

Planned Unit Development Concept Plan Check List

City of Baton Rouge / Parish of East Baton Rouge
Office of the Planning Commission, 1755 Florida Street, 3rd Floor
P.O. Box 1471, Baton Rouge, Louisiana 70821

The following information is required on all PUD Concept Plans.

- _____ 1. **Professional services required**
The Concept Plan submitted for approval shall be prepared stamped and sealed by one or more persons in the following professions: Architecture, Landscape Architecture or Civil Engineering.

- _____ 2. **Legal description of site**
Title of the PUD and legal description shall be placed in the title block.

This description shall be prepared by a land surveyor and shall be accompanied by a map showing bearings and dimensions at a suitable scale as determined by the Planning Commission Staff for reproduction, advertising and public hearing.

- _____ 3. **Public Notification**
Public Notice Requirement for Large Scale Land Use Amendments Each Large Scale Land Use Plan Amendment applicant shall publish a “display ad” at least ten (10) days prior to the date of the Planning Commission public hearing. The Office of the Planning Commission will provide the Ad to the applicant. The applicant will then be responsible for submitting the Ad to the Advocate. This ad shall be no less than one-quarter page in the official journal of the City of Baton Rouge and Parish of East Baton Rouge. Such ad shall not be placed in that portion of the newspaper where legal notice and classified advertisements appear. The headline in such advertisement shall be in a type no smaller than 18 points. (See UDC Section 19.95).

- _____ 4. **Proof of Ownership**
The applicant shall present proof of the unified control of the entire area within the proposed Planned Unit Development and secure written consents and agreements from all property owners of record within the PUD boundaries.

- _____ 5. **Existing Site conditions map**
This map or series of maps shall be drawn to a scale determined by the Planning Commission Staff and shall indicate:
 - (a) Title/Name of the PUD and name, address, phone, email, and fax number of developer.
 - (b) Name, address, phone, email, and fax numbers of the following design professional(s): Design professional(s), (Landscape architects, Engineers, Architects, Consultants).
 - (c) Vicinity Map
 - 1) Location of proposed site on Parish map.
 - 2) Vicinity maps may be shown on a cover sheet. Cover sheet is required for plans consisting of three (3) or more sheets.
 - (d) Scale
 - 1) Date

- 2) Bearings
 - 3) North arrow
 - 4) A general location quadrangle map encompassing a one (1) mile radius showing the relationship of the site to such external facilities as highways, shopping areas, and cultural complexes.
- (e) Boundaries of the subject property, such as the following:
1. All existing streets and buildings
 2. Existing major streets
 3. Easements
 4. Transmission Lines
 5. Bridges
 6. Culverts and drainpipes
 7. Tree/Wooded Areas; generalized tree communities
 8. Streams
 9. Lakes
 10. Marshes
 11. Wetlands
 12. Existing contours shown at a maximum contour interval of two (2) feet
 13. Any unique physical features within the proposed project.
- (f) Existing topography (latest U.S. Department of the Interior Geological Survey seven and one half minute series reproduced to scale of other use data will be acceptable). In addition to the inundation level of Record, the Federal Emergency Management Agency (FEMA) Flood Zone(s) and the FIRM Base Flood Elevation(s) shall be shown on the Concept Plan. If the site is to be subdivided and it lies at or below the record inundation level of FEMA One Hundred (100)-Year Base Flood Elevation, whichever is greater, that area shall be shaded with an approved drafting type shading pattern as determined by the Planning Commission staff. Shading by penciling will not be approved. Additionally a statement shall be lettered on the Concept Plan setting forth these facts.
- (g) The location and size (as appropriate) of all existing drainage, water, sewer, and other utility provisions.
- (h) Information about existing vegetative cover, noting generalized tree communities and environmental features as may be required by the City Parish Planning staff and general soil types as appropriate to the proposed project.
- (i) The location and function of all other existing public facilities, which would serve the site such as schools, parks (within a one (1) mile radius), and fire stations. Notation of this information is acceptable.
- (j) A recent aerial photograph to a scale of 1 inch equals 400 feet.

6.

Concept Plan

This plan shall be prepared at the same scale as the above site conditions map and shall indicate:

- a. A general plan for the use of all lands within the proposed PUD. Such plans shall indicate the general location function and extent of all components or units of the Concept Plan, including the following:

1. Low, medium, and high density residential areas,
 2. Indicating the proposed density for each category;
 3. Office,
 4. Commercial and industrial uses (indicate proposed intensity at all nonresidential uses),
 5. Common open space provisions such as golf courses, parks, passive or scenic areas; community recreation or leisure time facilities; and areas for such public or quasi-public institutional uses such as public facilities.
- b. A separate sketch plan for pedestrians and vehicular circulation showing the general locations and rights-of-way widths and the general design capacity of the system as well as access points to the major thoroughfare systems.

_____ 7.

General Description

- a. A general description of the proposed PUD shall include the following:
1. The total acreage involved in the project.
 2. The number of acres devoted to the various categories of land use shown on the Concept Plan, including the number of acres of common open space needed to support the project along with the percentage of total acreage represented by each category of use and component of development plus an itemized list of uses proposed for each of the components which shall be the range of uses permitted for that section of the P.U.D. This may be satisfied by a reference to all authorized uses within an existing zoning classification.
 3. Number of buildings.
 4. The total number of residential units proposed for the project.
 5. Density (residential units)
 6. The total square footage of office/commercial/industrial buildings proposed for the project.
 7. Submit drawings or renderings indicating the general architectural themes, appearances and representative building types except for detached single family dwellings and accessory structures.
- b. A statement indicating whether streets or roads (and pedestrian ways as appropriate) are proposed for public ownership and maintenance and whether approval is sought as part of the Concept Plan for private roads, if any, within the PUD.
- c. A statement indicating what proposed arrangements are made with the appropriate agencies for the provision of needed utilities to and within the PUD, including, if appropriate, water supply, treatment and distribution where on site treatment is proposed; storm drainage collection and disposal; electric power; gas, sewage collection, treatment and disposal where on-site treatment is proposed: and communications (telephone, cable television).
- d. A statement indicating how the proposed PUD complies with the Master Plan and its components and the goals and policies for development of East Baton Rouge Parish.
- e. A statement indicating the sequencing and time schedule of construction.

_____ 8.

Studies Required

- a. The applicant shall meet with the Department of Public Works to determine the factors affecting traffic generated from the proposed PUD. The applicant is encouraged where acceptable, but not required, to submit one or more companion proposals for a pedestrian system, transit system, or other alternative for the movement of persons by means other than privately owned automobiles. Applicant must have a statement from the Department of Public Works confirming that the Traffic Impact requirement has been completed prior to being heard at the Planning Commission Meeting. Failure to have the statement prior to the Meeting will result in the items deferral/denial.
- b. Stormwater Management Plan (SMP). The applicant shall provide a conceptual SMP to comply with Federal and State regulations. Three sets submitted to the Planning Commission Office. All sets shall be stamped by the Planning Commission Office. [Section 15.13]
- c. Drainage Impact Study (DIS). The applicant should conceptually indicate on a map the methods proposed for handling offsite discharge of storm water. Three sets submitted to the Planning Commission Office. All sets shall be stamped by the Planning Commission Office. [Section 15.15]
- d. Water Quality Impact Study (WQIS) The applicant should conceptually show that BMP's are taken so that the water quality of the surrounding area is not impaired because of the development. Three sets submitted to the Planning Commission Office. All sets shall be stamped by the Planning Commission Office. [Section 15.17]

- _____ 9. **Applicant shall hold a Public Workshop for residents of the area in which the project is proposed to be located.**
- _____ 10. **Pre-Application Conference** completed
- _____ 11. **Prints**
Two (2) full size prints of required plans; Three (3) reduced size prints of required plans – 11 x 17. Following approval Four (4) full size prints of required plans; One (1) reduced size prints of required plans – 11 x 17.
- _____ 12. **A-12-A Application for PUD Concept Plan**
- _____ 13. **Electronic .pdf submittal (CD Rom, floppy disc, or e-mail)**
- _____ 14. **Application Fees for PUD Concept Plan Approval**