

**PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT****Date: July 19, 2018****DEVELOPMENT NAME**

Lone Oak Subdivision, Lot 1, Resubdivision of Lot 1/Lot 2

SUBDIVISION NAME

Lone Oak Subdivision, Lot 1, Resubdivision of Lot 1/Lot 2

LOCATION

901, 903, & 911 Dauphin Street and 2, 6, 10, & 14 South Broad Street
(Southwest corner of Dauphin Street and South Broad Street, extending to the North side of Conti Street).

**CITY COUNCIL
DISTRICT**

District 2

AREA OF PROPERTY

2 Lots / 4.5 ± Acres

CONTEMPLATED USE

Subdivision approval to create two legal lots and Planned Unit Development approval to allow multiple buildings on a single building site and shared access and parking between two building sites.

**TIME SCHEDULE
FOR DEVELOPMENT**

No timeframe provided.

REMARKS

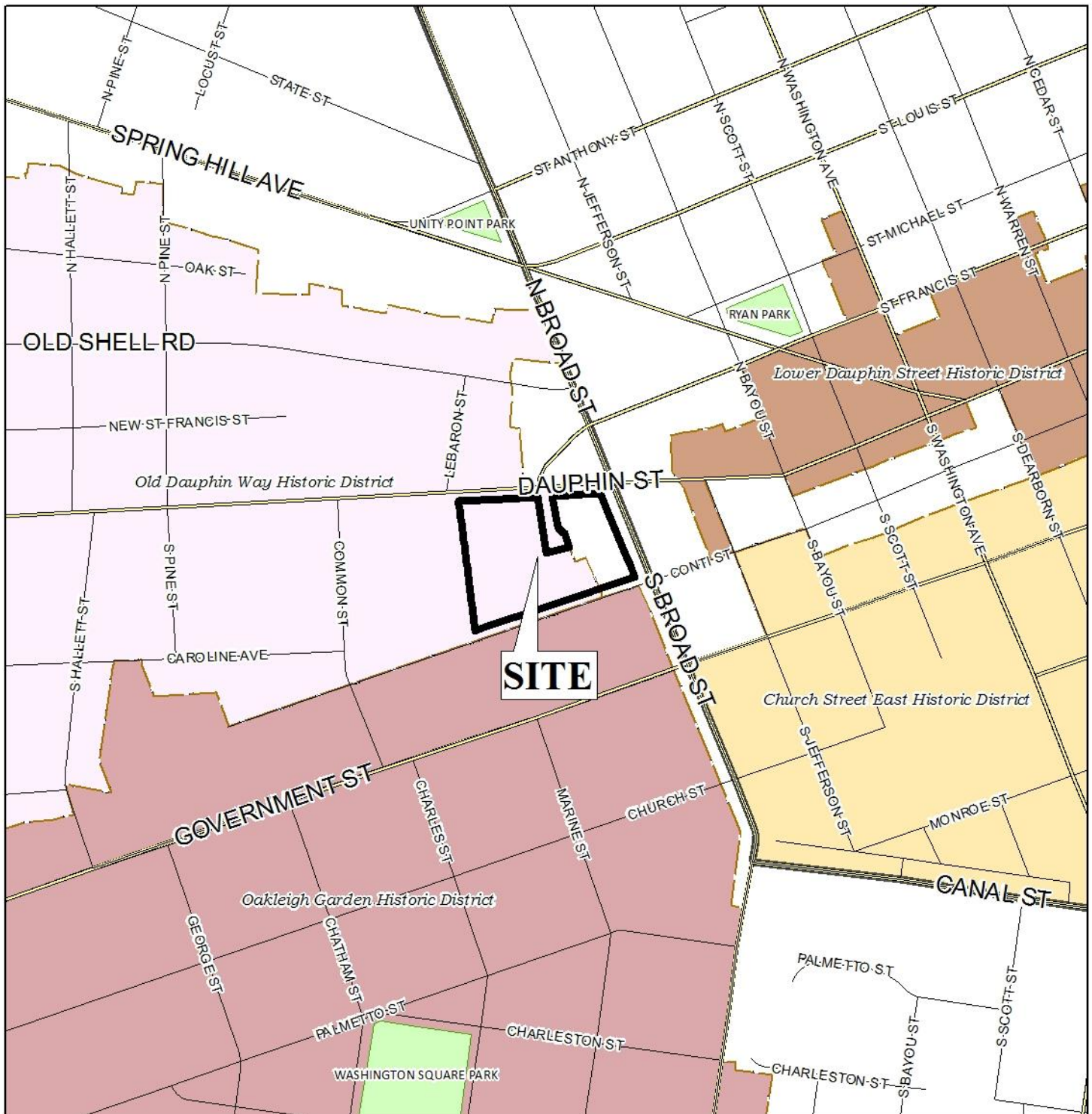
This is the third extension request since the Subdivision and Planned Unit Development (PUD) were approved at the Planning Commission's August 20, 2015 meeting. The previous extensions were approved by the Planning Commission at its August 4, 2016 and August 3, 2017 meetings.

Regarding the request for an extension, the applicant states *"Meeting with city officials to discuss the need for the 10' widening requirement along Broad Street and the modification to allow the existing canopy to remain."*

RECOMMENDATION

There is no formal recommendation, other than the Planning Commission consider all relevant facts and input received from the public hearing, regarding the Planned Unit Development and Subdivision extension requests.

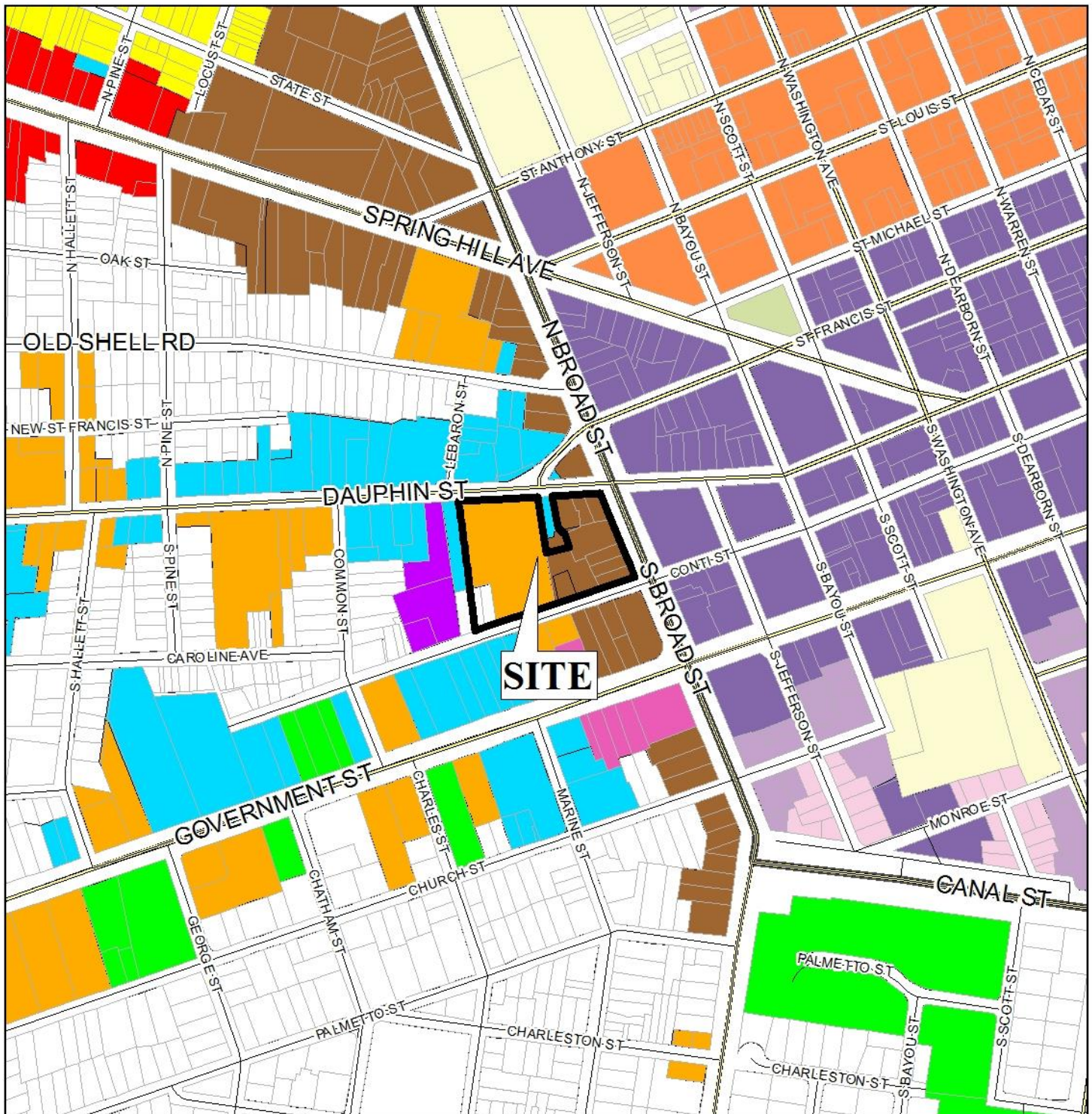
LOCATOR MAP



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 APPLICANT Lone Oak Subdivision, Lot 1, Resubdivision of Lot 1/ Lot 2
 REQUEST Subdivision, PUD



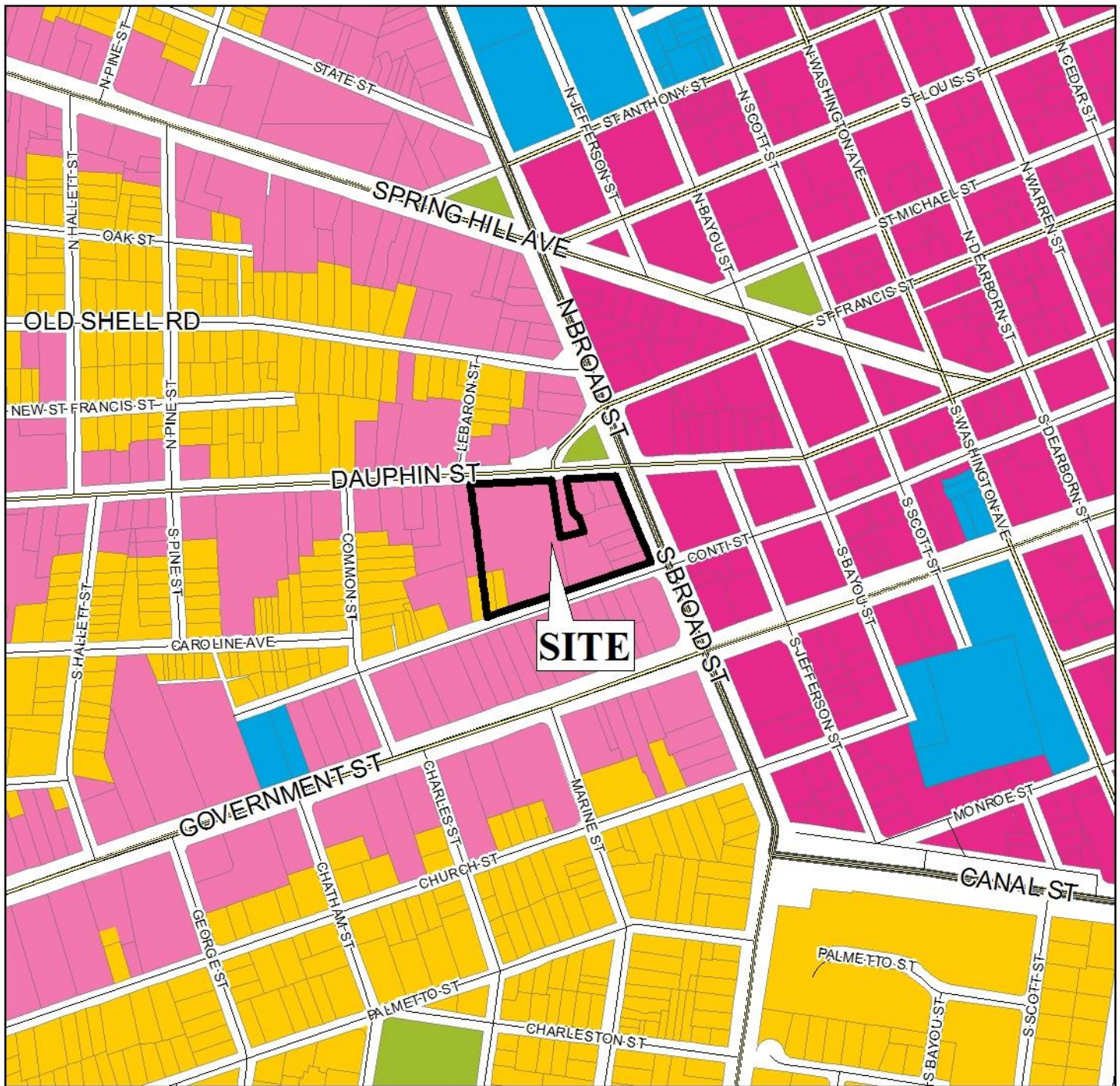
LOCATOR ZONING MAP



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FLUM LOCATOR MAP

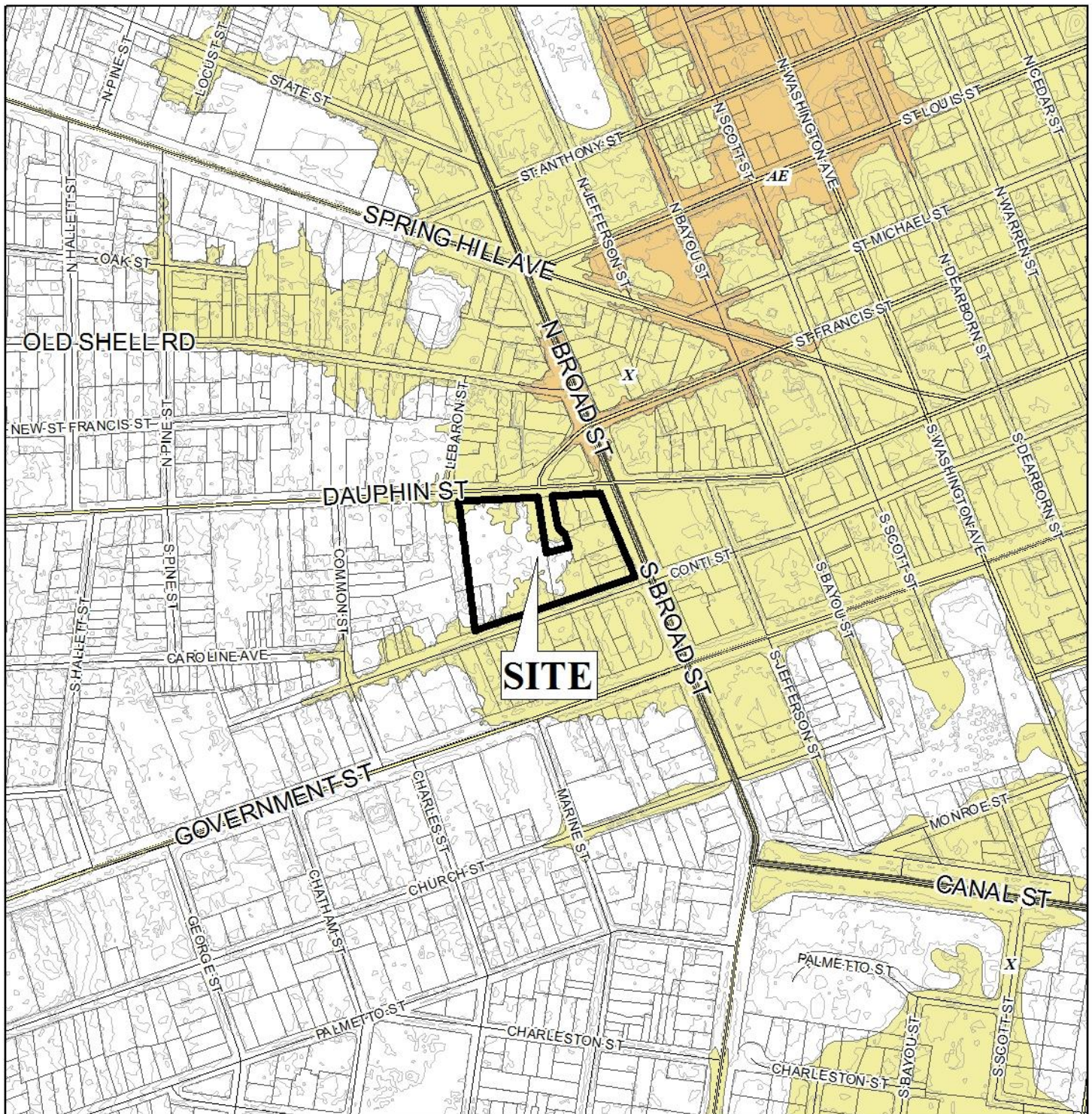


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Low Density Residential	Neighborhood Center - Traditional	Downtown Waterfront	Parks & Open Space
Mixed Density Residential	Neighborhood Center - Suburban	Light Industry	Water Dependent
Downtown	Traditional Corridor	Heavy Industry	
District Center	Mixed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



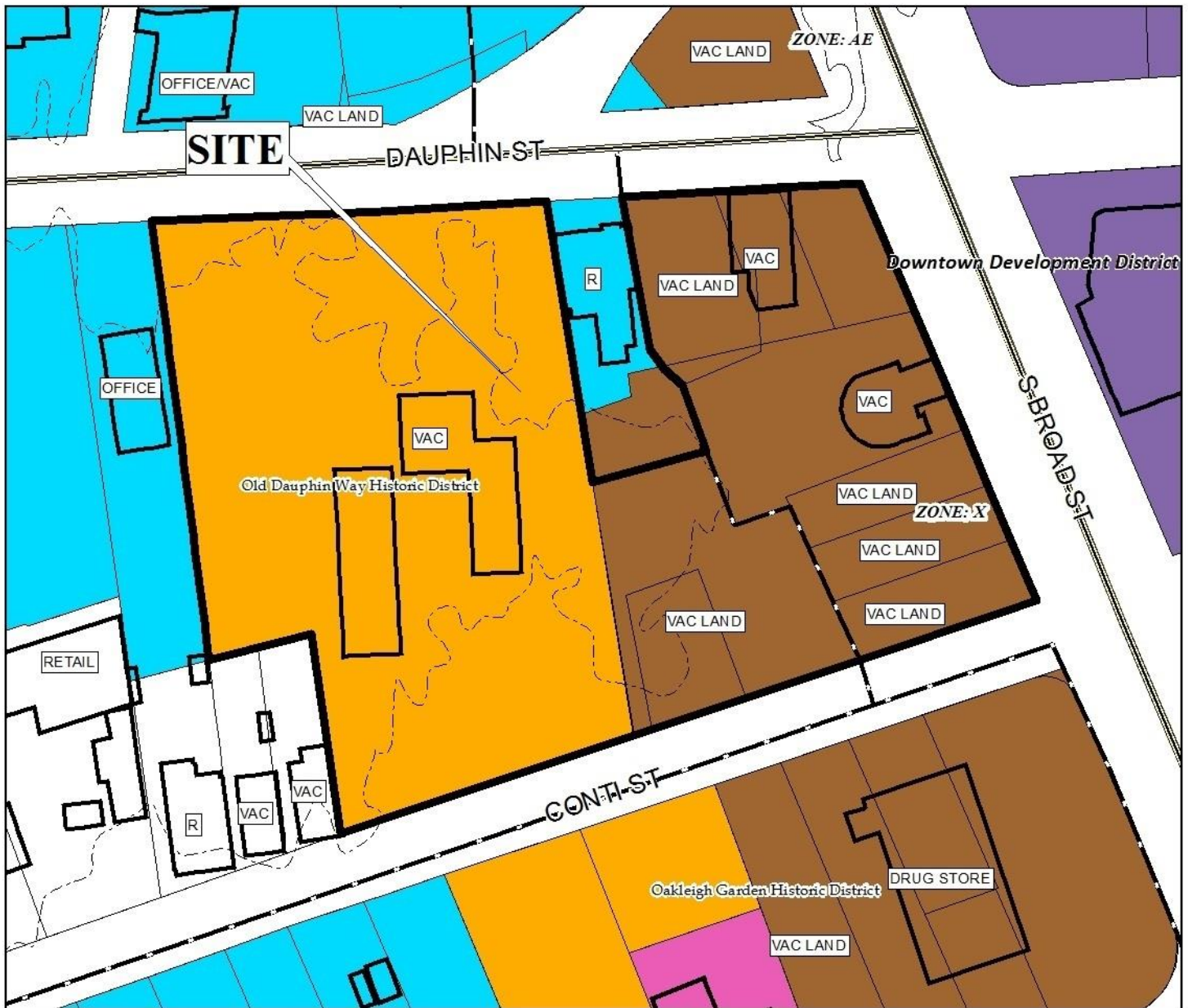
ENVIRONMENTAL LOCATOR MAP



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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded my residential and commercial units.

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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 and commercial units.

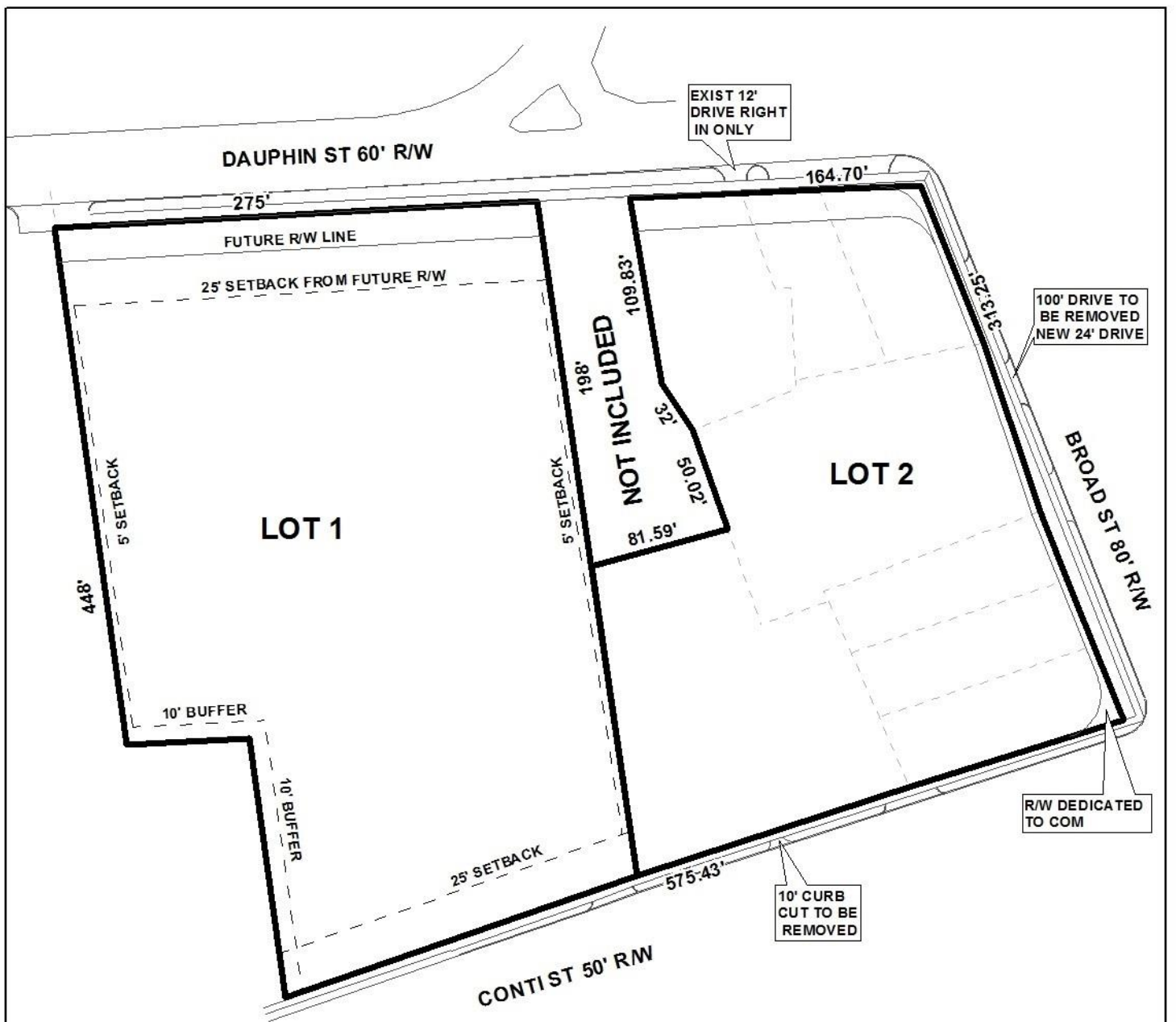
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DETAIL SITE PLAN



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