



Date Received: 9/27/2022

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: TND-1-07
MPN Project Number: 53906

Application Taken By: Jeremy G
Meeting Date: PC-11/14/2022

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- 1 - 07)
3. Type of revision: Major Site Change Minor Change
4. Applicant Name and Title: Engquist - Rouzan Commercial Development, LLC; Engquist Management, LLC; Manager: Charles A. Landry, Duty Authorized Representative
 Email Address: clandry@fishmanhaygood.com Daytime Phone Number: 225-706-4080
 Business (if applicable): Engquist - Rouzan Commercial Development, LLC; Engquist Management, LLC
 Address: 402 N. Fourth St. City: Baton Rouge State: LA ZIP: 70802
5. Developer (if applicable): Engquist - Rouzan Commercial Development, LLC; Engquist Management, LLC; Manager: Charles A. Landry, Duty Authorized Representative
 Email Address: clandry@fishmanhaygood.com
6. Name of Property Owner: Engquist - Rouzan Commercial Development, LLC; Engquist Management, LLC; Manager: Charles A. Landry, Duty Authorized Representative
 Email Address: clandry@fishmanhaygood.com Daytime Phone Number: 225-706-4080
 Address: 402 N. Fourth St. City: Baton Rouge State: LA ZIP: 70802
7. Subject Property Information:
 CPPC Lot ID#(s): 1430521442
 Lot #(s): TR RZ-3-D-1-A-1-A-4 Block/Square: 52
 Subdivision or Tract Name: Rouzan
 (If property is not subdivided, attach a complete legal description and a survey map indicating bearings and dimensions.)
 Nearest Intersection: Rouzan Ave @ Perkins Rd
8. Specific proposed use as described in proposed development narrative.
This project includes the 550' road extension of Bellefleur Street to tie into Perkins Road. This also includes a sewer extension to serve future developments.
Revision #1 to include addition of two (2) subdivision entry signs for intersection at Perkins Rd.

9. Size of the Property: _____
 10. Action Requested: **Final Development Plan Approval**
 Applicant's Initials:  Page | 1 Sept 2020

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	N/A	N/A	N/A	N/A
Total # of Lots	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total Square Feet of Buildings	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total Acreage	0.12	N/A	N/A	0.27	N/A	N/A	0.31
Percentage of Site	17%	N/A	N/A	39%	N/A	N/A	44%

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	N/A	N/A	N/A	N/A
Section, Phase or Filing	N/A	N/A	N/A	N/A
Section, Phase or Filing	N/A	N/A	N/A	N/A
Section, Phase or Filing	N/A	N/A	N/A	N/A
Total	N/A	N/A	N/A	N/A

13. Access:

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

14. Stormwater Management Plan (SMP):

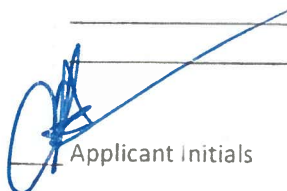
Submitted Not Submitted If not submitted please explain:

Previously submitted by others

15. Drainage Impact Study:

Submitted Not Submitted If not submitted please explain:

Previously submitted by others


Applicant Initials

16. Water Quality Impact Study:

Submitted Not Submitted If not submitted please explain:

Previously submitted by others

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.

Signature of Applicant	Engquist - Rouzan Commercial Development LLC By: Engquist Management, LLC, Manager By: Charles A. Landry, Duly Authorized Representative	September 22, 2022
	Type or Print Name of Applicant	Date
Signature of Property Owner	Engquist - Rouzan Commercial Development, LLC By: Engquist Management, LLC, Manager By: Charles A. Landry, Duly Authorized Representative	September 22, 2022
	Type or Print Name of Property Owner	Date