property, for the construction of a new Waffle House building with parking areas and associated utilities to serve the restaurant.
9. Size of the Property: 0.582 Acres

10. Action Requested: **Final Development Plan Approval**

EB            Applicant's Initials

11. Table of Uses:

	Low Density Residential	Medium Density Residential	High Density Residential	Commercial / Office	Public and Semi-Public	Industrial	Open Space
Total # of Units	N/A	N/A	N/A	1	N/A	N/A	N/A
Total # of Lots	N/A	N/A	N/A	1	N/A	N/A	N/A
Total Square Feet of Buildings	N/A	N/A	N/A	1900 sf	N/A	N/A	N/A
Total Acreage	N/A	N/A	N/A	0.41	N/A	N/A	0.17
Percentage of Site	N/A	N/A	N/A	28%	N/A	N/A	72%

12. Table of Parking Spaces:

	Number of Spaces Required	Number of Spaces Proposed	Number of Handicap Spaces Proposed	Total Number of Spaces Proposed
Section, Phase or Filing	13	27	2	29
Section, Phase or Filing	0	0	0	0
Section, Phase or Filing	0	0	0	0
Section, Phase or Filing	0	0	0	0
Total	13	27	2	29

13. Access:

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

14. Stormwater Management Plan (SMP):

Submitted     Not Submitted    If not submitted please explain:

Not needed, site is part of a master stormwater design plan

---



---



---

15. Drainage Impact Study:

Submitted     Not Submitted    If not submitted please explain:

Not needed, site is part of a master stormwater design plan

---



---



---

JPD (6.1.22)

EB Applicant Initials

16. Water Quality Impact Study:

Submitted     Not Submitted    If not submitted please explain:

Not needed, site is part on a master stormwater design plan.

---

---

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

Acknowledgment

---

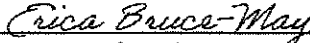

---

18. 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 for public hearing 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.

	Erica Bruce-May	5/02/2022
Signature of Applicant	Type or Print Name of Applicant	Date
	Walter Barineau	5/2/22
Signature of Property Owner	Type or Print Name of Property Owner	Date