



Date Received: 1/7/21

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): \$ 1200 Application Taken By: ADJ
Case Number: _____ Meeting Date: _____
MPN Project Number: 52612

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: Engquist - Rouzan Commercial Development, LLC; Engquist Management, LLC, Manager; Charles A. Landry, Duly Authorized Representative
 Email Address: clandry@fishmanhaygood.com Daytime Phone Number: 225-706-4080
 Business (if applicable): _____
 Address: 402 N. Fourth St. City: Baton Rouge State: LA ZIP: 70802
- 5. Developer (if applicable): Engquist - Rouzan Commercial Development, LLC; Engquist Management, LLC, Manager; Charles A. Landry, Duly Authorized Representative
 Email Address: clandry@fishmanhaygood.com
- 6. Name of Property Owner: Engquist - Rouzan Commercial Development, LLC; Engquist Management, LLC, Manager; Charles A. Landry, Duly Authorized Representative
 Email Address: clandry@fishmanhaygood.com Daytime Phone Number: 225-706-4080
 Address: 402 N. Fourth St. City: Baton Rouge State: LA ZIP: 70802
- 7. Subject Property Information:
 CPPC Lot ID#(s): 1430521442
 Lot #(s): REM RZ-3-D-1-A-1 Block/Square: 52
 Subdivision or Tract Name: _____
 (If property is not subdivided, attach a complete legal description and a survey map indicating bearings and dimensions.)
 Nearest Intersection: Deaux Parc Drive & Bellefleur Street
- 8. Specific proposed use as described in proposed development narrative.
This project includes the 550' road extension of Bellefleur Street to tie into Perkins Road. This also includes a sewer extension to serve future developments.

- 9. Size of the Property: _____

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

 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 | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| Total # of Lots | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| Total Square Feet of Buildings | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| Total Acreage | 0.12 | N/A | N/A | 0.27 | N/A | N/A | 0.40 |
| Percentage of Site | 15% | N/A | N/A | 34% | N/A | N/A | 51% |

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 | N/A | N/A | N/A | N/A |
| Section, Phase or Filing | N/A | N/A | N/A | N/A |
| Section, Phase or Filing | N/A | N/A | N/A | N/A |
| Section, Phase or Filing | N/A | N/A | N/A | N/A |
| Total | N/A | N/A | N/A | N/A |

13. Access:

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

14. Stormwater Management Plan (SMP):

Submitted Not Submitted If not submitted please explain:
 Previously submitted by others

15. Drainage Impact Study:

Submitted Not Submitted If not submitted please explain:
 Previously submitted by others

 Applicant Initials

16. Water Quality Impact Study:

Submitted Not Submitted If not submitted please explain:
 Previously submitted by others _____

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

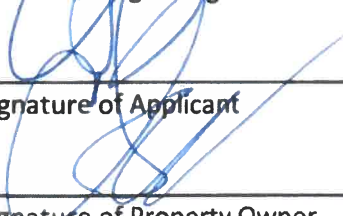
Acknowledgment _____

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.

| | | |
|--|---|----------|
|  | Engquist - Rouzan Commercial Development, LLC By: Engquist Management, LLC, Manager By: Charles A. Landry, Duly Authorized Representative | 01-04-21 |
| Signature of Applicant | Type or Print Name of Applicant | Date |
| Signature of Property Owner | Type or Print Name of Property Owner | Date |