



Date Received: 1/15/2018

### Rezoning

City of Baton Rouge / Parish of East Baton Rouge  
Office of the Planning Commission, 1100 Laurel Street, Suite 104  
Baton Rouge, Louisiana 70802

*Case 13-19*

### Staff Use Only

Fee(s): \$ 1125 + \$ 200

Application Taken by: *OS*

Case Number: \_\_\_\_\_

Meeting Date: \_\_\_\_\_

MPN Project Number: 51317-2A

### Please Print or Type

1. Applicant Name and Title: Theodoris Thyssen  
Email Address: tthyssen@ileraholistic.com Daytime Phone Number: 2254289393

Business (if applicable): \_\_\_\_\_

Address: 13073 Plank Road City: Baker State: LA ZIP: 70811

2. Name of Property Owner: Lincoln Park, LLC. / William "Bill" Manhein

Email Address: bill@eturbomachinery.com Daytime Phone Number: 2252882348

Business (if applicable): Lincoln Park, LLC.

Address: 13111 Plank Road City: Baker State: LA ZIP: 70811

3. Property Information:

CPPC Lot ID#(s): \_\_\_\_\_

Lot #(s): \_\_\_\_\_ Block/Square: \_\_\_\_\_

Subdivision or Tract Name: \_\_\_\_\_

Area to be Rezoned:

- Standard
- Single Metes and Bounds
- Multiple Metes and Bounds

4. Property Street Address: 13111 Plank Road, Baker, Louisiana

5. Specific Proposed Use: Material Manufacturing and Processing

6. Action Requested:

Rezoning To rezone from M2, A1 to M+ HC2 

Acres: 10+

7. Justification for action requested: To place one zoning district over the entire parcel.

**8. Previous Applications:**

Has any application been submitted to the Planning Commission concerning any part of the subject property within the past two years?

Yes       No

If yes, provide the details and final result below

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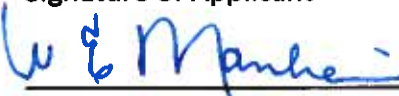
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**9. Acknowledgement:**

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 and advertising fees are to be made at the time the application is submitted and are nonrefundable. (Applications must be received by 10:00 a.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.

	Theodoris Thyssen	01/11/2019
Signature of Applicant	Type or Print Name of Applicant	Date
	William "Bill" Manhein	01/11/2019
Signature of Property Owner	Type or Print Name of Property Owner	Date

**Staff Use Only**

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- A. Land Use Classification(s): \_\_\_\_\_
  - B. Zoning Classification(s): \_\_\_\_\_
  - C. Existing Land Use(s): \_\_\_\_\_
  - D. Surrounding Land Use(s): \_\_\_\_\_
  - E. Surrounding Land Use Classification(s): \_\_\_\_\_
  - F. Surrounding Zoning Classification(s): \_\_\_\_\_
  - G. Proposed Conditional Use: \_\_\_\_\_
  - H. Comprehensive Land Use Plan:  Consistent – Subject property size (in acres): \_\_\_\_\_  
 Not Consistent: Small Scale or Large Scale (over 5 acres)
  - I. Planning District/Sub Area: \_\_\_\_\_
  - J. Census Tract: \_\_\_\_\_
  - K. Lot and Block: \_\_\_\_\_
  - L. Council District: 1 2 3 4 5 6 7 8 9 10 11 12
  - M. Describe compatibility of proposed rezoning to future land use element objective and policies:  
\_\_\_\_\_  
\_\_\_\_\_
  - N. Identify other amendments necessary to preserve internal consistency with the Comprehensive Land Use Plan and elements: \_\_\_\_\_  
\_\_\_\_\_
  - O. Comments: \_\_\_\_\_  
\_\_\_\_\_
  - P. Environmental Land Use Controls on property:  
 No  Yes – Send ELUCs notification letter to land owner and copy to applicant (if applicant is not land owner)
  - Q. Is subject property within Zone of Influence (Baker, Zachary, Central, Louisiana State University, Southern University, or BRCC)? If so, contact as needed.  
 No  Yes – date correspondence sent: \_\_\_\_\_
  - R. Is subject property located on Green Light Plan? If so, contact as needed.  
 No  Yes – date correspondence sent: \_\_\_\_\_
  - S. \_\_\_\_\_
- \_\_\_\_\_  
Planning Director or Authorized Signature Date

## REZONING FEE SCHEDULE

Processing Fee is \$375 plus \$75 per acre over the first acre.

ACREAGE	\$ AMOUNT	ACREAGE	\$ AMOUNT
0.01 – 1.00	375	12.01 – 13.00	1275
1.01 – 2.00	450	13.01 – 14.00	1350
2.01 – 3.00	525	14.01 – 15.00	1425
3.01 – 4.00	600	15.01 – 16.00	1500
4.01 – 5.00	675	16.01 – 17.00	1575
5.01 – 6.00	750	17.01 – 18.00	1650
6.01 – 7.00	825	18.01 – 19.00	1725
7.01 – 8.00	900	19.01 – 20.00	1800
8.01 – 9.00	975	20.01 – 21.00	1875
9.01 – 10.00	1050	21.01 – 22.00	1950
10.01 – 11.00	1125	22.01 -23.00	2000
11.01 – 12.00	1200	23.00...	without limit

## ADVERTISING FEE

Standard Ad \$200

Metes and Bounds Ad \$300

Multiple Metes and Bounds Ad \$850

# RECEIPT (Office Copy)

City of Baton Rouge / Parish of East Baton Rouge  
Office of Planning Commission, 1100 Laurel Street, Suite 104  
P.O.Box 1471, Baton Rouge, Louisiana 70821

Receipt Number: **2617353** City/Parish **Parish**  
Case No: **51317-ZA** Payment ID # **2617353**  
Receipt Date: **1/15/2019** Payment Type: **Check**  
Receipt Code: **Rezoning**

Rezoning (NOTE: Requires Ad/Public Notice Fee)	<b>\$1,125.00</b>
Standard Ad	<b>\$200.00</b>
Transaction Total:	<b>\$1,325.00</b>

### Customer

Theodoris Thyssen  
13073 Plank Road  
Baker, LA 70811

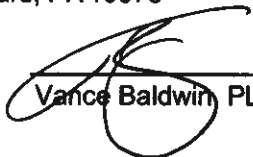
### Description of Transaction

Rezoning for 13111 Plank Road (M2,A1 to M1)

### Payment Information

ILERA Healthcare  
3553 West Chester Pike  
Newtown Square, PA 19073

Received By:

  
Vance Baldwin PLA, ASLA

and \_\_\_\_\_

# Property Details Report

- [View the FEMA flood hazard area web map](#)
- [Check the UDC yard requirements](#)

## Property Details

Lot ID Number: [331070004](#) (Click to view the property in a map window)

Address: 13111 PLANK RD

Business Name: MANDA FINE MEATS

Planning District: 3

Lot & Block Map No.: 107

Subdivision:

Block Number:

Property Info: IOWA-LA. LAND CO.

Zoning: [A1, M2](#)

Overlay District:

Conditional Use:

Existing Land Use: [I, UND](#)

NAICS Code: 311613

## Census Information

Census Tract: [42.01](#)

Census Block: 1

## Governmental Boundaries

Jurisdiction: Parish

School District: EBR-2

Voting Precinct: 2-025

LA House of Representative: 63

LA Senate: 15

US House of Representative: 6

Historic Landmark:

Industrial Area: No

Crime Prevention District:

Data Source: CITY/PARISH

ZIP Code: 70811

Subarea: 3

Lot Number: DOMINICK T. FRESINO

Filing:

Acreage: 10.68

Character Area: Suburban

Township, Range, Section: T5S R1E Sect 53

Future Land Use: [MU](#)

DOTD Number: 300

Enterprise Zone: NO

Economic Development Zone: NO

Council District: 2

Police District:

Fire District: Brownsfield Fire District #3

Sheriff Subsector: 1Z11

Garbage Service: WEDNESDAY AND SATURDAY

Trash Service: WEDNESDAY

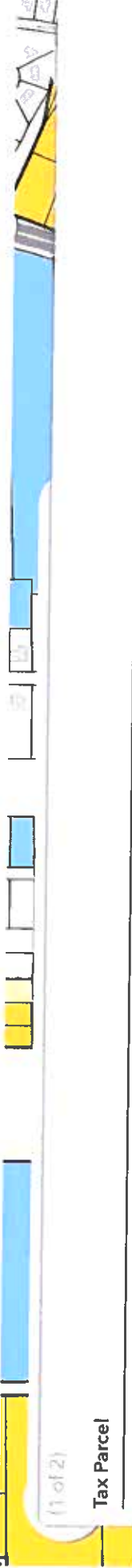
Recycle Service: WEDNESDAY

Mosquito Control: S-26

Print

Close

Save as CSV



**Tax Parcel**

Assessment No	013-2451-9
Property No	1324519
Owner	LINCOLN PARK, LLC
Owner Address	13073 PLANK RD BAKER LA 70714-
Physical Address	13019 PLANK RD
Subdivision	IOWA-LA. LAND CO.
Ward Section	2-1
Lot	EPT
Block	
Legal Description	11.05 ACRES MORE OR LESS, BEING A CERTAIN TRACT AS DESIGNATED ON A MAP SHOWING THE SUB. OF THE S 22.045 ACRES OF LOT E (T5S, R1E, 1975, (5-9117) (COMMERCIAL).
Flood Zone	X
Sale Year	2014
Status	AC
Homestead Exemption Sum	0
Lot Value Sum	0
Land Value Sum	0
Improvement Value Sum	0
Fair Market Value	23,750
Assessed Value	23,750