Date Received April 3, 2020

Infill/Mixed Use Small Planned Unit Development
or
Small Planned Unit Development

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): $1375
Application Taken by: Gilles
Case Number: SPUD-1-20
Meeting Date: May 18
MPN Project Number: 52116-SPUD

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

1. Type of application: ☐ISPUD ☒SPUD
2. Submittal: ☒New ☐Revised (provide case #) _____-__-__
3. Type of revision: ☐Major Use Change ☐Major Site Change ☐Minor Change
4. Applicant Name and Title: Nick FaKouri
   Email Address: _____ Daytime Phone Number: 225-757-1110
   Business: Tower Capital Corporation Real Estate Investments
   Address: Post Office Box 14151 City: Baton Rouge State: LA ZIP: 70898
5. Developer (if applicable): Nick FaKouri
   Email Address: nick@tccrei.com
6. Name of Property Owner: _____
   Email Address: _____ Daytime Phone Number: _____
   Address: _____ City: _____ State: _____ ZIP: _____
7. Subject Property Information:
   CPPC Lot ID#(s): 1520640397 & 1520640398
   Lot #(s): TRACT 1 & TRACT 2 Block/Square: Lot & Block Map No.: 64
   Subdivision or Tract Name: JAMES EARL ZIEGLER PROPERTY
   Nearest Intersection: S. HARRELL'S FERRY RD & O'NEAL LANE
8. Specific proposed use as described in proposed development narrative:
   SEE ATTACHMENT
9. Size of the property: 5.094 ACRES +/-
10. Number of proposed Lots or Tracts: 46 RESIDENTIAL LOTS & 2 COMMON AREA TRACTS
11. Average size of proposed Lots or Tracts: 27' X 104' TOWNHOME LOTS
12. Action Requested: **Rezoning**
    To rezone from C1 to SPUD Acres: 5.094+/-

____ Applicant's 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		46		N/A	N/A	N/A	N/A
Total Square Feet of Buildings							
Total Acreage		2.971			0.824		1.299
Percentage of Site		58.3%			16.2%		25.5%

14. 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	92	92	NONE	NONE
Section, Phase or Filing				
Section, Phase or Filing				
Total				

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:

_____

_____

_____

____ Applicant Initials

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

_____

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.

	Nick FaKouri	
Signature of Applicant	Type or Print Name of Applicant	Date
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. Complete Check List: ☐ No ☐ Yes
R. Comments: _____
_____
S. Is subject property within Zone of Influence (Zachary, Central, BREC or Health District)? If so, contact as needed.
☐ No ☐ Yes – date correspondence sent: _____
T. Is subject property located on **MoveBR**? If so, contact as needed.
☐ No ☐ Yes – date correspondence sent: _____

U. _____
Planning Director or Authorized Signature Date