



# 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): \$950

Application Taken by: DL

Case Number: PUD-1-09

Meeting Date: October 18

MPN Project Number: 53126-PUD

**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 - 1 - 09
- Type of revision:  Major Use Change  Major Site Change  Minor Change
- Applicant Name and Title: Andre Rodrigue, PE  
 Email Address: andre.rodrigue@stantec.com Daytime Phone Number: 225-215-5171  
 Business (if applicable): Stantec  
 Address: 1200 Brickyard Ln. Ste. 400 City: Baton Rouge State: LA ZIP: 70802
- Developer (if applicable): PLP, LLC  
 Email Address: \_\_\_\_\_
- Name of Property Owner: PNK (Baton Rouge) Partnership Property  
 Email Address: \_\_\_\_\_ Daytime Phone Number: \_\_\_\_\_  
 Address: 777 L'Auberge Avenue City: Baton Rouge State: LA ZIP: 70820
- Subject Property Information:  
 CPPC Lot ID#(s): 1620870966, 1620870967, 1620870666, 1620870689, 1620870692, 1620870657, 1620870675, 1620870677, 1620870659, 1620870676, and 1620870661  
 Lot #(s): TR A-2-A, TR A-2-B, TR Y, TR A-1, B-1, A, C-1, C-2, C-3, D, TR X Block/Square: \_\_\_\_\_  
 Subdivision or Tract Name: See Exhibit A  
 Nearest Intersection: River Road at L'Auberge Crossing Drive
- Specific proposed use as described in proposed development narrative:  
PUD consisting of a casino, recreational vehicle resort, single-family residential neighborhoods, commercial buildings, and greenspace
- Size of the property: 538 acres
- Number of proposed Lots or Tracts: TBD
- Average size of proposed Lots or Tracts: TBD
- Action Requested: **Rezoning**  
 To rezone from \_\_\_\_\_ to \_\_\_\_\_ Acres: \_\_\_\_\_

AMR 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	430	240	-	N/A	N/A	N/A	N/A
Total Square Feet of Buildings	-	-	-	731.900	-	-	-
Total Acreage	111.86	16.21	-	235.91	-	-	174.11
Percentage of Site	21%	3%	-	44%	-	-	32%

14. Access:

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

15. Stormwater Management Plan:

Submitted     Not Submitted    If not submitted please explain:

Prior submittal on file  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

16. Drainage Impact Study:

Submitted     Not Submitted    If not submitted please explain:

Prior submittal on file  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

17. Water Quality Impact Study:

Submitted     Not Submitted    If not submitted please explain:

Prior submittal on file  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

\_\_\_\_\_

AMR 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.

	<b>Andre Rodrigue</b>	<b>9/2/21</b>
Signature of Applicant	Type or Print Name of Applicant	Date

	<b>Kim Ginn</b>	<b>9/3/21</b>
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