



Date Received: 1/31/19

Traditional Neighborhood Development: Final Development Plan

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

Staff Use Only

Application Fee: \$1,200 File Number: (51341)
Application Taken by: lux Receipt Number: 2628276
Meeting Date: Mar 19, 2019

Please Print or Type

- Applicant Name and Title: Charles Landry for Engquist-Rouzan Commercial Development, LLC
 Email Address: clandry@fishmanhaygood.com Daytime Phone Number: 225-338-6120
 Address: 402 N. 4th Street City: Baton Rouge State: LA ZIP: 70802
- Name of Letter Addressee: Corey Blanchard
 Business (if applicable): SJB Group, LLC
 Address: PO Box 1751 City: Baton Rouge State: LA ZIP: 70821
- Subject Property Information:
 CPPC Lot ID#(s): 1430521165
 Lot #(s): RZ-3-C Block/Square: _____
 Subdivision or Tract Name: Rouzan TND, Phase 1D
 (If property is not subdivided, attach a complete legal description and a survey map indicating bearings and dimensions.)
 Nearest Intersection: Arrowhead St. and Trottoir St.
- Specific proposed use as described in proposed development narrative. Please indicate what phase of the TND.
 The final development plan is for Phase 1D of the Rouzan Traditional Neighborhood Development. This phase will include 17 medium density residential lots, 0 square feet of commercial/office space, and 0.84 acres of common open space. 0.45 LB
- Size of the Property: 3.48 acres
- Action Requested: **TND Final Development Plan approval**

CLW Applicant's Initials

7. 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	17	0	N/A	N/A	N/A	N/A
Total # of Lots	0	17	0	-	-	-	5
Total Square Feet of Buildings	N/A	N/A	N/A	-	-	-	N/A
Total Acreage	0	2.64 3.03 lb	0	-	0	-	0.84 0.45 lb
Percentage of Site	0	76% 87% lb	0	-	0	-	24% 13% lb

8. 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	-	-	-	-
Section, Phase or Filing	-	-	-	-
Total	-	-	-	-

9. Traffic Impact Statement:

Submitted Not Submitted If not submitted please explain:
 Submitted with previous submittal.

10. Stormwater Management Plan (SMP):

Submitted Not Submitted If not submitted please explain:
 Submitted with previous submittal.

11. Drainage Impact Study:

Submitted Not Submitted If not submitted please explain:
Submitted with previous submittal.

12. Water Quality Impact Study:

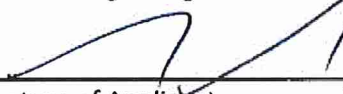
Submitted Not Submitted If not submitted please explain:
Submitted with previous submittal.

13. Acknowledgement:

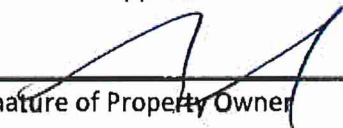
I acknowledge that private deed restrictions or covenants may exist on the subject property. I recognize that neither the Planning Commission nor its staff may consider such deed restrictions or covenants, if any, when determining approval or denial of an application, nor can the City or Parish enforce 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.



Signature of Applicant Todd W Anderson 1/31/19
Type or Print Name of Applicant Date



Signature of Property Owner Todd W Anderson 1/31/19
Type or Print Name of Property Owner Date