



Date Received: 2/3/22

## Subdivision

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): 10,300

Application Taken by: MLN

Case Number: S-6-22

Meeting Date: March 21, 2022

MPN Project Number: 53411-S

ATWATER RESERVE (392 LOTS)

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

1. Applicant Name and Title: Atwater Development, LLC; D.Todd Waguespack, Duly Authorized Representative  
Email Address: todd@levelbr.com Daytime Phone Number: 225-413-4756  
Business (if applicable): Atwater Development, LLC  
Address: 402 North 4th Street City: Baton Rouge State: LA ZIP: 70802
2. Developer (if applicable): Atwater Development, LLC; D.Todd Waguespack, Duly Authorized Representative  
Email Address: todd@levelbr.com
3. Name of Property Owner: Atwater Development, LLC; D.Todd Waguespack, Duly Authorized Representative  
Email Address: todd@levelbr.com Daytime Phone Number: 225-413-4756  
Address: 402 North 4th Street City: Baton Rouge State: LA ZIP: 70802
4. Subject Property Information:  
CPPC Lot ID#(s): 1620931256, 1620931257, 1620931258, 1620931260  
Lot #(s): Tract A, C, & a portion of Tract E Block/Square: N/A  
Subdivision or Tract Name: N/A  
(If property is not subdivided, attach a complete legal description and survey map indicating bearings and dimensions.)  
Nearest Intersection: Bluebonnet Blvd @ Nicholson Dr.
5. Specific Proposed Use: Residential Neighborhood
6. Zoning District and Comprehensive Plan Land Use Designation: A2.7
7. Size of property: 124.72 Acres
8. Type of Subdivision: ☐ Five lots or less ☒ Six lots or greater ☐ Flag Lot
9. Average size of proposed lots: 6,600 SF
10. Waiver(s) requested: ☒ No ☐ Yes  
If "Yes" specify the ordinance section, paragraph and justification for the requested waiver(s):
11. Access: ☐ Private Street ☒ Public Street (City-Parish) ☐ Public Street (State)  
If street is a State/Hwy approval is contingent upon LADOTD approval of access.

 Applicant's Initials

12. Stormwater Management Plan (SMP):

☒ Submitted ☐ Not Submitted If not submitted please explain: \_\_\_\_\_

13. Drainage Impact Study:

☒ Submitted ☐ Not Submitted If not submitted please explain: \_\_\_\_\_

14. Water Quality Impact Study:

☒ Submitted ☐ Not Submitted If not submitted please explain: \_\_\_\_\_

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

☒ Acknowledgment




15. 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 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.

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|---|---|------------|
| <br>Atwater Development, LLC<br>By: Engquist Land company, LLC, Manager<br>By: Engquist Management, LLC, Manager | <br>Atwater Development, LLC<br>By: Engquist Land company, LLC, Manager<br>By: Engquist Management, LLC, Manager<br>By: D. Todd Waguespack, Duly Authorized Representative | 02/02/2022 |
| Signature of Applicant  | Type or Print Name of Applicant   | Date       |
| By: D. Todd Waguespack, Duly Authorized Representative  |   |            |
| <br>Atwater Development, LLC<br>By: Engquist Land company, LLC, Manager<br>By: Engquist Management, LLC, Manager | <br>Atwater Development, LLC<br>By: Engquist Land company, LLC, Manager<br>By: Engquist Management, LLC, Manager<br>By: D. Todd Waguespack, Duly Authorized Representative | 02/02/2022 |
| Signature of Property Owner   | Type or Print Name of Property Owner  | Date       |
| By: D. Todd Waguespack, Duly Authorized Representative  |   |            |