

PLANNED UNIT DEVELOPMENT**Date: April 19, 2018****DEVELOPMENT NAME**

I-65/ Government Boulevard Commerce Park Subdivision

LOCATION

3101, 3105, and 3109 Commerce Court East & 1101 and 1105 I-65 Commerce Drive 3945 and 3949 Government Boulevard (Southeast corner of Commerce Court East and I-65 Commerce Drive).

**CITY COUNCIL
DISTRICT**

District 4

AREA OF PROPERTY1 Lot/ 1.9 ± Acres (Subdivision)
6 Lots/ 13.46 ± Acres (Planned Unit Development)**CONTEMPLATED USE**

Planned Unit Development Approval to amend a previously approved Administrative Planned Unit Development to allow shared access and parking between multiple lots.

**TIME SCHEDULE
FOR DEVELOPMENT**

None given.

REMARKS

The applicant is requesting a one-year extension of approval for a Planned Unit Development Approval to amend a previously approved Administrative Planned Unit Development to allow shared access and parking between multiple lots, and to create 1 legal lot of record from 1 existing legal lot and a detention/ common area. The previous PUD application was approved with an associated 1 lot subdivision application at the Planning Commission's July 1, 2017 meeting.

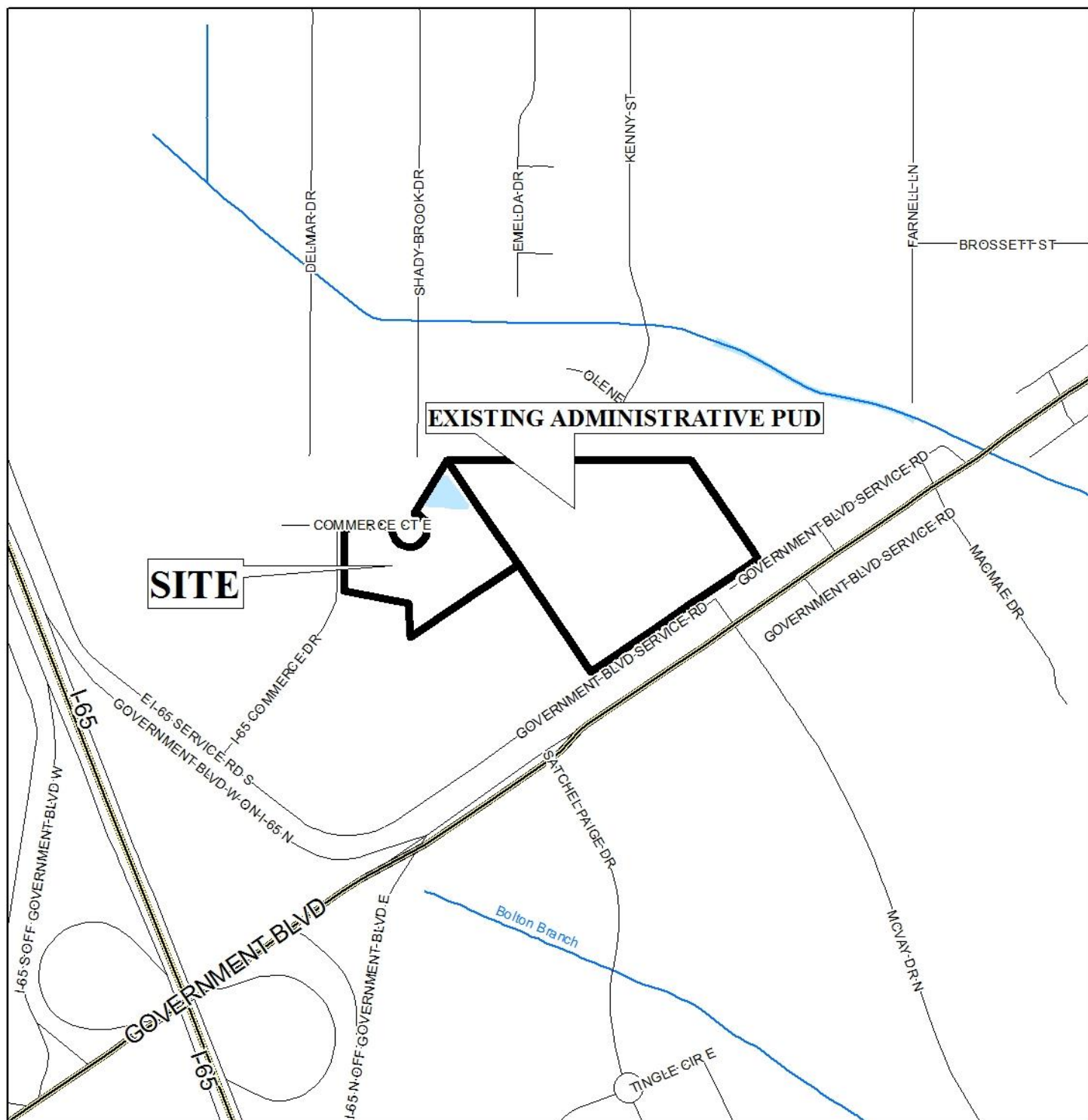
The applicant states that extenuating circumstances have precluded the applicant from completing design plans within 12 months of the initial approval.

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 should be advised that any future extensions will be unlikely.

LOCATOR MAP



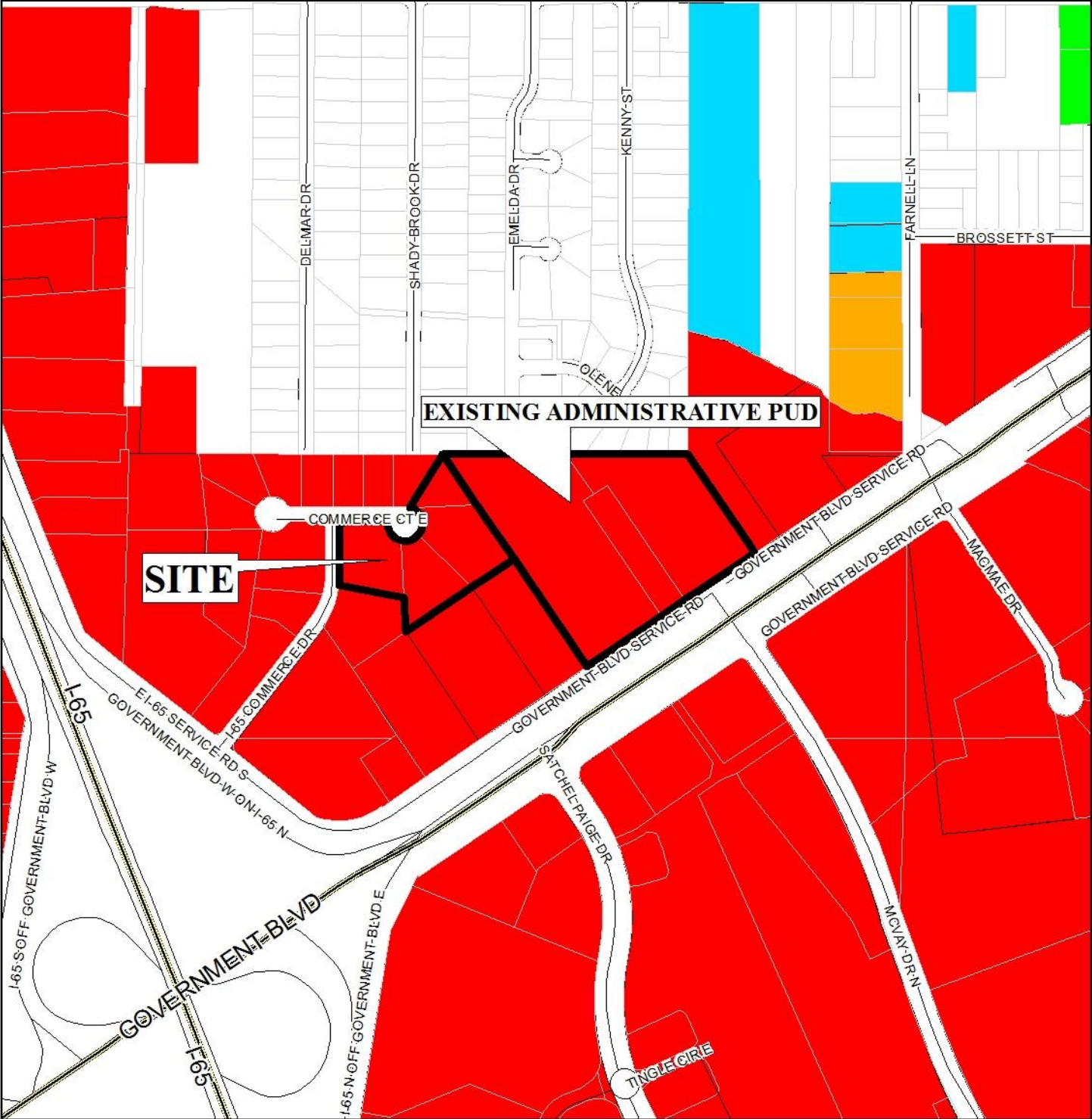
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REQUEST Subdivision, Planned Unit Development



LOCATOR ZONING MAP



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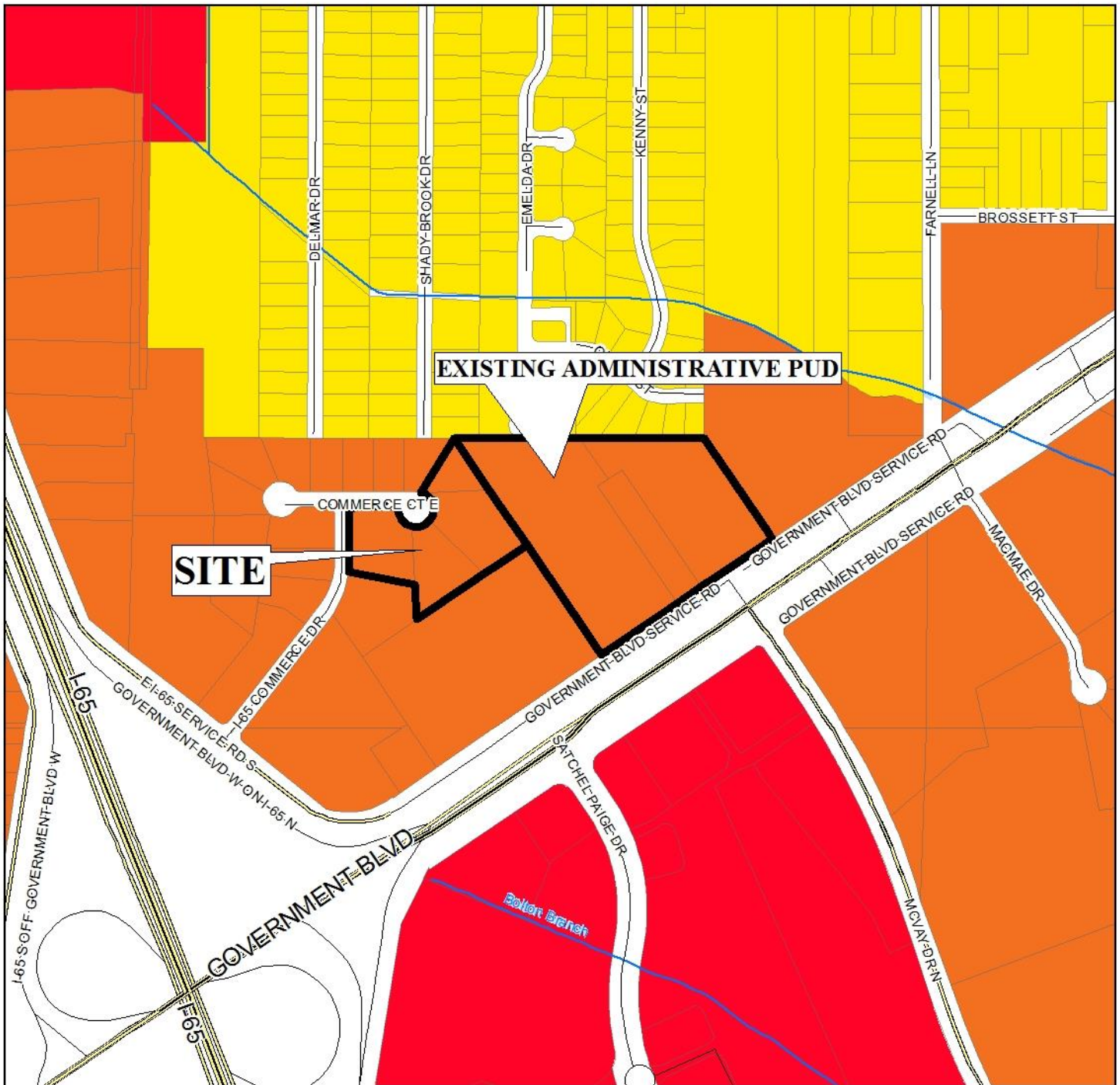
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FLUM LOCATOR MAP



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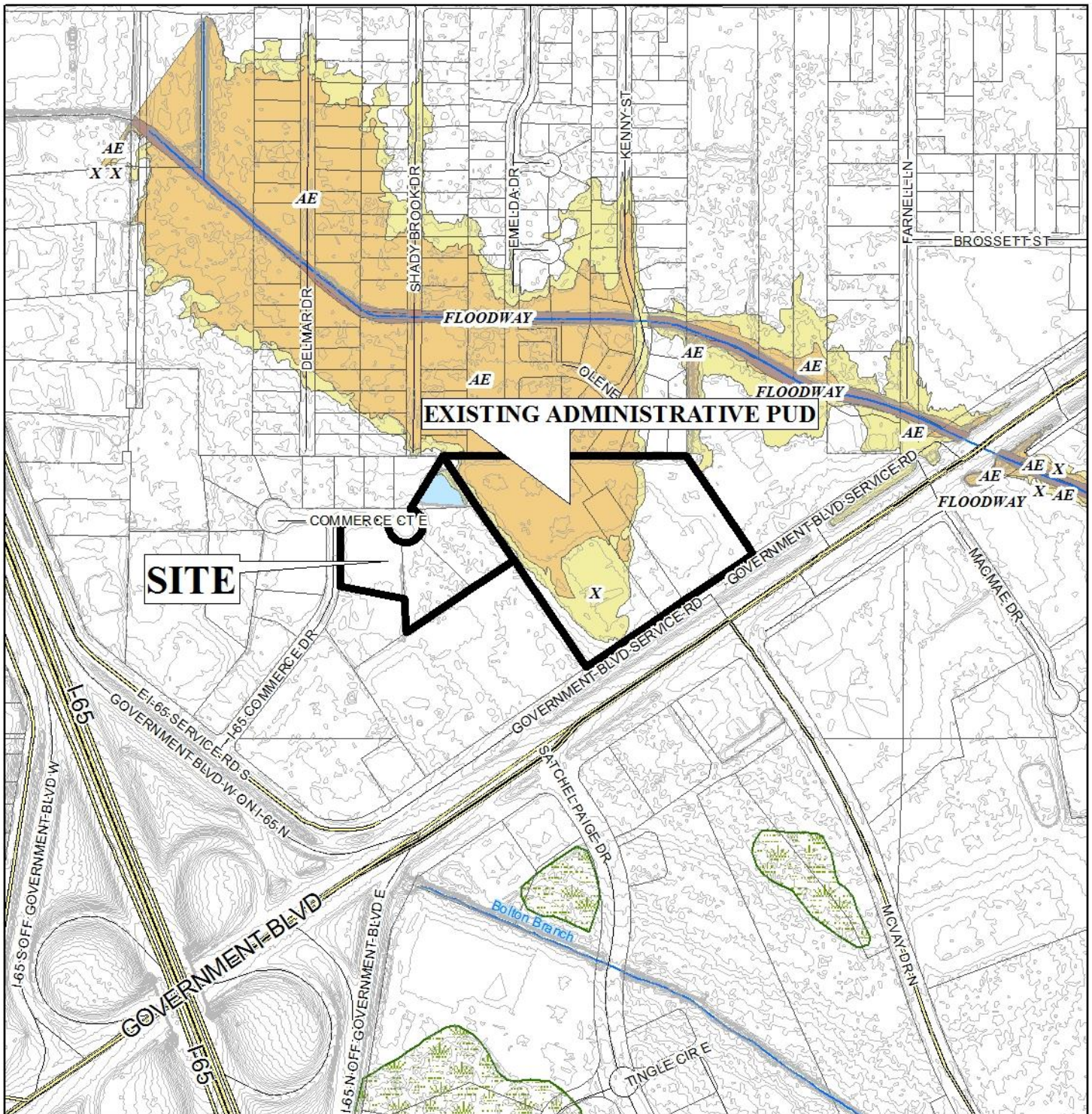
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Low Density Residential	Neighborhood Center - Traditional	Downtown Waterfront	Parks & Open Space
Mixed Density Residential	Neighborhood Center - Suburban	Light Industry	Water Dependent
Downtown	Traditional Corridor	Heavy Industry	
District Center	Mixed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



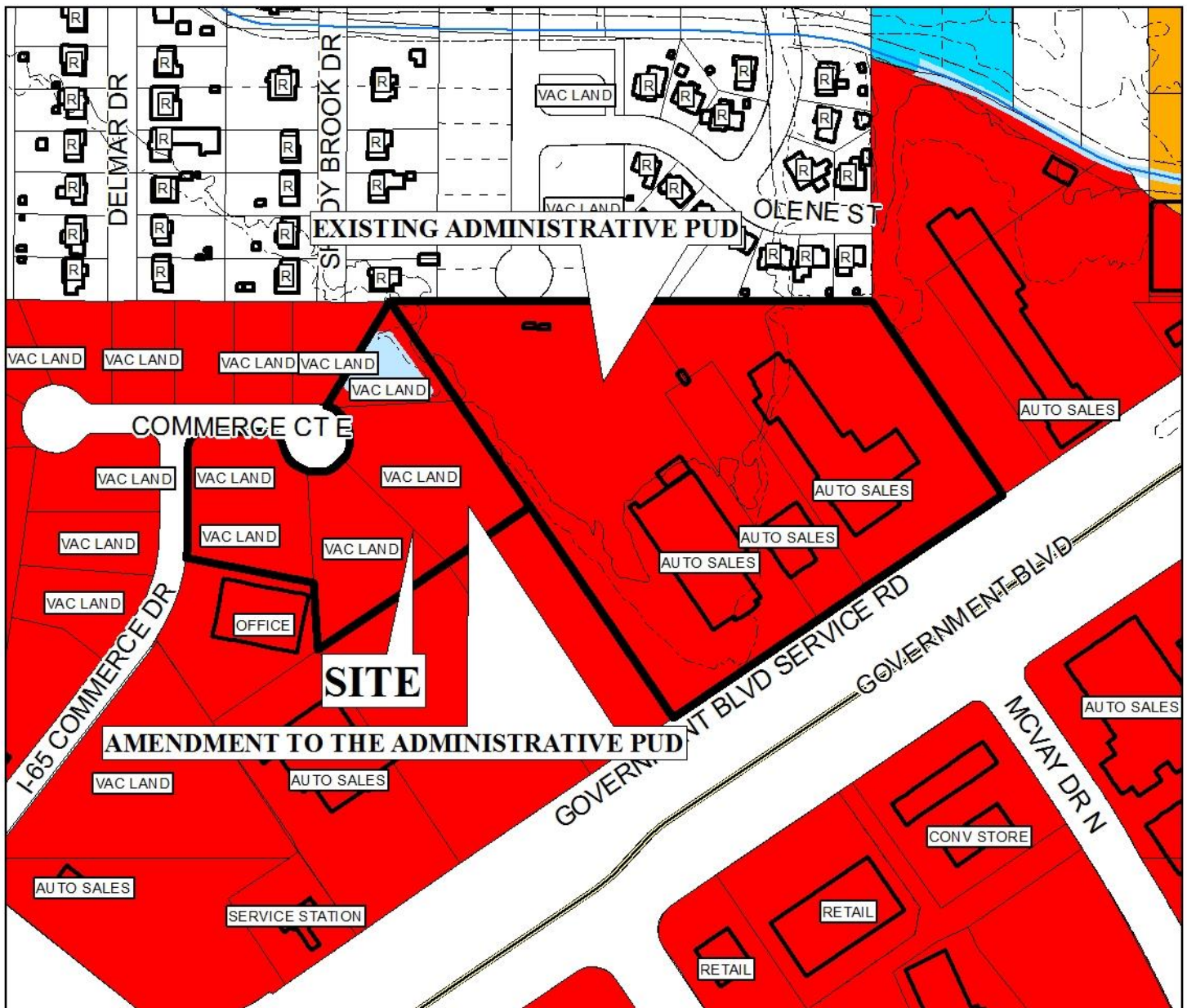
ENVIRONMENTAL LOCATOR MAP



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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units to the north and commercial units to the south.

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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 residential units to the north and commercial units to the south.

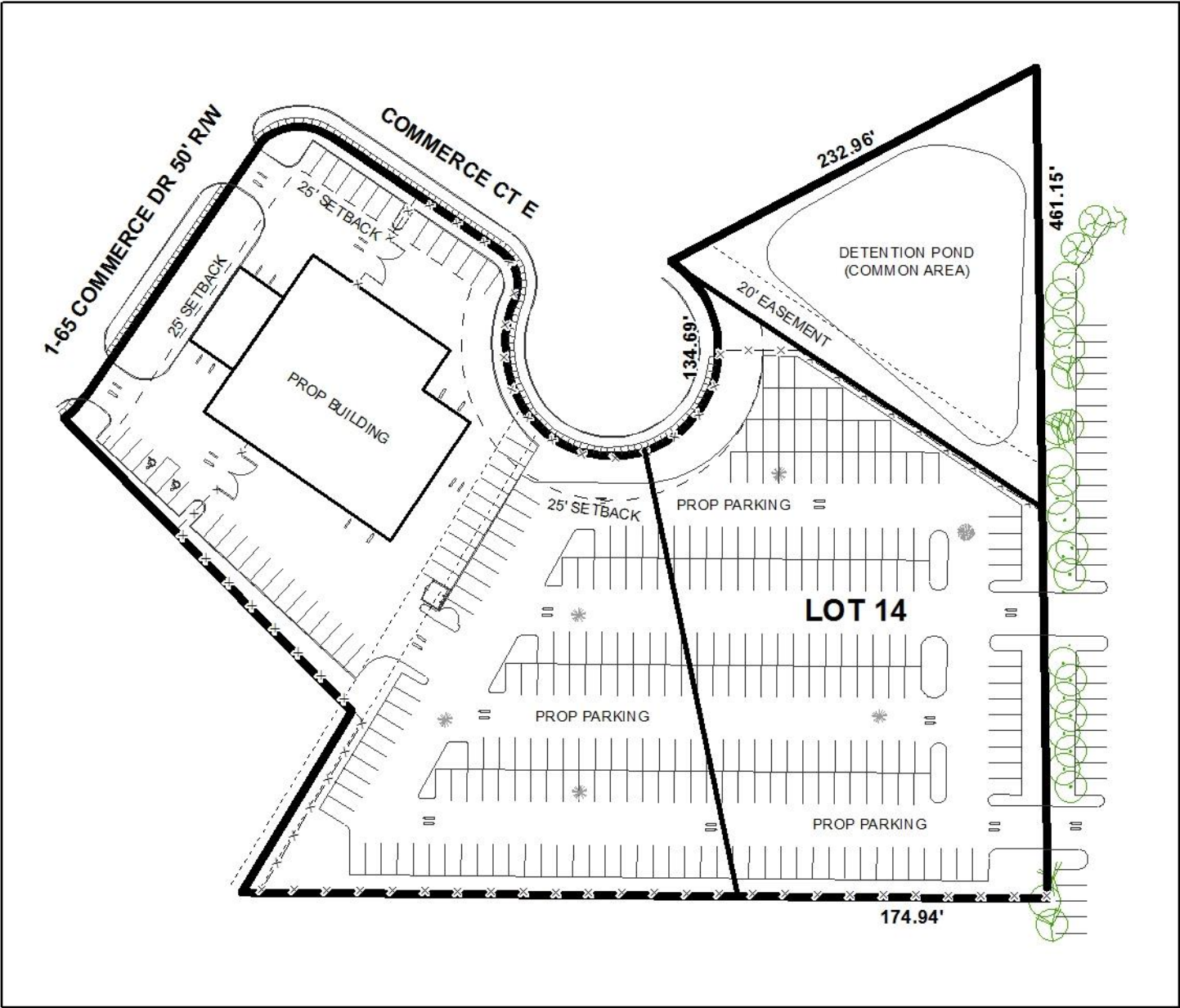
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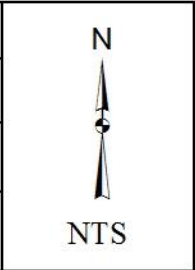


SITE PLAN



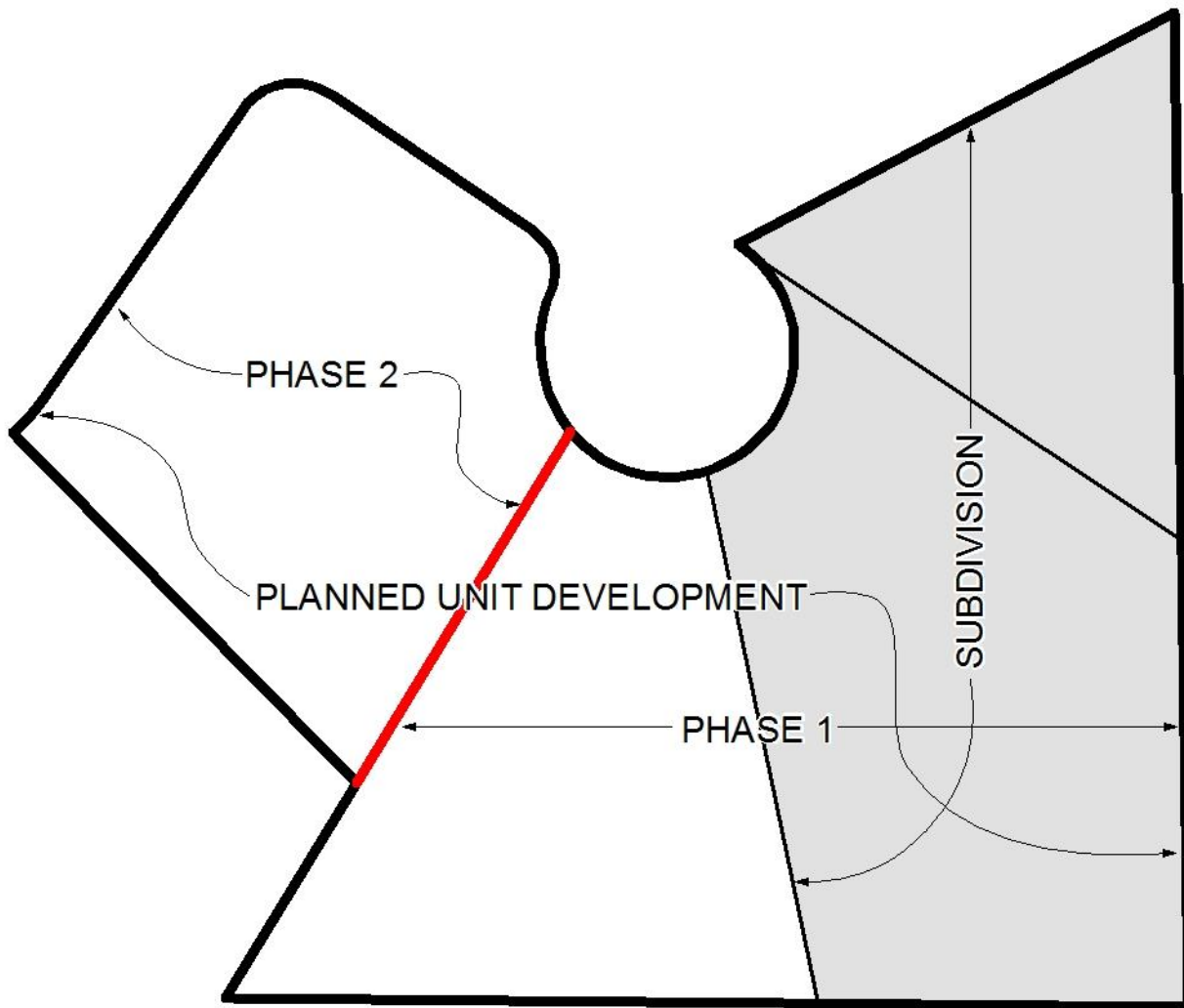
The site plan illustrates the proposed building, proposed parking, detention pond, setbacks, and easements.

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DETAIL SITE PLAN



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