



Date Received: April 9, 2020

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): \$7,100
Case Number: PUD-5-07
MPN Project Number: 52115

Application Taken By: Gil
Meeting Date: May 18

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-____-____)
3. Type of revision: Major Site Change Minor Change
4. Applicant Name and Title: Dustin Mayard, Civil Engineer
 Email Address: dustin.mayard@stantec.com Daytime Phone Number: 225-532-3476
 Business (if applicable): Stantec
 Address: 1200 Brickyard Lane, Suite 400 City: Baton Rouge State: LA ZIP: 70802
5. Developer (if applicable): Richard Carmouche
 Email Address: richard@carmoucheconstruction.com
6. Name of Property Owner: Willow Grove North, LLC
 Email Address: richard@carmoucheconstruction.com Daytime Phone Number: 225-413-0060
 Address: 8200 Village Plaza Court, Suite 2B City: Baton Rouge State: LA ZIP: 70810
7. Subject Property Information:
 CPPC Lot ID#(s): 1640667512
 Lot #(s): TR. WB-2E-2 Block/Square: 66
 Subdivision or Tract Name: _____
 (If property is not subdivided, attach a complete legal description and a survey map indicating bearings and dimensions.)
 Nearest Intersection: The Grove Blvd and the Mall of Louisiana Blvd
8. Specific proposed use as described in proposed development narrative.
This Final Development Plan for the Grove PUD 5-07 applies to the Parcel C area. The development will consist of 246 townhome lots as well as open space and common area. The total acreage of this Parcel is 27.03 acres. Within this acreage, there will be 15.15 acres of residential area, 8.58 acres of public/semi-public area, 3.30 acres of Common Open Space, and 3.0 acres of Green Space. The overall residential density for this parcel will be 9.1 units/acre.
9. Size of the Property: 27.03 acres

10. Action Requested: **Final Development Plan Approval**

DM Applicant's Initials

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			246	N/A	N/A	N/A	N/A
Total # of Lots			246				
Total Square Feet of Buildings	N/A	N/A	N/A				N/A
Total Acreage			15.15		8.58		3.3
Percentage of Site			56.05%		31.74%		12.21%

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	492	503		503
Section, Phase or Filing				
Section, Phase or Filing				
Section, Phase or Filing				
Total				

13. Access:

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

14. Stormwater Management Plan (SMP):

Submitted Not Submitted If not submitted please explain:

15. Drainage Impact Study:

Submitted Not Submitted If not submitted please explain:

 Applicant Initials

16. Water Quality Impact Study:

Submitted Not Submitted If not submitted please explain:

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


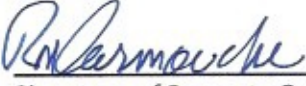
Acknowledgment

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 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.

	Dustin Mayard	4/6/2020
Signature of Applicant	Type or Print Name of Applicant	Date
	Richardson M. Cormouche	4/8/20
Signature of Property Owner	Type or Print Name of Property Owner	Date

Staff Use Only

-
- 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 Land Use: _____
- H. Comprehensive Plan: Consistent Not Consistent
- 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 DRC and/or Departments of Development and Transportation and Drainage Compliance:
 No Yes If "No" explain: _____
- _____
- N. Stormwater Management Plan (SMP):
 No Yes If "No" explain: _____
- _____
- O. Drainage Impact Study (DIS):
 No Yes If "No" explain: _____
- _____
- P. Water Quality Impact Study (WQIS):
 No Yes If "No" explain: _____
- _____
- Q. Waiver(s) Requested: No Yes
- R. Complete Check List: No Yes
- S. Comments: _____
- _____
- T. Is subject property within Zone of Influence (Zachary, Central, BREC, or Health District)? If so, contact as needed.
 No Yes – date correspondence sent: _____
- U. Is subject property located on **MoveBR**? If so, contact as needed.
 No Yes – date correspondence sent: _____
- V. _____
- Planning Director or Authorized Signature Date