

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: March 18, 2021****DEVELOPMENT NAME**

Don Carlos, Inc.

LOCATION5805 U.S. Highway 90 West
(East side of Government Boulevard, 50'± South of Fore
Road (private road)).**CITY COUNCIL
DISTRICT**

District 4

PRESENT ZONING

B-3, Community Business District

AREA OF PROPERTY

1 Lot / 1.6± Acres

CONTEMPLATED USEPlanned Unit Development approval to allow multiple
buildings on a single building site.**TIME SCHEDULE
FOR DEVELOPMENT**

Upon approval.

REMARKS

The applicant is requesting a one-year extension of a previously approved PUD. The application was originally approved in December, 2019, and this is the first extension request.

The applicant states the following concerning the request:

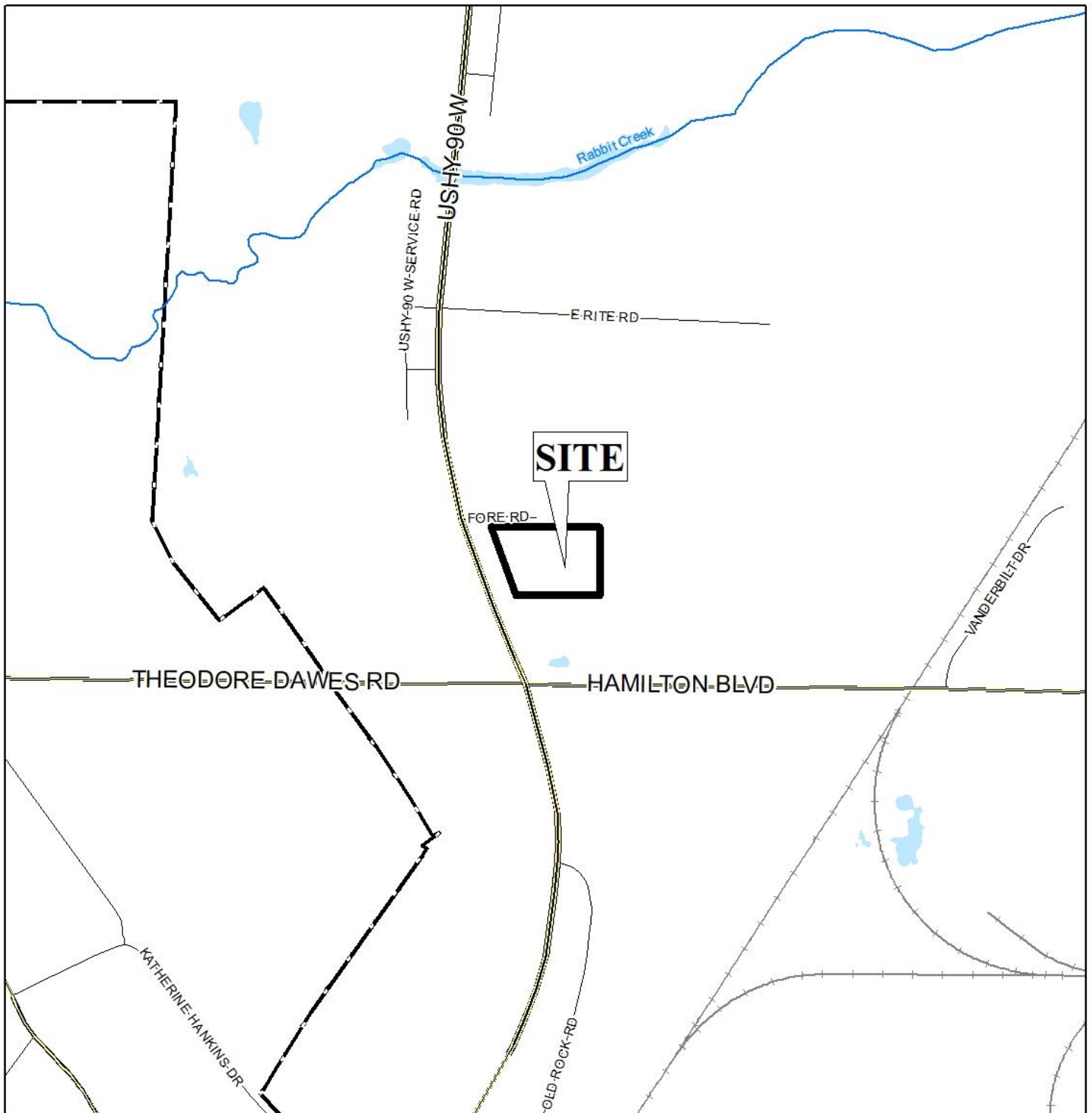
The project was put on hold due to Covid shutdown and Covid restrictions which had a severe impact on the restaurant industry. The owner is now ready to start construction; however, PUD has expired and construction permits cannot be issued without a valid PUD.

There have been no changes in the area, nor have there been any changes to the regulations that would impact the original approval. Since the time of the original approval, the Covid-19 pandemic has resulted in project delays for other Commission-approved cases and the requested extensions would seem justified under these circumstances.

RECOMMENDATION

Planned Unit Development: Based on the preceding, it is recommended that this request for extension be approved and the applicant be advised that future extensions will be unlikely.

LOCATOR MAP



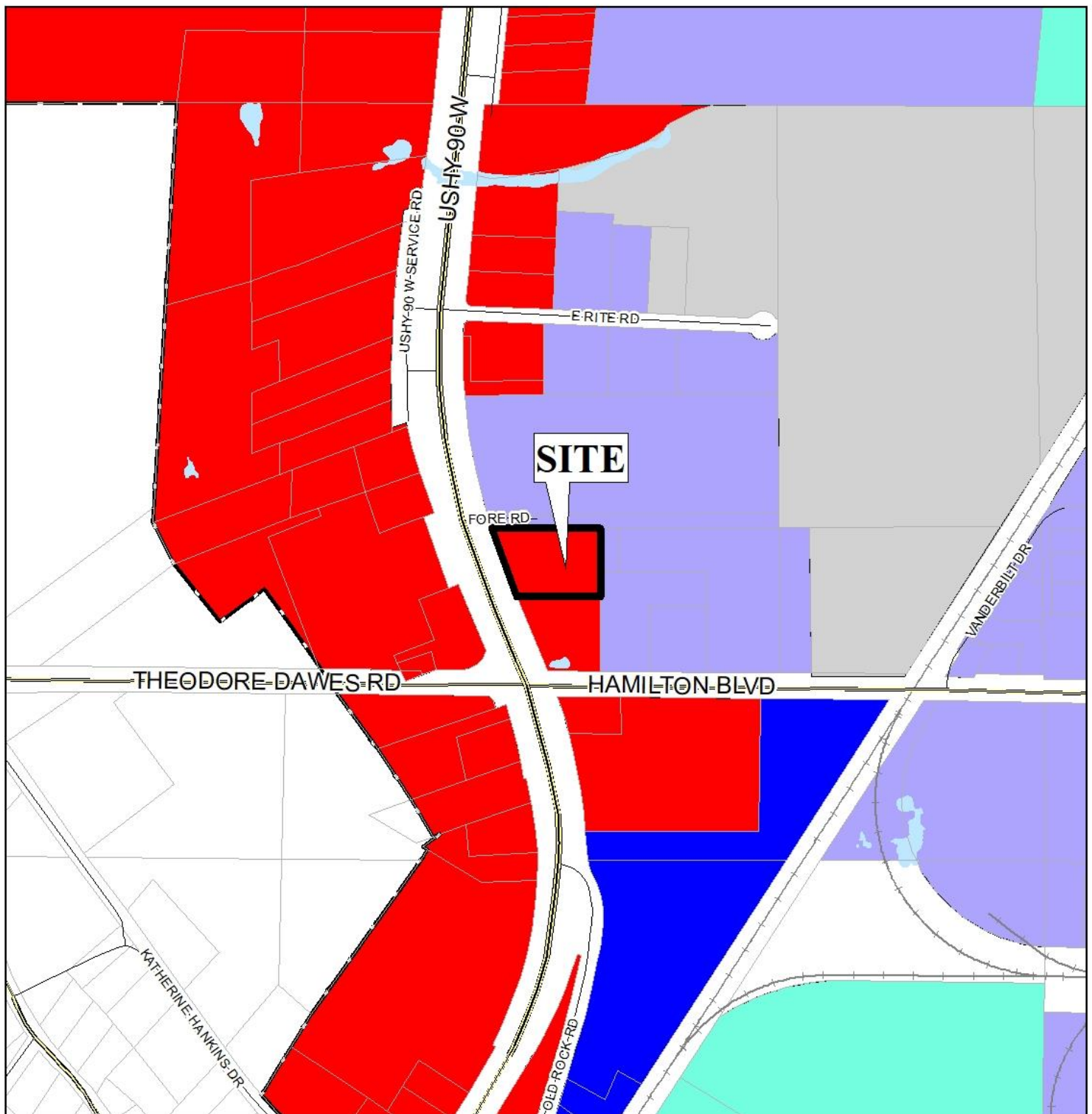
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LOCATOR ZONING MAP



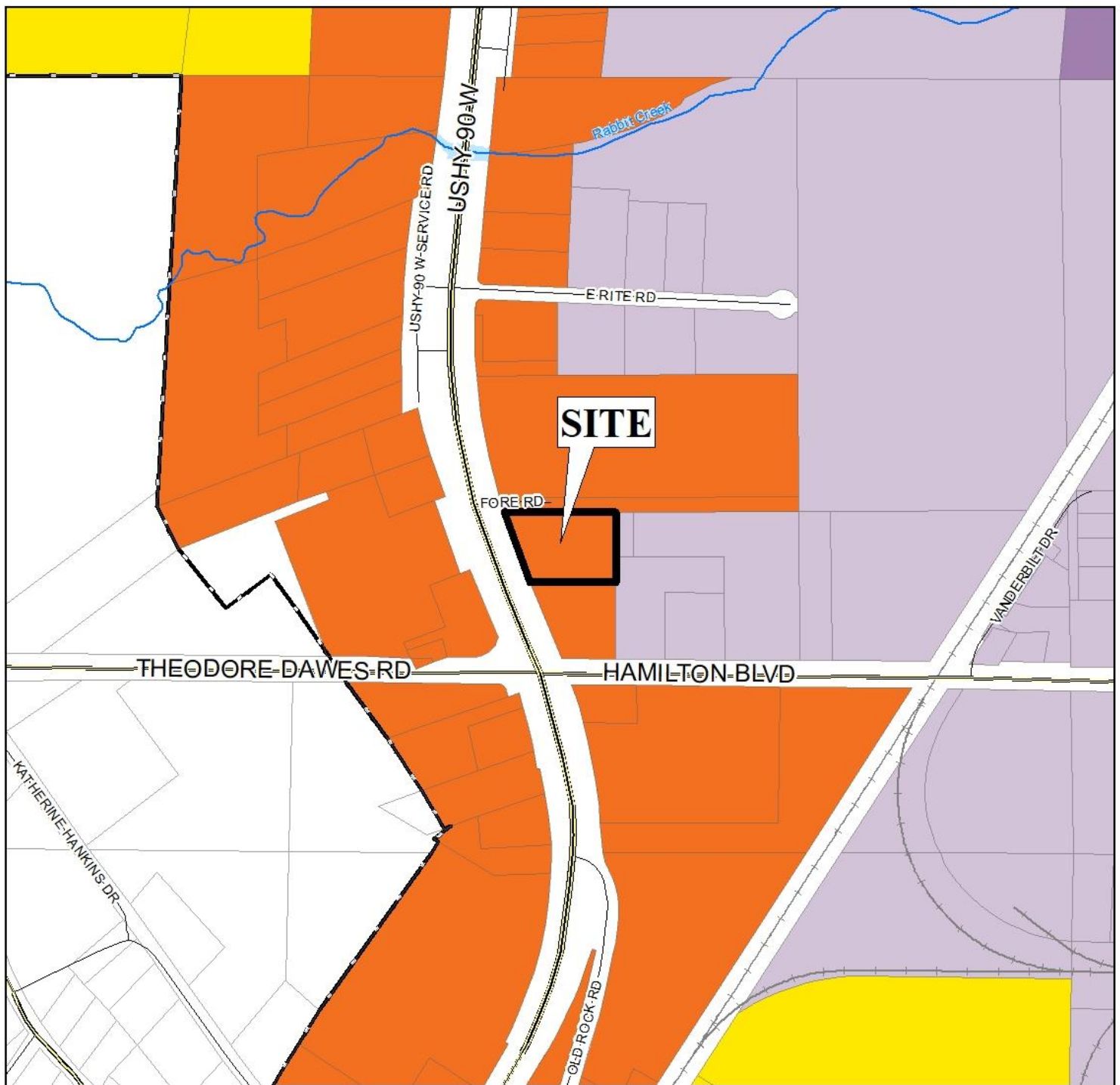
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FLUM LOCATOR MAP



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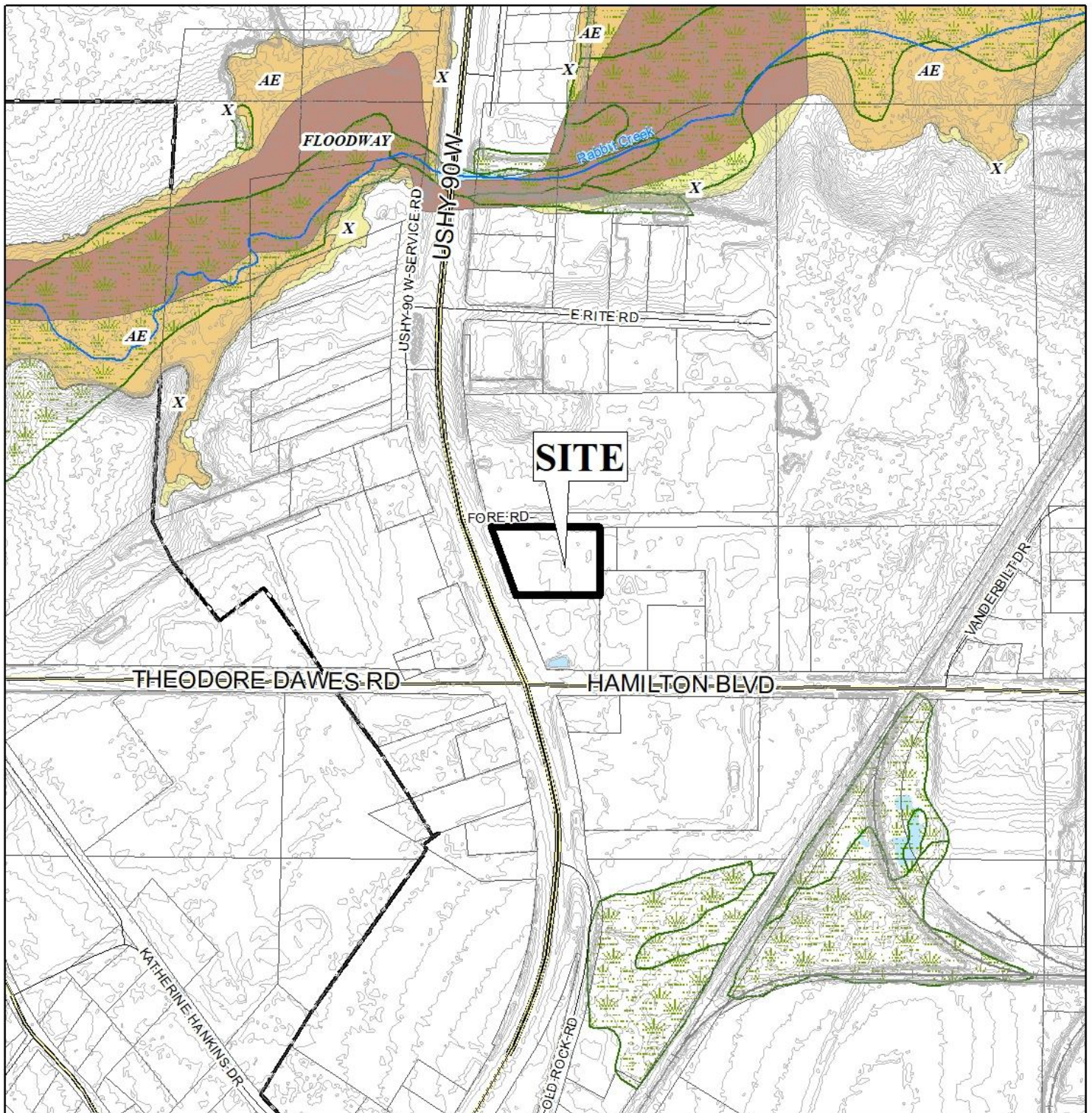
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Low Density Residential	Neighborhood Center - Traditional	Downtown Waterfront	Parks & Open Space
Mixed Density Residential	Neighborhood Center - Suburban	Light Industry	Water Dependent
Downtown	Traditional Corridor	Heavy Industry	
District Center	Mixed Commercial Corridor	Institutional	



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ENVIRONMENTAL LOCATOR MAP



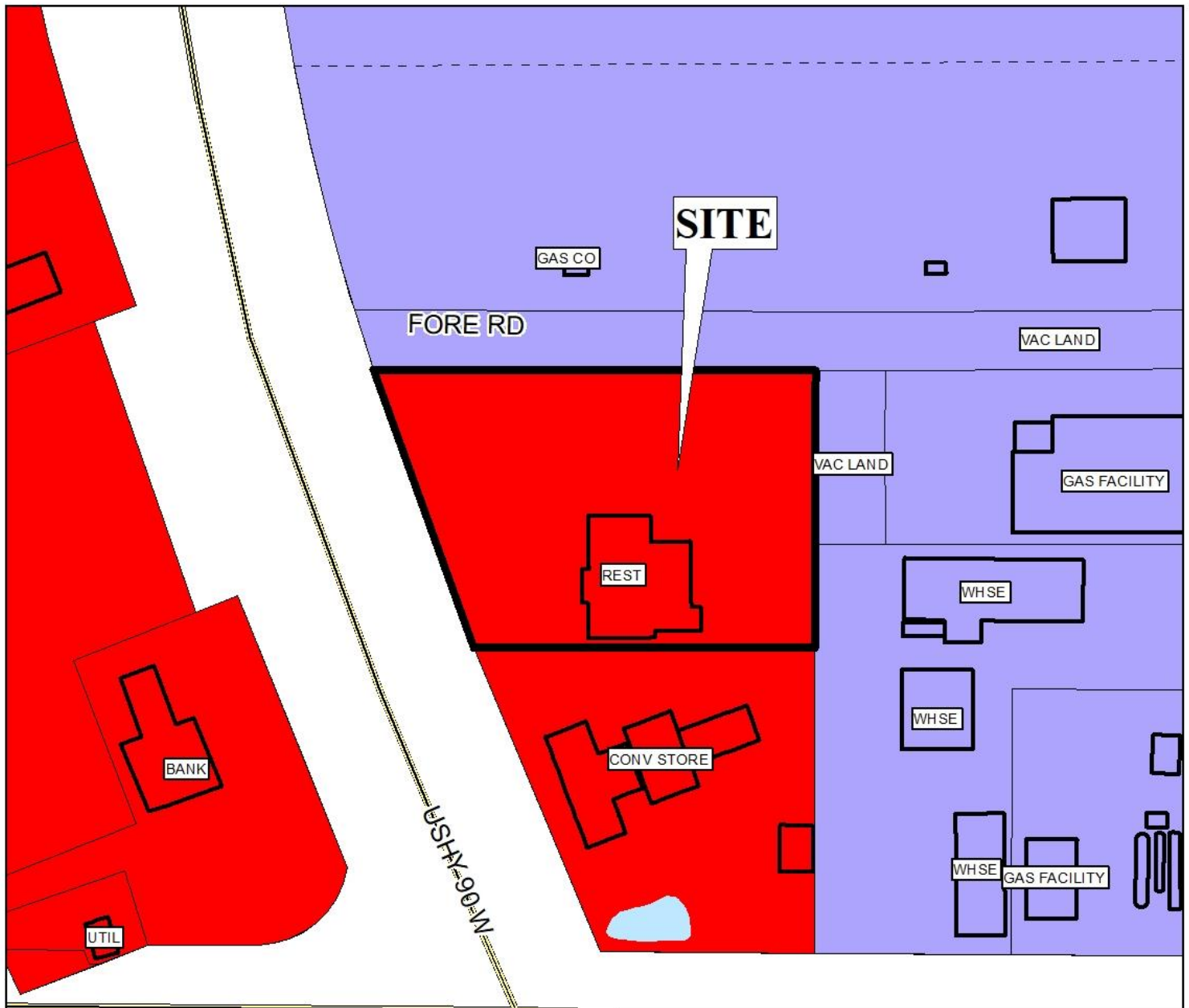
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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial units.

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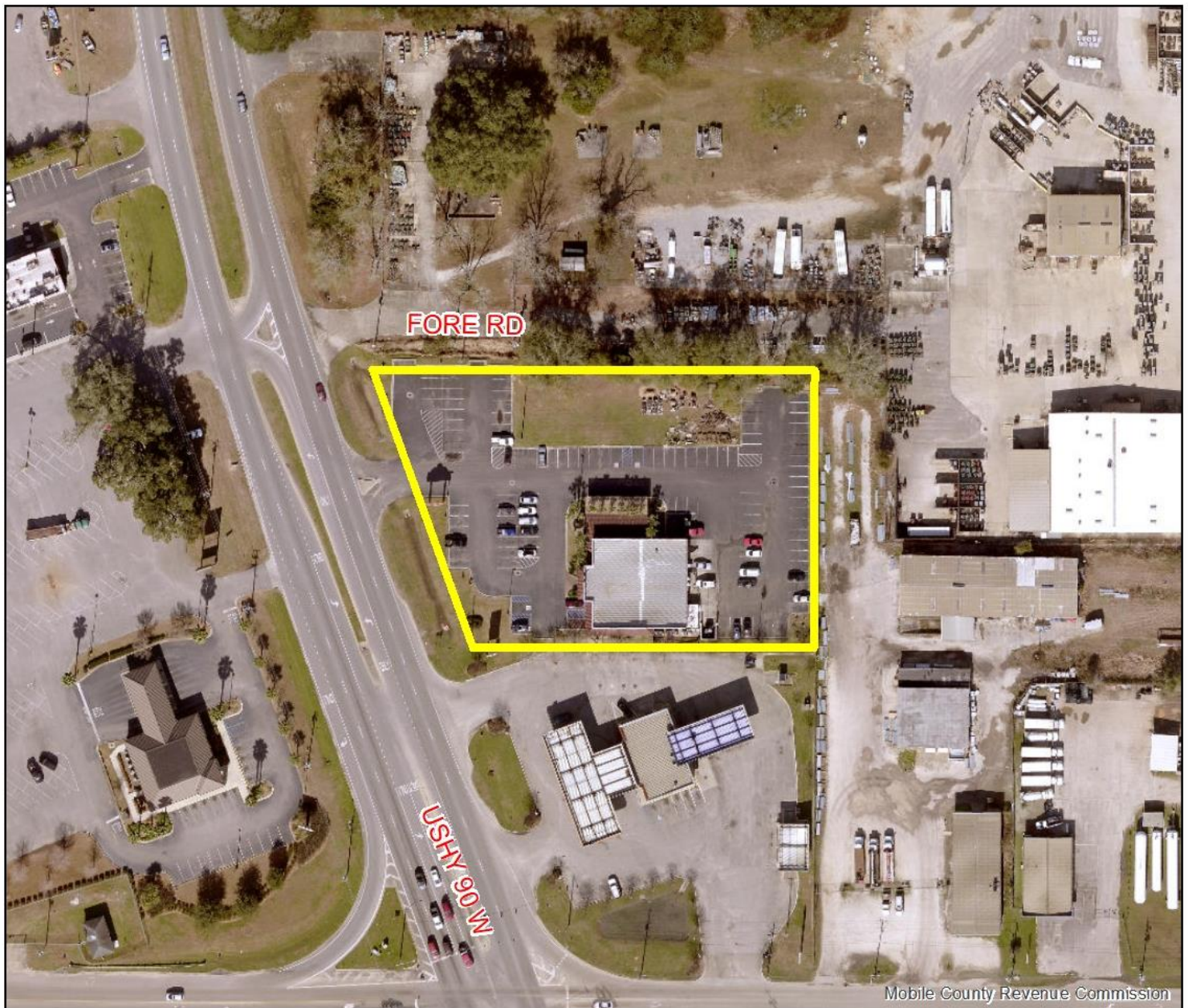
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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



The site is surrounded by commercial units.

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SITE PLAN

FORE RD 50' RPRIVATE RD

379.06'

PROPOSED BUILDING
5,000 SF

LOAD
ZONE
4 NEW

8 NEW

3 NEW/6 EXIST

239.95'

ASPHALT

PATIO

ASPHALT

EXISTING BUILDING
7,935 SF

CONC
PAD

DUMPSTER

291.15'

US HWY 90

255.60'

The site plan illustrates the existing building, parking, proposed building, and proposed parking.

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