

SUBDIVISION STAFF REPORT**Date: July 16, 2020****DEVELOPMENT NAME**

Pinehurst Subdivision

SUBDIVISION NAME

Pinehurst Subdivision, Delaney's Addition to Springhill, Block 72, Resubdivision of Lots 1, 2, 3, & 4, Resubdivision of Lot 2

LOCATION1004 Wildwood Avenue
(West side of Wildwood Avenue, 50'± South of Chandler Street).**CITY COUNCIL
DISTRICT**

District 6

AREA OF PROPERTY

3 Lots / 0.5± Acres

CONTEMPLATED USE

Subdivision approval to create three legal lots of record from a single legal lot of record.

**TIME SCHEDULE
FOR DEVELOPMENT**

Immediate.

REMARKS

The applicant is requesting a one-year extension of approval for a Subdivision to create three legal lots of record from a single legal lot of record. The initial Subdivision application was approved at the July 18, 2019 meeting of the Planning Commission.

The applicant states:

The property owner is ready to have the existing dwelling demolished and move forward with the recording of the final plat. However, due to manpower issues and previously scheduled projects, The Mitchell Company is unable to get the building down before the preliminary approval expires. The property owner is requesting an extension in order to give The Mitchell Company time to get the building removed or time for her to find a suitable alternative.

At its meeting on July 18, 2019, the Planning Commission waived Sections V.D.2 and V.B.14 of the Subdivision Regulations and tentatively approved the initial request for a three (3) lot subdivision. As part of the conditions for approval the Commission required the removal of an existing structure with proper permits, prior to the signing of the Final Plat. As stated in the applicant's narrative, it would appear that several issues arose which delayed the required demolition until now. As such, an extension of the Subdivision approval may be appropriate.

There have been no changes in conditions in the surrounding area that would affect the subdivision as previously approved, nor have there been any changes to the Regulations which would affect the previous approval.

RECOMMENDATION

Based upon the preceding, it is recommended that the request for a one-year extension of the Subdivision be approved, and the applicant should be advised that any future extensions will be unlikely.

LOCATOR MAP

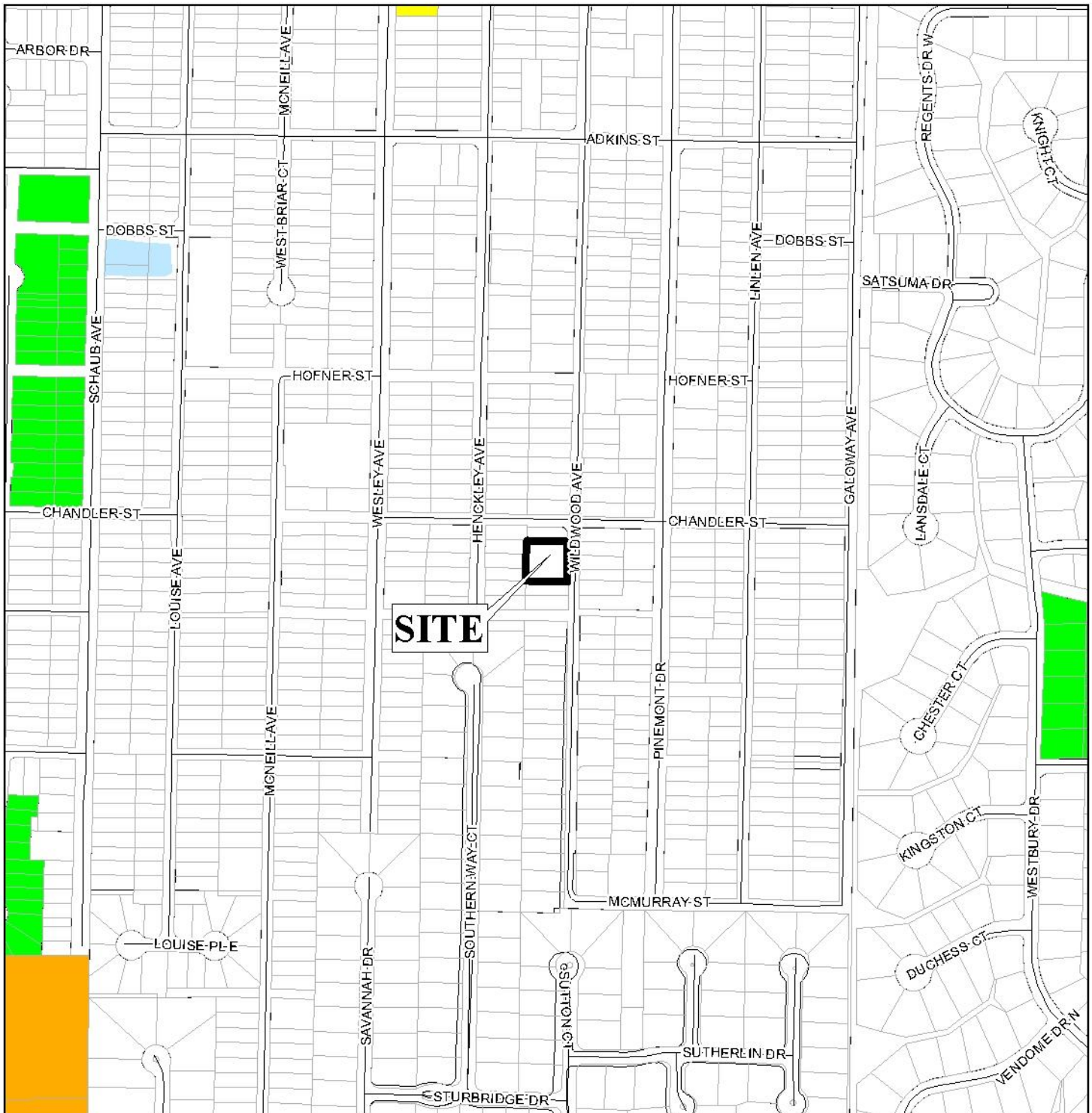


APPLICATION NUMBER 1 DATE July 16, 2020
 APPLICANT Pinehurst Subdivision, Delaney's Addition to Springhill, Block 72,
Resubdivision of Lots 1, 2, 3, & 4, Resubdivision of Lot 2
 REQUEST Subdivision



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LOCATOR ZONING MAP

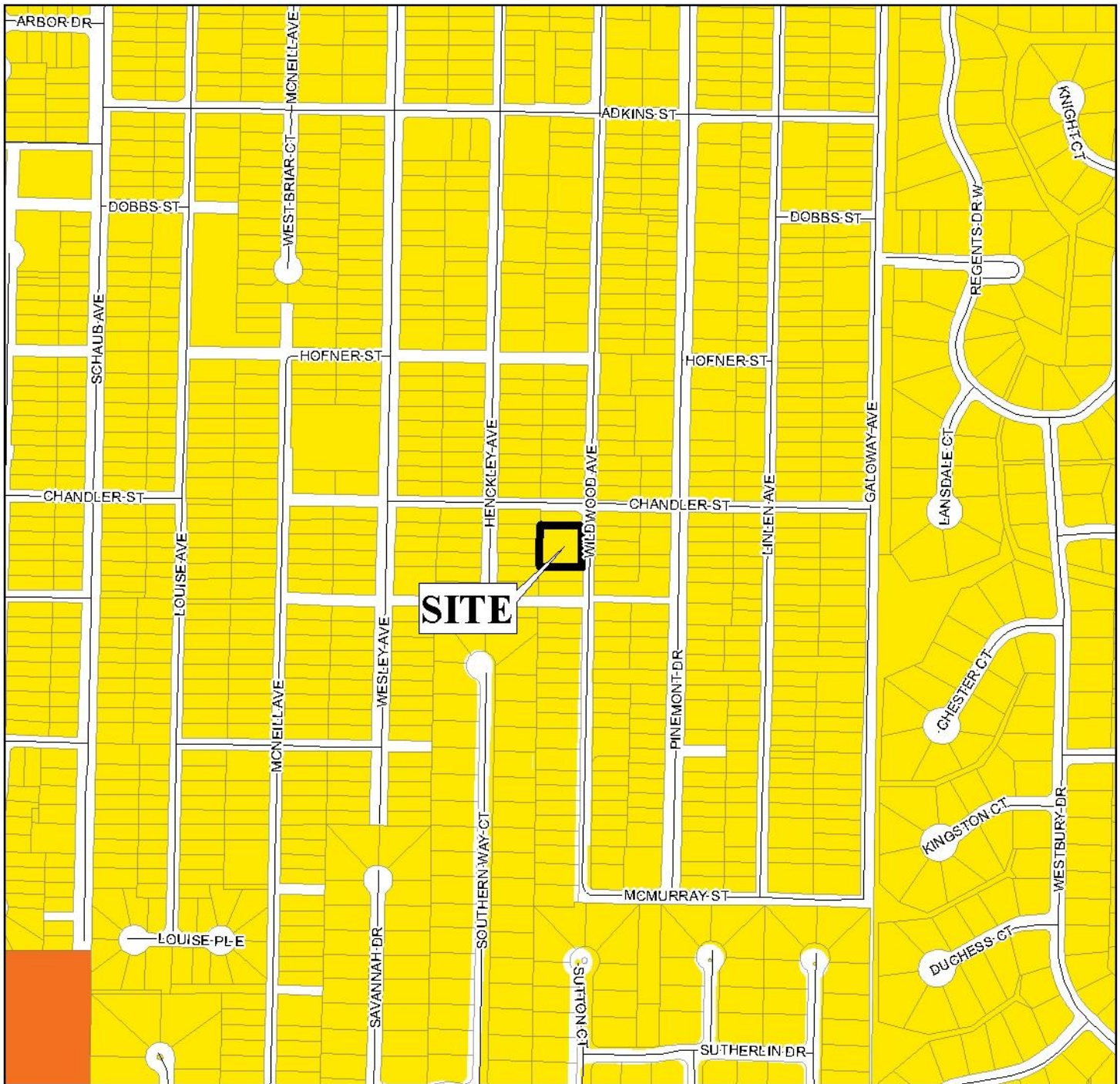


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FLUM LOCATOR MAP



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Pinehurst Subdivision, Delaney's Addition to Springhill, Block 72,

APPLICANT _____ Resubdivision of Lots 1, 2, 3, & 4, Resubdivision of Lot 2

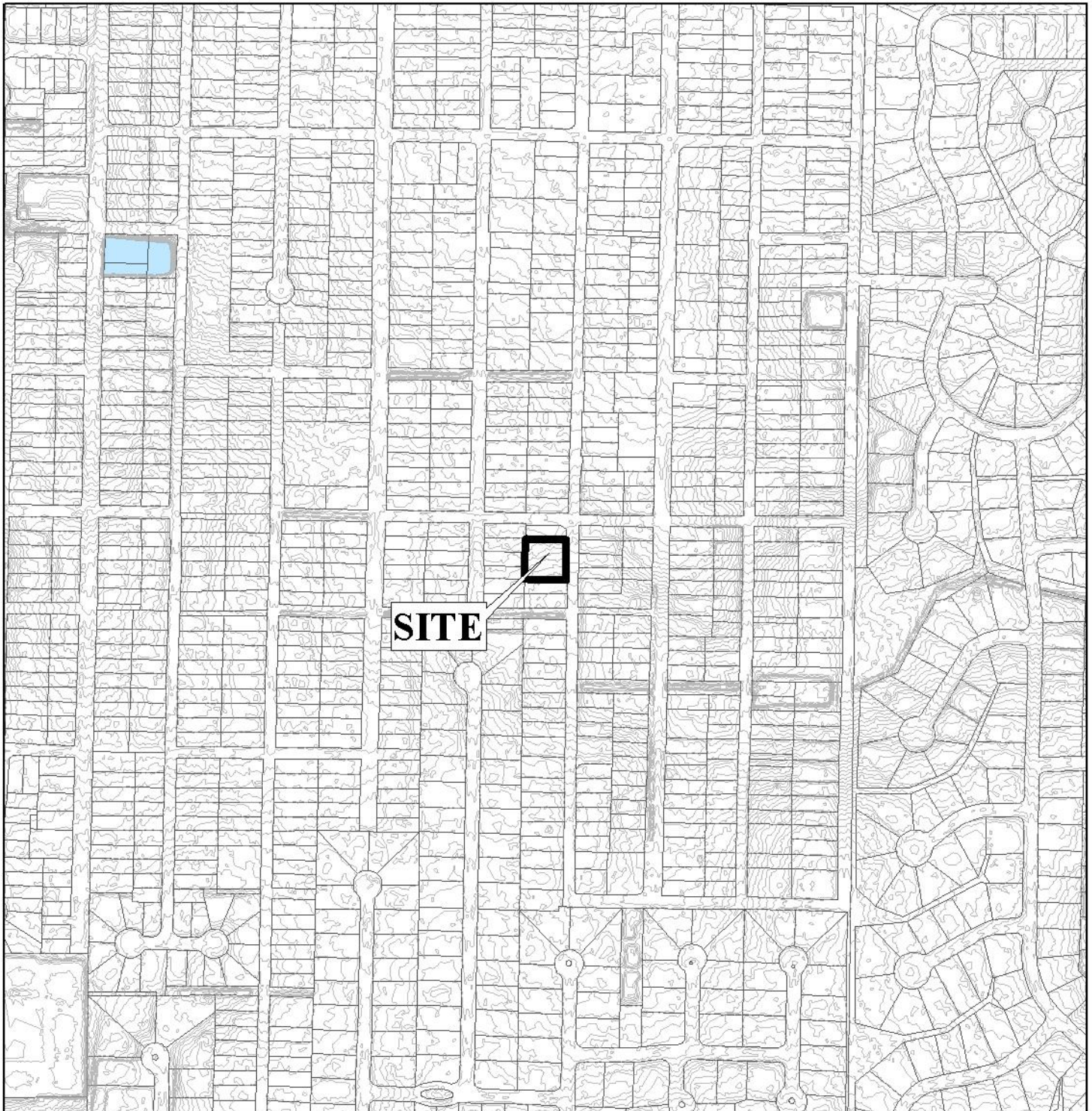
REQUEST _____ Subdivision

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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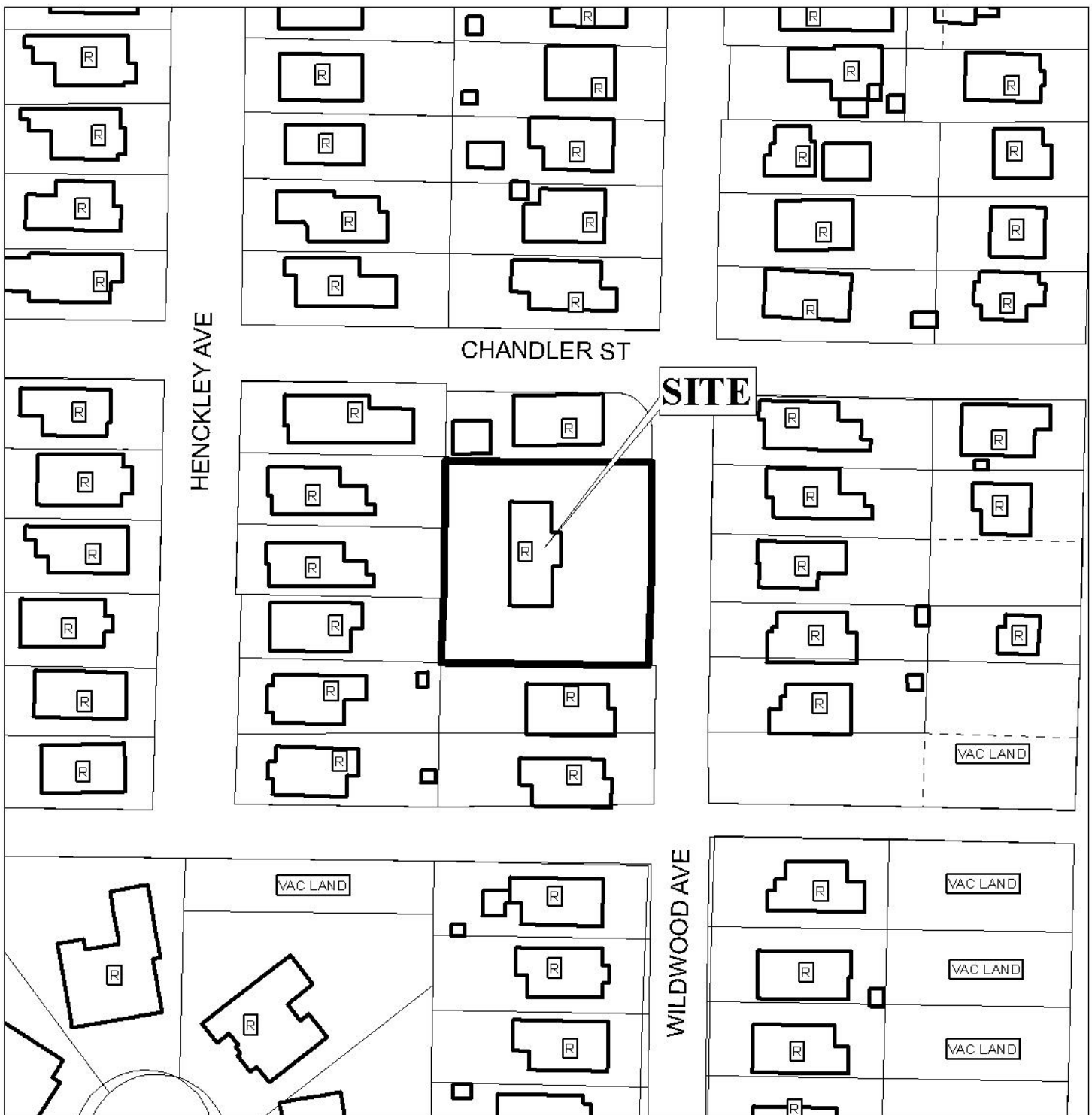
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Resubdivision of Lots 1, 2, 3, & 4, Resubdivision of Lot 2

REQUEST Subdivision



NTS

**PINEHURST SUBDIVISION, DELANEY'S ADDITION TO SPRINGHILL,
BLOCK 72, RESUBDIVISION OF LOTS 1, 2, 3 & 4, RESUBDIVISION OF LOT 2**



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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



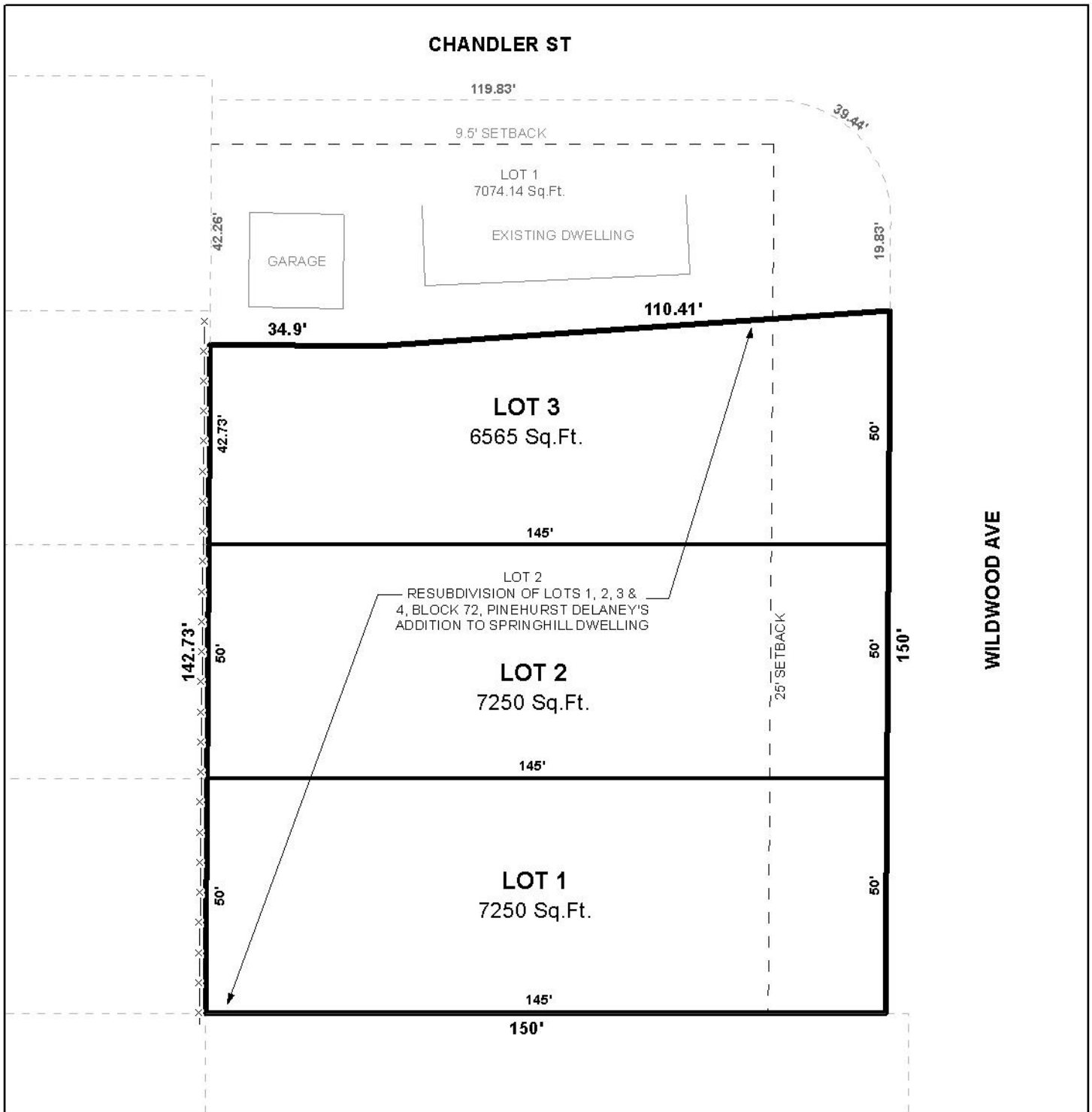
**PINEHURST SUBDIVISION, DELANEY'S ADDITION TO SPRINGHILL,
BLOCK 72, RESUBDIVISION OF LOTS 1, 2, 3 & 4, RESUBDIVISION OF LOT 2**



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DETAIL SITE PLAN



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REQUEST Subdivision



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