



Date Received 1/5/2023

Revise
1-30-23

PUD / TND Concept 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): <u>\$700</u>	Application Taken by: <u>DL</u>
Case Number: <u>PUD-2-00</u>	Meeting Date: <u>2/13/2023</u>
MPN Project Number: <u>54054</u>	

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

- Type of application: PUD TND
- Submittal: New Revised (provide case #) PUD 2-00 - -
- Type of revision: Major Use Change Major Site Change Minor Change
- Applicant Name and Title: C. Joseph Richard, AIA - Principal Architect/Owner
 Email Address: joseph@architectplus.net Daytime Phone Number: 225-334-9923
 Business (if applicable): Architects Plus, LLC
 Address: 618-A Main Street City: Baton Rouge State: LA ZIP: 70801
- Developer (if applicable): _____
 Email Address: _____
- Name of Property Owner: Jim Durbin
 Email Address: Jim@white3llc.com Daytime Phone Number: 205-613-2169
 Address: 812 Gravier St, Suite 360 City: New Orleans State: LA ZIP: 70112
- Subject Property Information:
 CPPC Lot ID#(s): 1610710321
 Lot #(s): TR C-2-A-3-A-1 Block/Square: _____
 Subdivision or Tract Name: Nelson Tract
 Nearest Intersection: Nicholson Dr @ Ben Hur Rd
- Specific proposed use as described in proposed development narrative:
Convenience Store with Fuel Sales (Commercial Retail)
- Size of the property: 1.49 Acres
- Number of proposed Lots or Tracts: 1
- Average size of proposed Lots or Tracts: 1.49 ACRE
- Action Requested: **Rezoning**
 To rezone from PUD to PUD Acres: N/A

Applicant Initials

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	0	1806	0	N/A	N/A	N/A	N/A
Total Square Feet of Buildings	N/A	N/A	N/A	632,050	0	N/A	N/A
Total Acreage	0	139.14	0	81.36	3.53	0	292.15
Percentage of Site	0	25%	0	15%	1%	0	53%

JR

14. Access:

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

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:

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

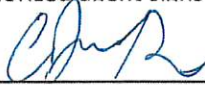

JR Applicant Initials

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.

	C. Joseph Richard	1/4/23
Signature of Applicant	Type or Print Name of Applicant	Date
	Jim Durbin	1/4/23
Signature of Property Owner	Type or Print Name of Property Owner	Date