



Date Received: 3/30/21

### Site 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): \$600 Application Taken by: Collin  
Case Number: SP-6-21 Meeting Date: May 17, 2021  
MPN Project Number: 52763-SP

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

- Type of application:  New  Revised (SP-\_\_\_\_-\_\_\_\_)
- Applicant Name: Floor & Decor  
 Email Address: cthompson@centerpoint-is.com Daytime Telephone: 678-953-0254  
 Address: 3655 Habersham Road NE Unit A313 City: Atlanta State: GA ZIP: 30305  
 Business (if applicable): Floor & Decor 2500 Windy Ridge Pkwy SE Atlanta, GA 30339
- Developer (if applicable): Floor and Decor 2500 Windy Ridge Pkwy SE Atlanta, GA 30339  
 Email Address: Brandy.Crawford@flooranddecor.com
- Name of Property Owner: MACB, LLC, Mr. Michael J. O'Connor  
 Email Address: moconnor@celticgroup.com Daytime Telephone: 225-448-5362  
 Address: 3888 S. Sherwood Forest Blvd. Bldg 1 City: Baton Rouge State: LA ZIP: 70816
- Subject Property Information:  
 CPPC Lot ID#(s): 30831445 & 30831444  
 Lot #(s): 3A & 3B Block/Square: \_\_\_\_\_  
 Subdivision or Tract Name: \_\_\_\_\_  
 (If property is not subdivided, attach a complete legal description and survey map indicating bearings and dimensions.)  
 Nearest Intersection: Professional Blvd & Airline Highway - Costco Way & Airline Highway
- Specific Proposed Use (type of development and general background): \_\_\_\_\_  
Construction of 80,000 SF Single Retail Building with two loading docks at the rear of the property.
- Waiver(s) requested:  No  Yes  
 If "Yes," specify the ordinance section and paragraph, and give justification for the requested waiver(s): We are requesting a Drainage Impact Study waiver in accordance with 15.15, the site is located within developed areas that are served by a network of public storm drainage facilities, which were designed to accommodate runoff from the development site.

8. Access:

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

If street is State Road/Hwy approval is contingent upon LADOTD approval of access.

9. Stormwater Management Plan (SMP):

Submitted     Not Submitted (If not submitted, explain) \_\_\_\_\_

10. Drainage Impact Study (DIS):

Submitted     Not Submitted (If not submitted, explain) \_\_\_\_\_

11. Water Quality Impact Study (WQIS):

Submitted     Not Submitted (If not submitted, explain) \_\_\_\_\_

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

Acknowledgment Carter Thompson

13. Parking:

Indicate formula used to calculate parking spaces for standard (Std.) and handicap (HC).

Use Bldg./Phase	Parking Ratio	Required		Existing		Proposed		Total
		Std.	HC	Std.	HC	Std.	HC	
a. <u>80,000</u>	<u>1/500</u>	160	7			191	8	<u>191/8</u>
b. _____	_____	_____	_____	_____	_____	_____	_____	_____
c. _____	_____	_____	_____	_____	_____	_____	_____	_____
d. _____	_____	_____	_____	_____	_____	_____	_____	_____

14. Building(s):

	Existing Square Feet	Proposed Square Feet	Total
Building <u>1</u>	Current bldg will be demoed	New Construction for one bldg, 80K, on two lots	_____
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Building _____	_____	_____	_____
Building _____	_____	_____	_____
Total _____	_____	_____	_____

15. Units per building(s):

	One Bedroom	Two Bedroom	Three Bedroom	Other	Total
Building _____	_____	_____	_____	_____	_____
Building _____	_____	_____	_____	_____	_____
Building _____	_____	_____	_____	_____	_____
Building _____	_____	_____	_____	_____	_____
Building _____	_____	_____	_____	_____	_____
Total _____	_____	_____	_____	_____	_____

16. Industrial or Manufacturing Process:

Describe any industrial or manufacturing process that will occur as a result of the proposed rezoning. Include a description of any waste or by-product associated with the activity or proposed means of disposal. N/A

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17. 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.

Public Hearing Items: I acknowledge that the Planning Commission makes the final decision on the approval or denial of this application. I also recognize I do not have a right to an approval, regardless of staff certification that the application meets ordinance requirements. A Public Hearing is required to be held and the Planning Commission will make the decision based upon all evidence presented at the meeting.

**I understand that the application fee is nonrefundable. (Applications for public hearing items 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.

Carter Thompsom

Signature of Applicant	Type or Print Name of Applicant	Date
	MICHAEL J. O'CONNOR	3/23/21
Signature of Property Owner	Type or Print Name of Property Owner	Date