

**PLANNED UNIT DEVELOPMENT  
STAFF REPORT****Date: May 19, 2022****NAME**

Warren Adhesives Subdivision

**SUBDIVISION NAME**

Warren Adhesives Subdivision

**LOCATION**7858, 7860 and 7900 Zeigler Boulevard  
(North side of Zeigler Boulevard, 420'± West of Schillinger Road North).**CITY COUNCIL  
DISTRICT**

District 7

**AREA OF PROPERTY**

1 Lot / 3.4± Acres

**CONTEMPLATED USE**

Planned Unit Development approval to allow multiple buildings on a single building site with a reduced front minimum building setback.

**TIME SCHEDULE  
FOR DEVELOPMENT**

Within one year of approval

**REMARKS**

The applicant is requesting a one-year extension of approvals for a Planned Unit Development Approval to allow multiple buildings on a single building site with a reduced front minimum building setback.

The application was originally approved by the Planning Commission at its May 20, 2021 meeting. The applicant is now requesting additional time to complete the PUD.

The applicant states:

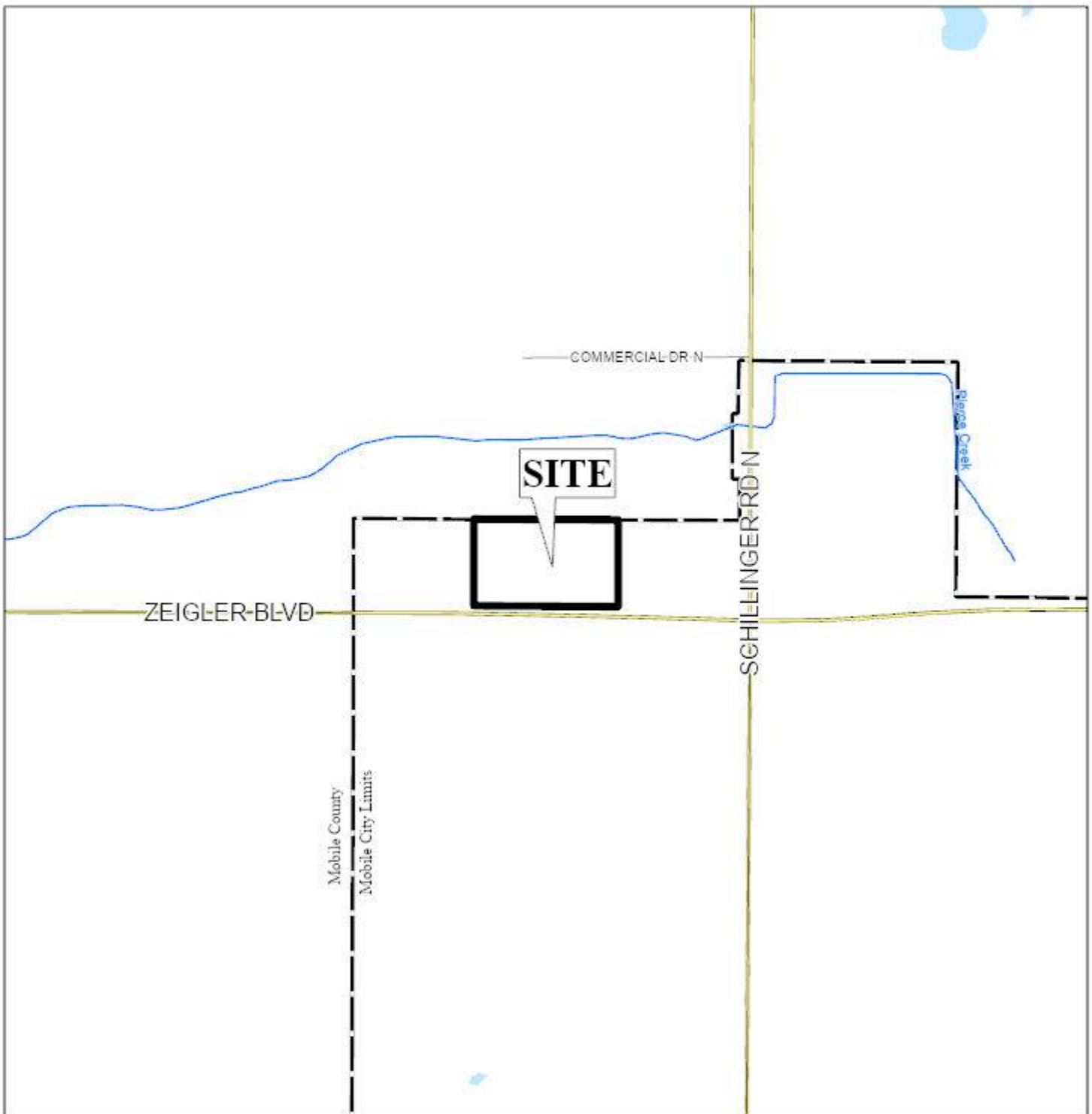
*With the uncertainties of their business due to COVID-19 and the supply-chain of supplies and shipping, the owner waited for the market to stabilize. They have recently signed a contract for the building and site work design, but the engineering company does not have sufficient time to complete the plans before the PUD expires.*

There have been no changes in conditions in the surrounding area that would affect the PUD 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 Planned Unit Development be approved, and the applicant be advised that any future extensions will be unlikely.

# LOCATOR MAP



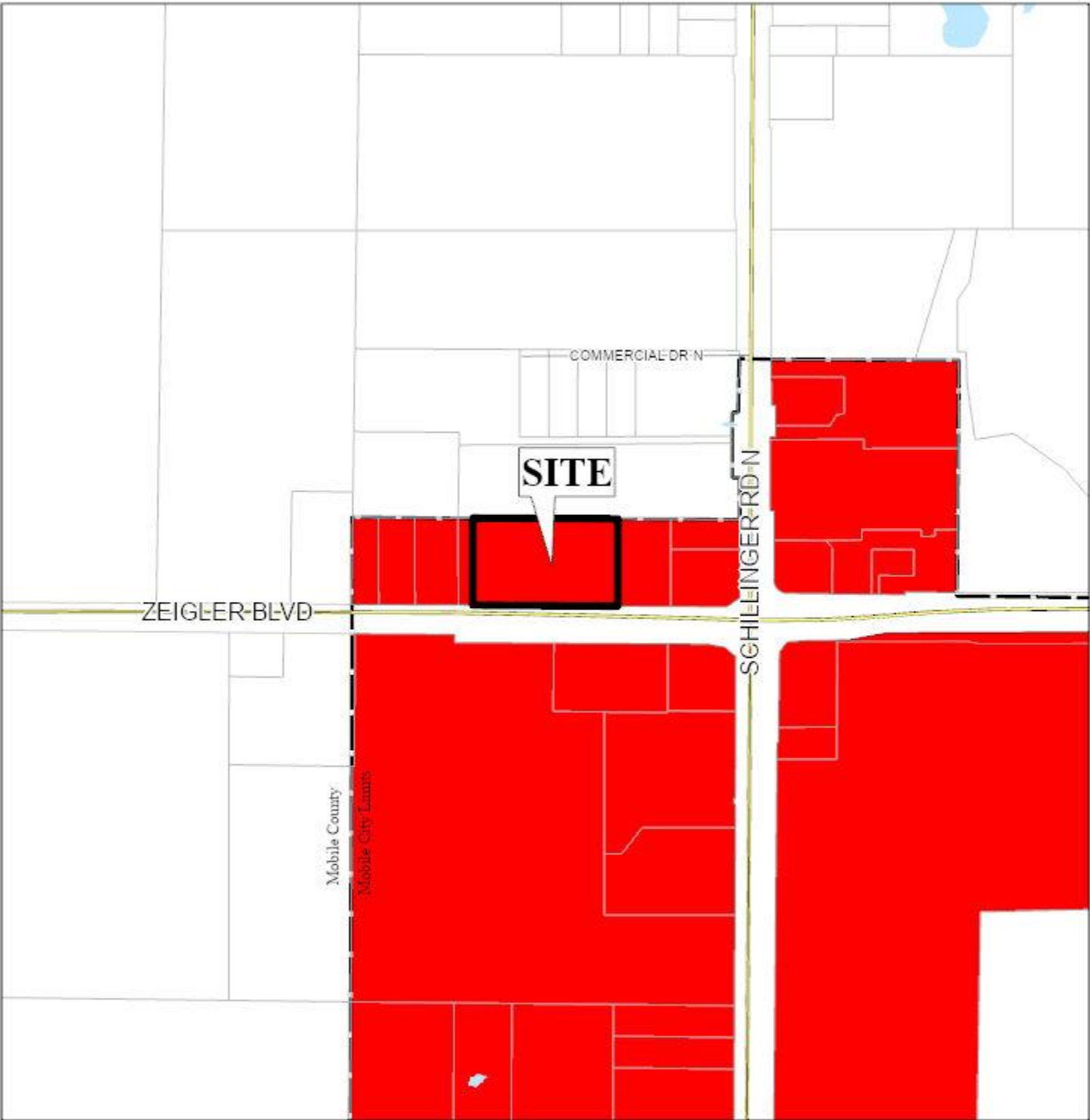
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APPLICANT Warren Adhesives Subdivision

REQUEST Planned Unit Development



# LOCATOR ZONING MAP



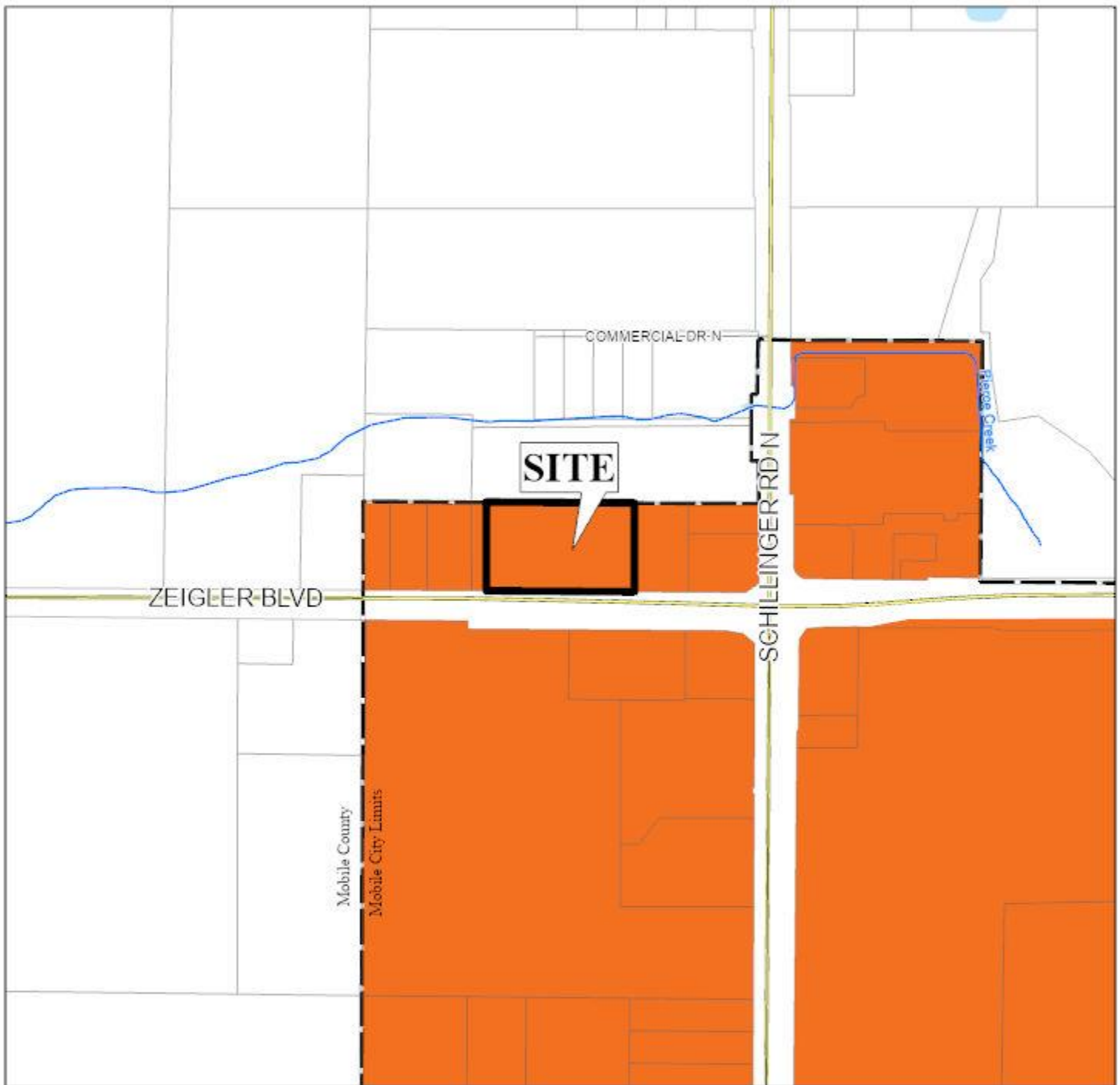
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# FLUM LOCATOR MAP



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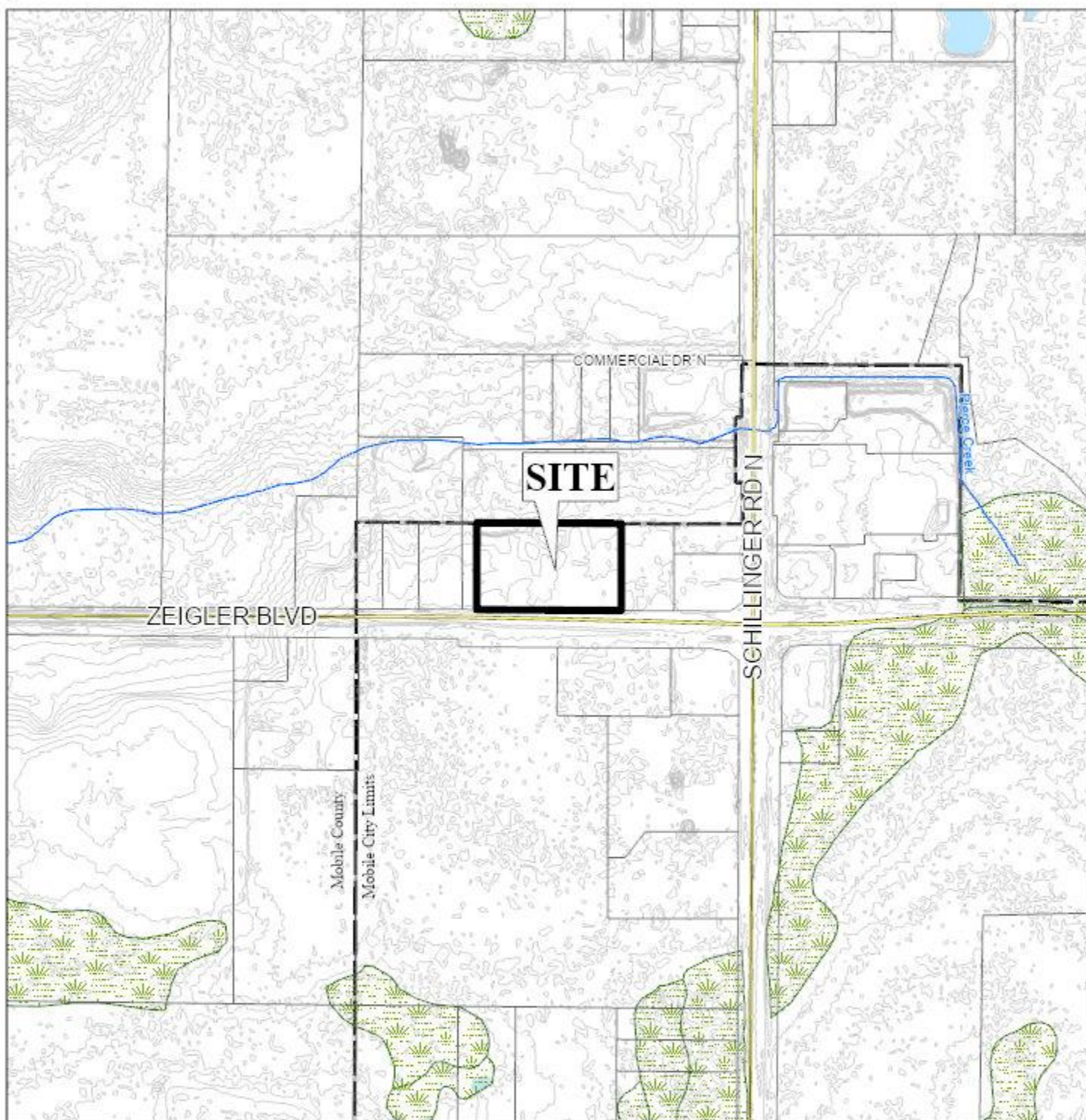
Layer2

<span style="color: red;">■</span> Low Density Residential	<span style="color: red;">■</span> Downtown	<span style="color: red;">■</span> Traditional Corridor	<span style="color: purple;">■</span> Heavy Industry
<span style="color: orange;">■</span> Mixed Density Residential	<span style="color: red;">■</span> District Center	<span style="color: orange;">■</span> Mixed Commercial Corridor	<span style="color: blue;">■</span> Institutional
	<span style="color: brown;">■</span> Neighborhood Center - Traditional	<span style="color: brown;">■</span> Downtown Waterfront	<span style="color: green;">■</span> Parks & Open Space
	<span style="color: blue;">■</span> Neighborhood Center - Suburban	<span style="color: purple;">■</span> Light Industry	<span style="color: darkblue;">■</span> Water Dependent





# ENVIRONMENTAL LOCATOR MAP



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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





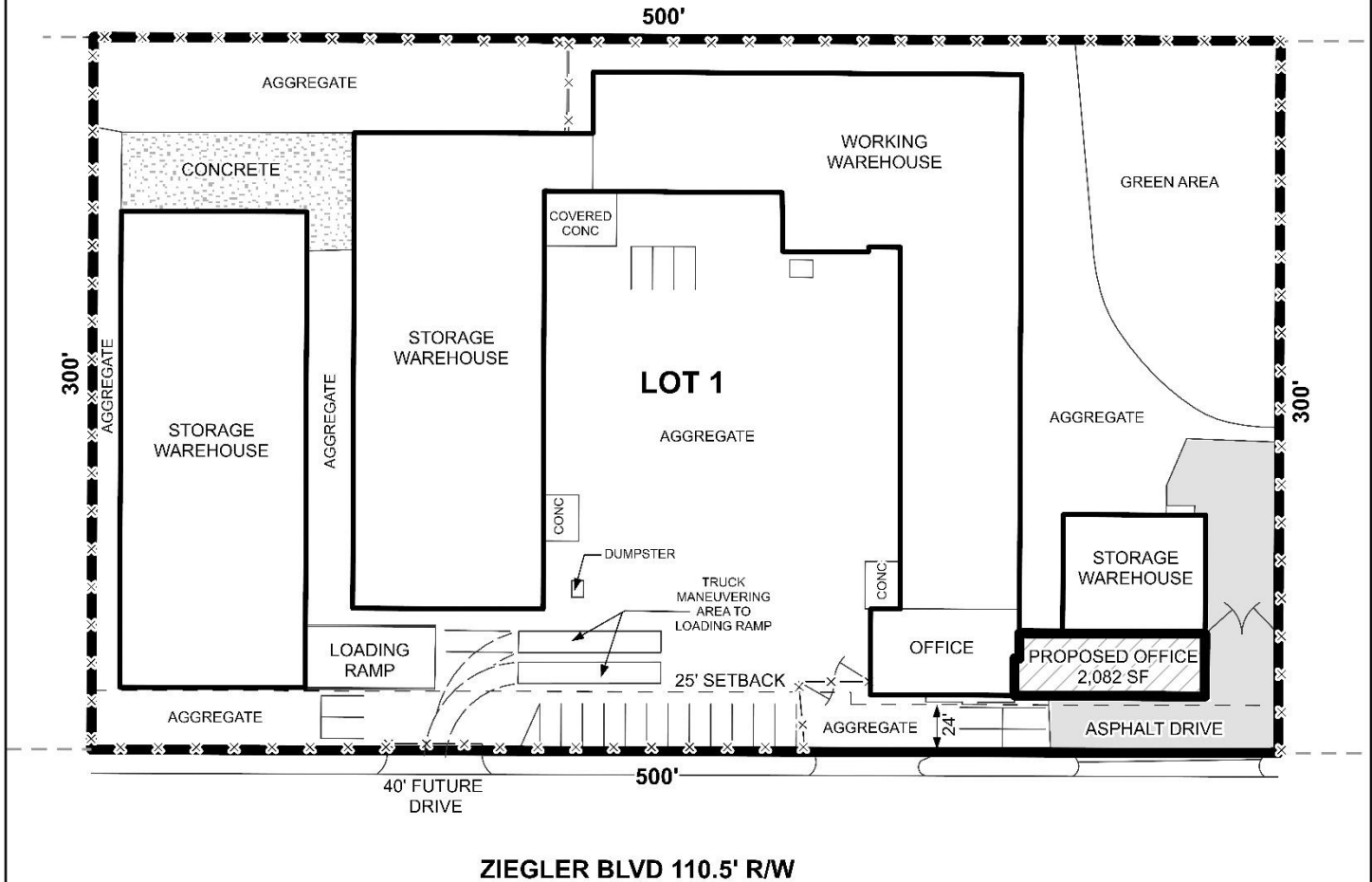
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# SITE PLAN



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

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