



Date Received 3/2/2022  
Mail

# 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): \$ 700 Application Taken by: DJ  
Case Number: SPUD-5-08 Meeting Date: 4/18/2022  
MPN Project Number: 53470-SPUD

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

- Type of application:  ISPUD  SPUD
- Submittal:  New  Revised (provide case #) \_\_\_\_\_ - \_\_\_\_\_
- Type of revision:  Major Use Change  Major Site Change  Minor Change
- Applicant Name and Title: GPD Group on behalf of Rivian - Attn: Ian Russell  
 Email Address: gpdchargepermits@gpdgroup.com Daytime Phone Number: 330-572-3575  
 Business: GPD Group, Inc.  
 Address: 520 South Main Street, Suite 2531 City: Akron State: OH ZIP: 44311
- Developer (if applicable): Rivian Automotive - Attn: Jim Leverette  
 Email Address: jleverette@rivian.com
- Name of Property Owner: Alpine Acadian, LLC - Attn: Robert Dozier  
 Email Address: eschaefer@steppinvestments.com Daytime Phone Number: \_\_\_\_\_  
 Address: P.O. Box 190200 City: Dallas State: TX ZIP: 75219
- Subject Property Information:  
 CPPC Lot ID#(s): 1320431426  
 Lot #(s): 15-A-1-A Block/Square: 43  
 Subdivision or Tract Name: Richland Estates  
 Nearest Intersection: Perkins Road and Stanford Ave.
- Specific proposed use as described in proposed development narrative:  
Installation of commercial electric vehicle charging station. Will include the installation of 1 utility transformer, 1 switchgear, 2 present Rivian power cabinets and 1 future power cabinet, and 6 present DCFC charge posts and 2 future DCFC charge posts.
- Size of the property: 10.95 acres
- Number of proposed Lots or Tracts: N/A
- Average size of proposed Lots or Tracts: N/A
- Action Requested: **Rezoning**  
 To rezone from N/A to \_\_\_\_\_ Acres: \_\_\_\_\_

IR Applicant's Initials

September 2020

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	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	367	N/A	N/A	N/A
Total Acreage	N/A	N/A	N/A	.008	N/A	N/A	N/A
Percentage of Site	N/A	N/A	N/A	.09%	N/A	N/A	N/A

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	289	-1	0	559
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	289	-1	0	559

15. Stormwater Management Plan:

Submitted     Not Submitted    If not submitted please explain:

Installing on existing site, no new stormwater drainage is being added to site.

Project discussed with Robert Joyner, told Stormwater Management Plan would not be required.

16. Drainage Impact Study:

Submitted     Not Submitted    If not submitted please explain:

Minimal site work, less than 700 square feet of impervious surface being added to site.

Project discussed with Robert Joyner, told Drainage Impact Study would not be required.

17. Water Quality Impact Study:

Submitted     Not Submitted    If not submitted please explain:

Installing on existing site, project will have no major impact on water quality for site.

Project discussed with Robert Joyner, told Water Quality Impact Study would not be required.

IR 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

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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.

<i>Ian Russell</i>	<b>Ian Russell</b>	2/28/2022
Signature of Applicant	Type or Print Name of Applicant	Date

Please see attached letter of authorization from property owner		
Signature of Property Owner	Type or Print Name of Property Owner	Date

**LETTER OF AUTHORIZATION**

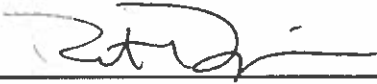
**APPLICATION FOR ZONING/USE/BUILDING PERMIT**

The undersigned, Alpine Acadian, LLC, owner of the below described Property ("Owner"), does hereby appoint Rivian and/or Glaus, Pyle, Schomer, Burns & DeHaven, Inc (GPD) and their employees, agents and contractors, as Owner's agent for the purpose of filing and completing any approval or application necessary to ensure its ability to use and/or construct improvements to the Property leased or licensed to it for the purpose of installing an electric car charging facility and for constructing or installing charging stations and related equipment on the Property as Rivian may require for its electric car charging system. I understand that the application may be denied, modified or approved with conditions and that those conditions or modifications must be complied with prior to issuance of building permits. Owner hereby authorizes the employees of the City with jurisdiction to enter upon the Property during normal business hours as necessary to inspect the Property for the purpose of processing this application. GPD will be responsible for all costs, fees and expenses incurred in securing any approval.

Property Located at: 3535 Perkins Road, Baton Rouge, LA 70808 ("Property")

Owner's Name (print): Alpine Acadian, LLC

Signature (and title, if applicable) of Property Owner:

By:   
Title: Manager  
Date Executed: 02/28/22

Site Name: Rivian – Baton Rouge, LA