



Date Received 1/6/2022

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): \$2,450

Application Taken by: DL

Case Number: _____

Meeting Date: 2/21/2022

MPN Project Number: 53356-SPUD

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

1. Type of application: ISPUD SPUD
2. Submittal: New Revised (provide case #) _____ - _ - _
3. Type of revision: Major Use Change Major Site Change Minor Change
4. Applicant Name and Title: Geoff Wilson, Engineer
 Email Address: gwilsonengr@gmail.com Daytime Phone Number: 225-205-6869
 Business: Geoff Wilson Engineering, LLC
 Address: 2297 Port Hudson-Pride Road City: Zachary State: LA ZIP: 70791
5. Developer (if applicable): _____
 Email Address: _____
6. Name of Property Owner: Brightside Estates North II, LLC
 Email Address: kkent@kentdesignbuild.com Daytime Phone Number: 985-926-9964
 Address: 1875 Highway 59 City: Mandeville State: LA ZIP: 70448
7. Subject Property Information:
 CPPC Lot ID#(s): 1330570629, 1330570635, 1330570636, 1330570637
 Lot #(s): LOTS 27-A, 28, 29 AND LOT 5, BLOCK E Block/Square: _____
 Subdivision or Tract Name: Arlington Plantation
 Nearest Intersection: Brightside & Ward Street
8. Specific proposed use as described in proposed development narrative:
Semi-detached single-family
9. Size of the property: 5.23 acres
10. Number of proposed Lots or Tracts: 48
11. Average size of proposed Lots or Tracts: 2,500
12. Action Requested: **Rezoning**
 To rezone from A3.3 to SPUD Acres: 5.23

13. Table of Uses:

| | Low Density Residential | Medium Density Residential | High Density Residential | Commercial / Office | Public and Semi-Public | Industrial | Open Space |
|--------------------------------|-------------------------|----------------------------|--------------------------|---------------------|------------------------|------------|------------|
| Total # of Units | | 48 | | N/A | N/A | N/A | N/A |
| Total Square Feet of Buildings | | | | | | | |
| Total Acreage | | 3.73 | | | | | 1.50 |
| Percentage of Site | | 71 | | | | | 29 |

14. 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 | | | | |
| Section, Phase or Filing | | | | |
| Section, Phase or Filing | | | | |
| Total | | | | |

15. Stormwater Management Plan:

Submitted Not Submitted If not submitted please explain:
 Submitted and constructed with overall development of Brightside North project.

16. Drainage Impact Study:

Submitted Not Submitted If not submitted please explain:
 Submitted and constructed with overall development of Brightside North project.

17. Water Quality Impact Study:

Submitted Not Submitted If not submitted please explain:
 Submitted and constructed with overall development of Brightside North project.

GLW Applicant Initials

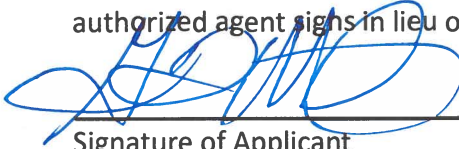
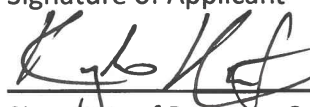
18. Compliance with Development Review Committee and/or Departments of Development and Transportation and Drainage comments will be required prior to approval: Acknowledgment

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.

| | | |
|--|--------------------------------------|----------|
|  | Geoffrey Wilson | 01/05/22 |
| Signature of Applicant | Type or Print Name of Applicant | Date |
|  | Kyle Kent | 01-05-22 |
| Signature of Property Owner | Type or Print Name of Property Owner | Date |