

GRADY PLACE SUBDIVISION

This is a request for a one-year extension of a previously approved 30-lot, 12.5± acre subdivision. The subdivision is located on the East side of Jeff Hamilton Road, 0.3 mile± North of Jenfield Drive in the Planning Jurisdiction.

This is the first extension request since the subdivision was tentatively approved at the Planning Commission's January 19, 2017 meeting.

The applicant gives the Justification for Extension as:

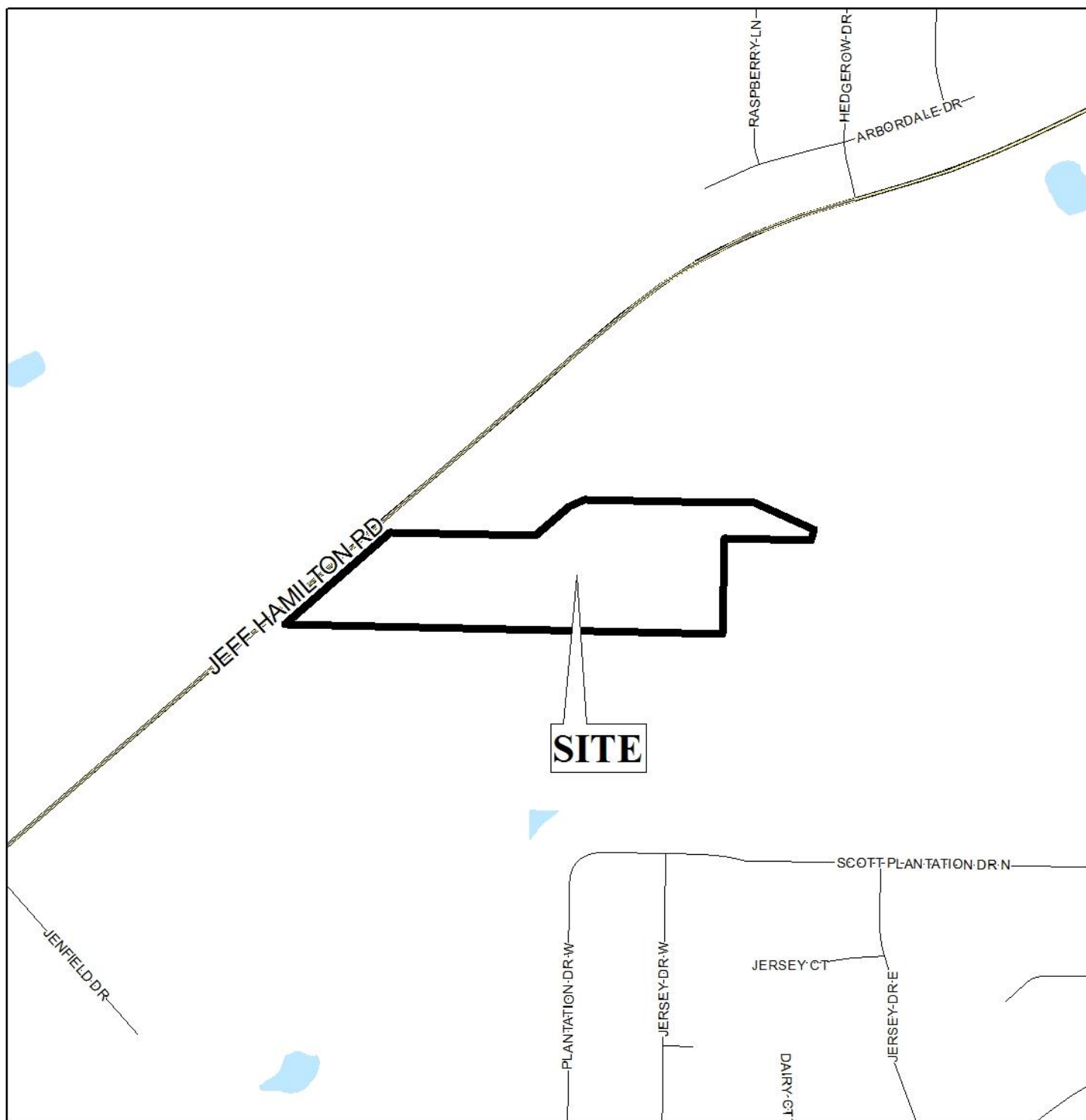
"Project is under construction and due to be completed within a couple of weeks."

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

RECOMMENDATION

Based on the preceding, it is recommended that the request for a one-year extension be approved.

LOCATOR MAP



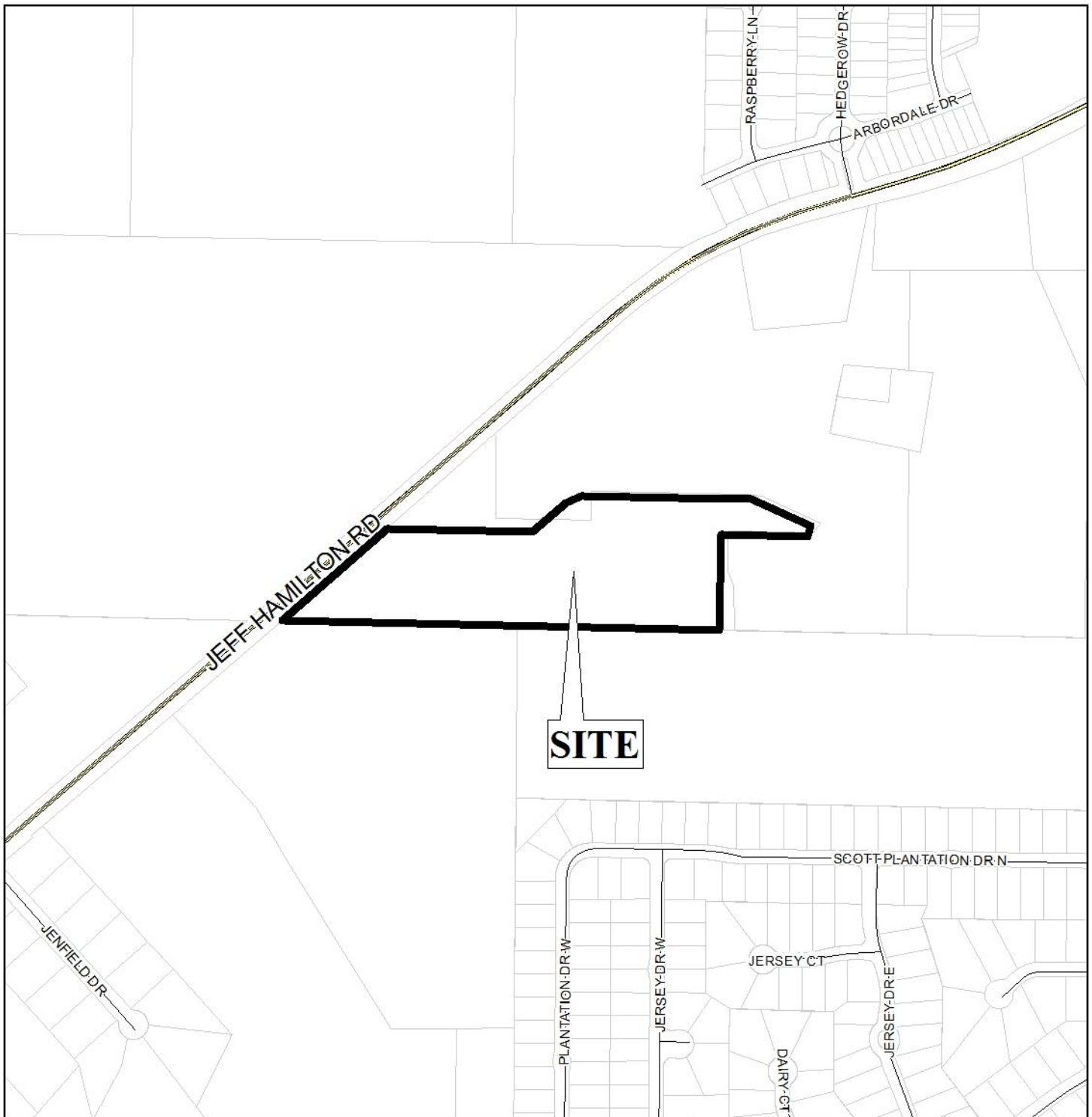
APPLICATION NUMBER 1 DATE March 1, 2018

APPLICANT Grady Place Subdivision

REQUEST Subdivision



LOCATOR ZONING MAP



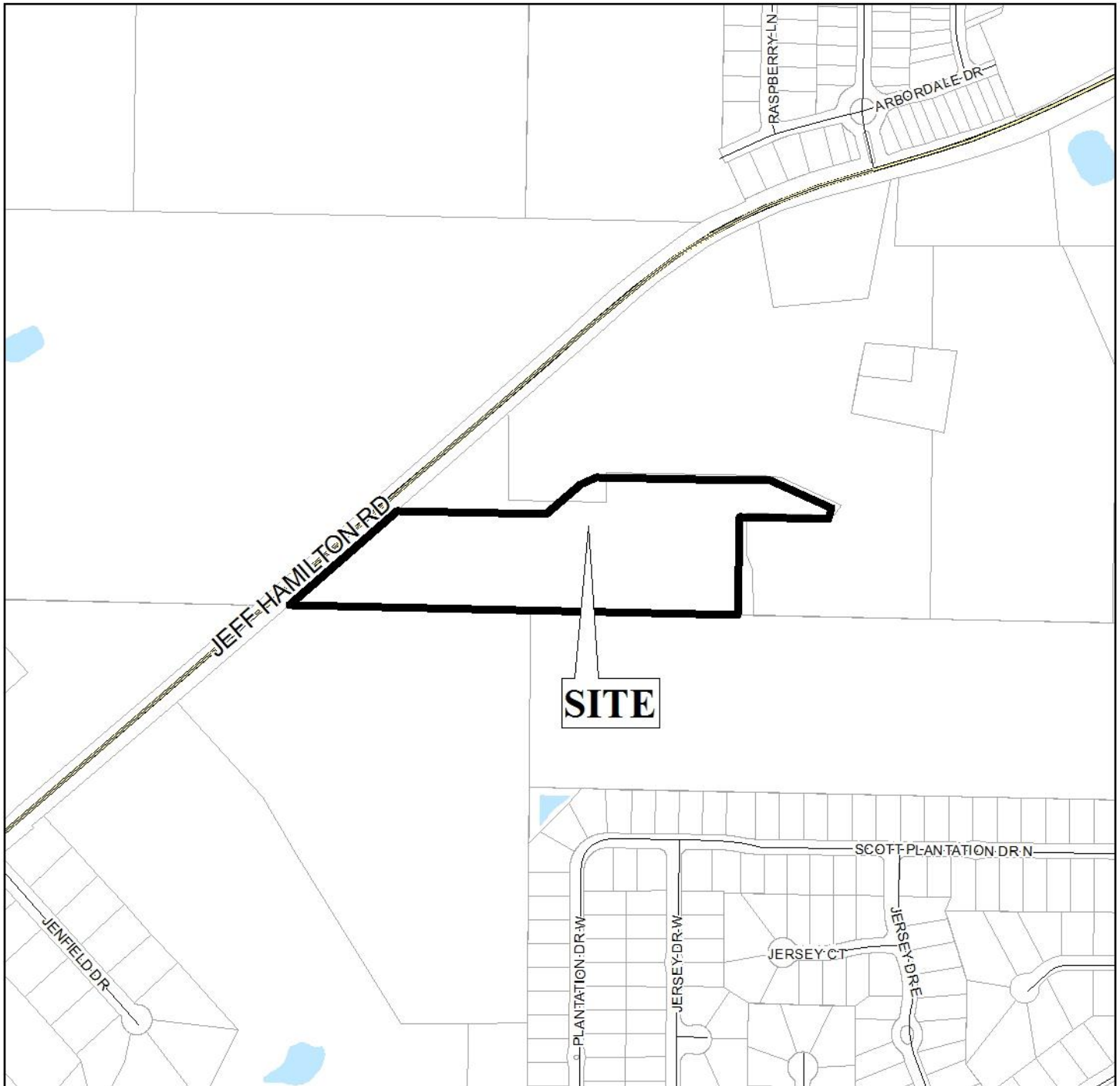
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APPLICANT Grady Place Subdivision

REQUEST Subdivision



FLUM LOCATOR MAP



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APPLICANT Grady Place Subdivision

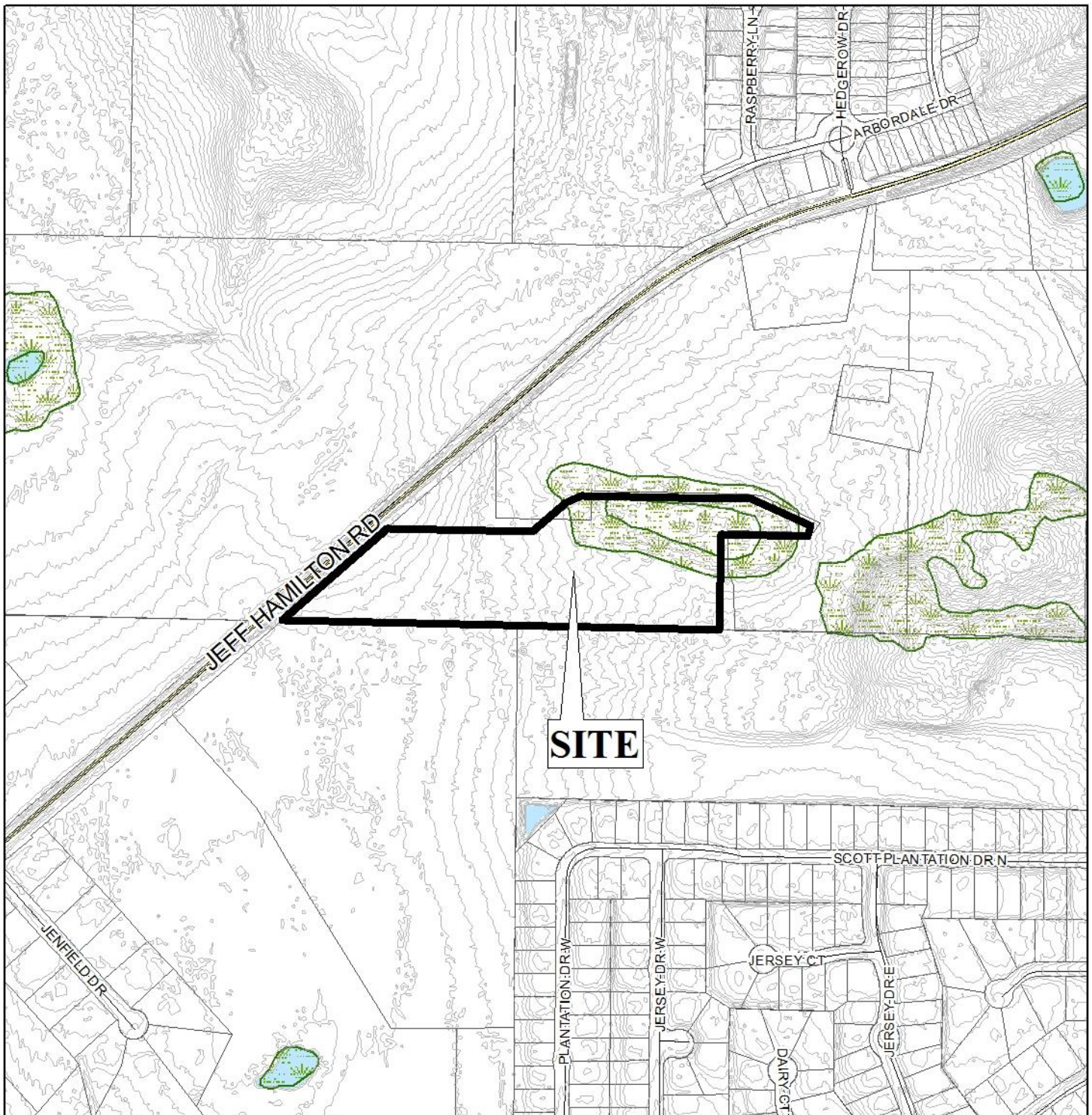
REQUEST Subdivision

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



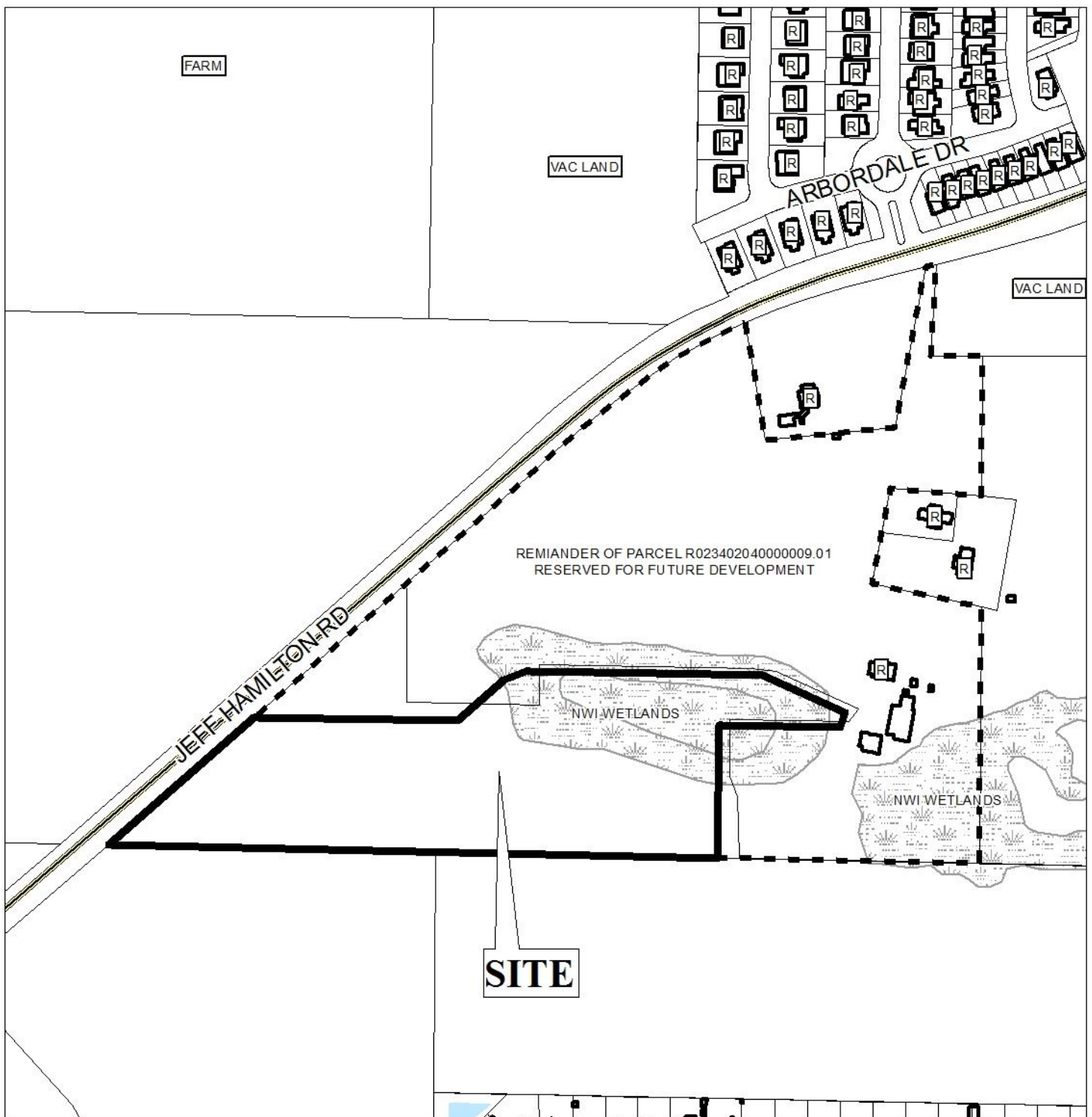
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APPLICANT Grady Place Subdivision

REQUEST Subdivision



GRADY PLACE SUBDIVISION

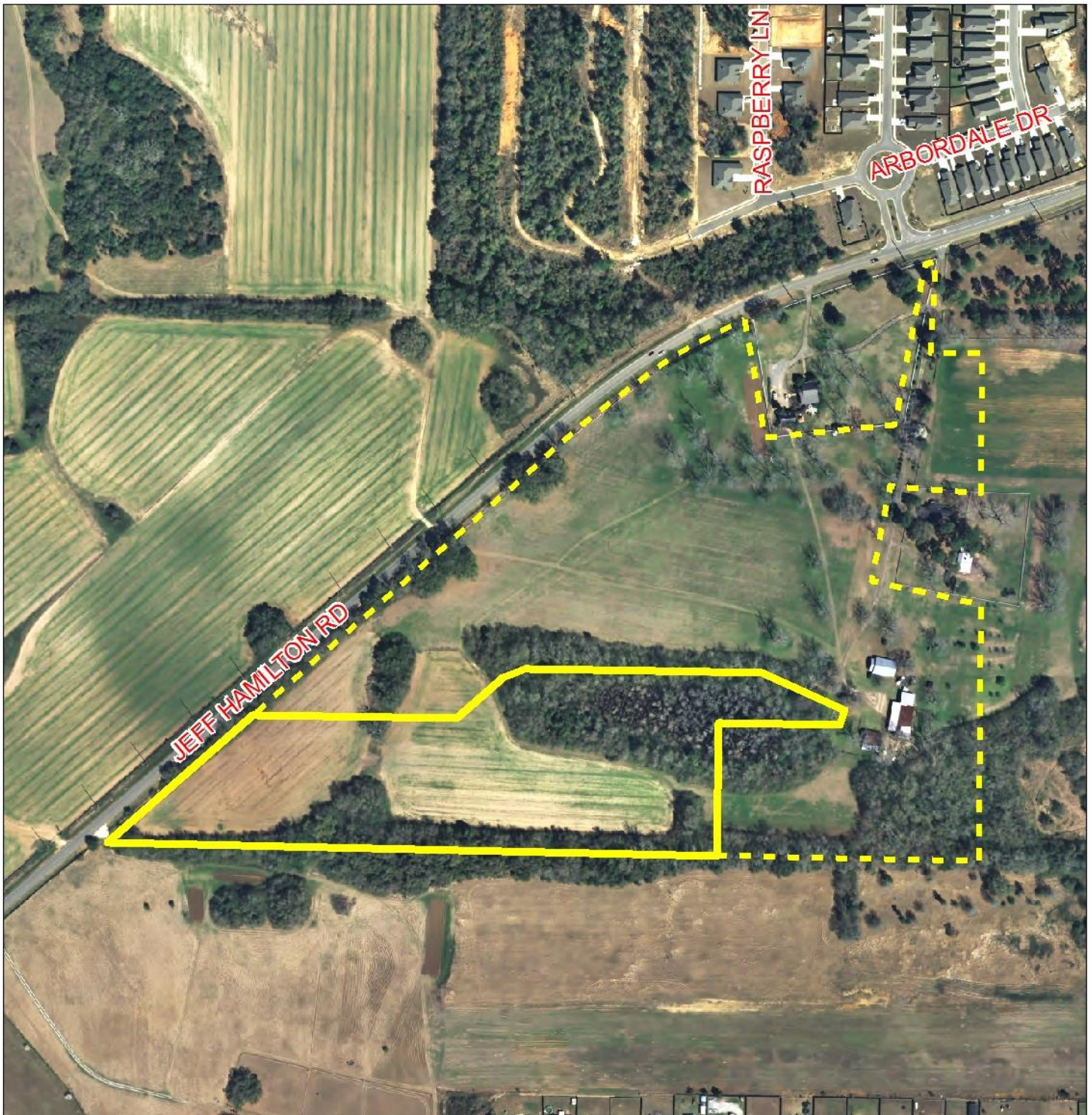


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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



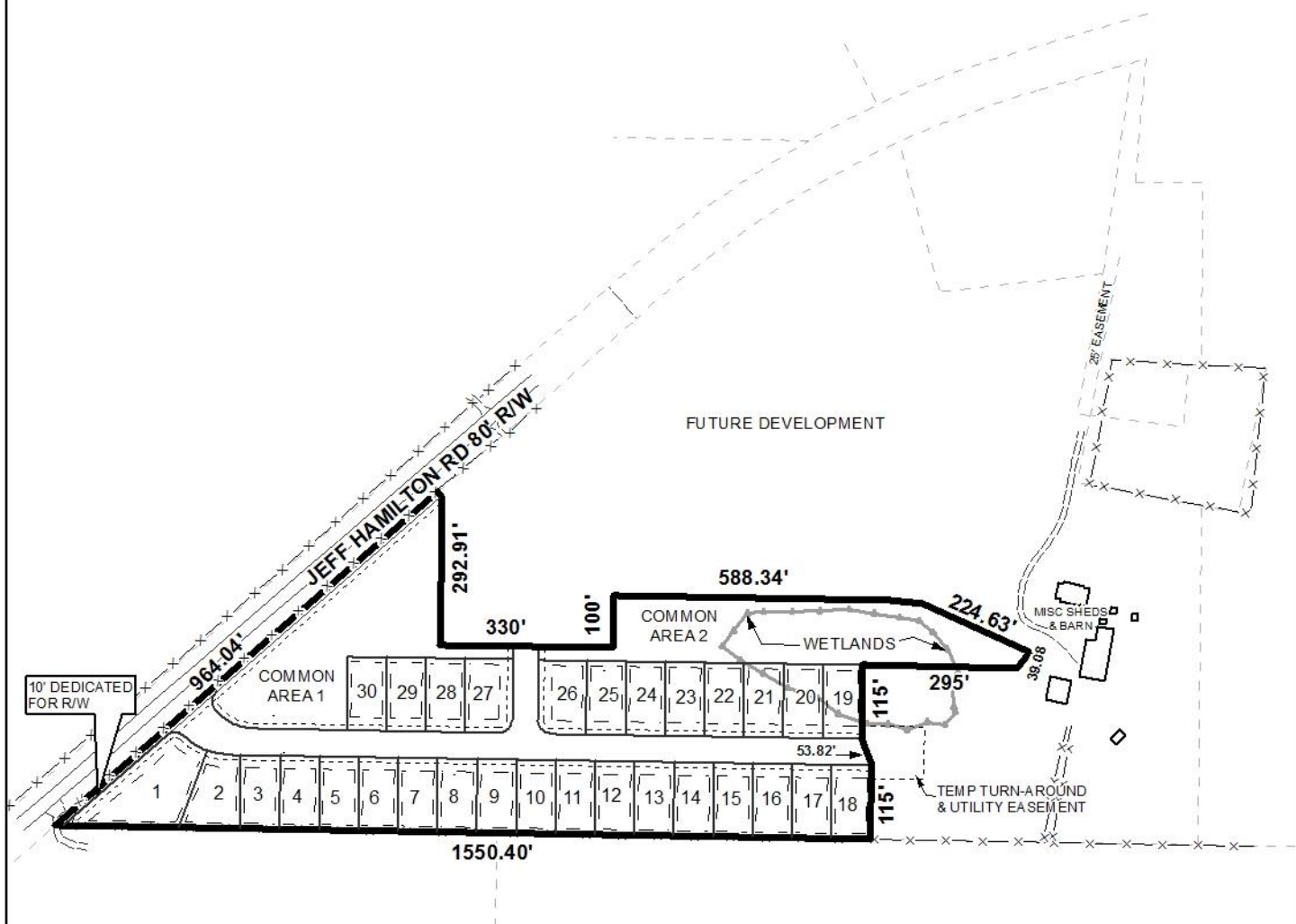
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DETAIL SITE PLAN



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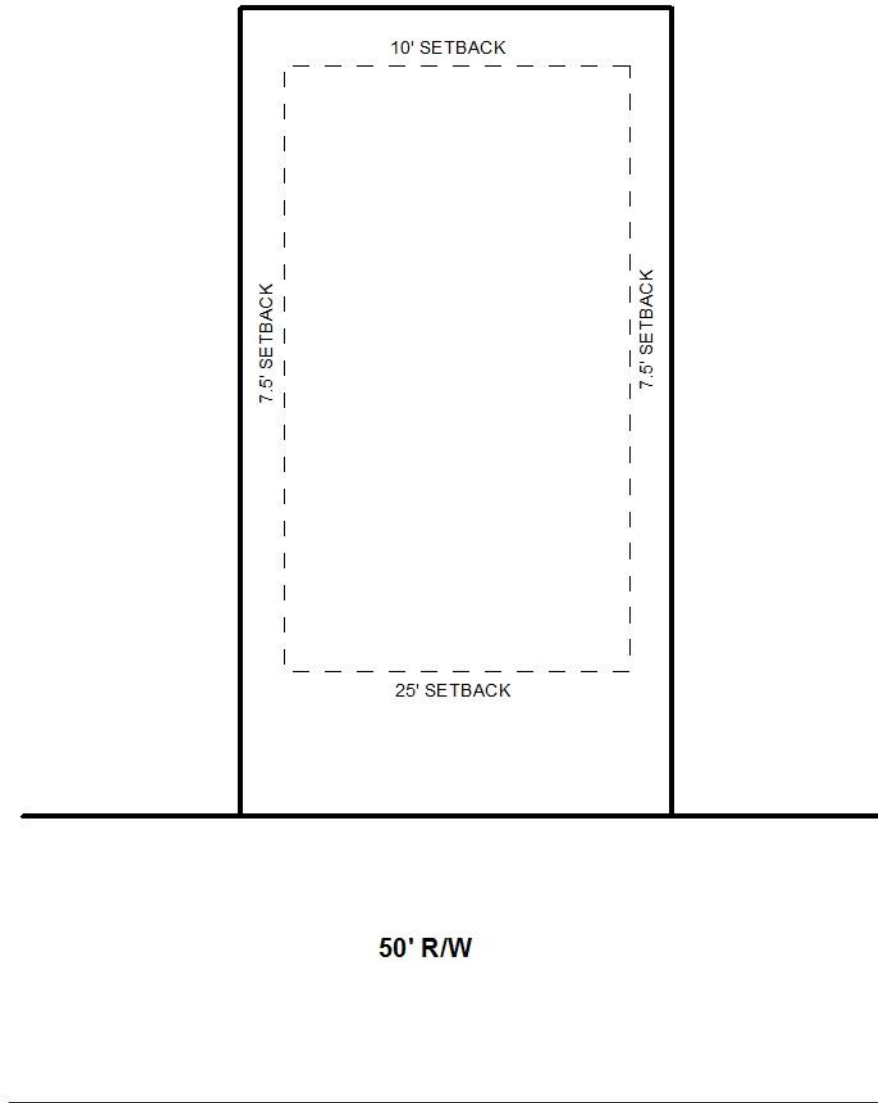
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DETAIL SITE PLAN

TYPICAL LOT SETBACKS



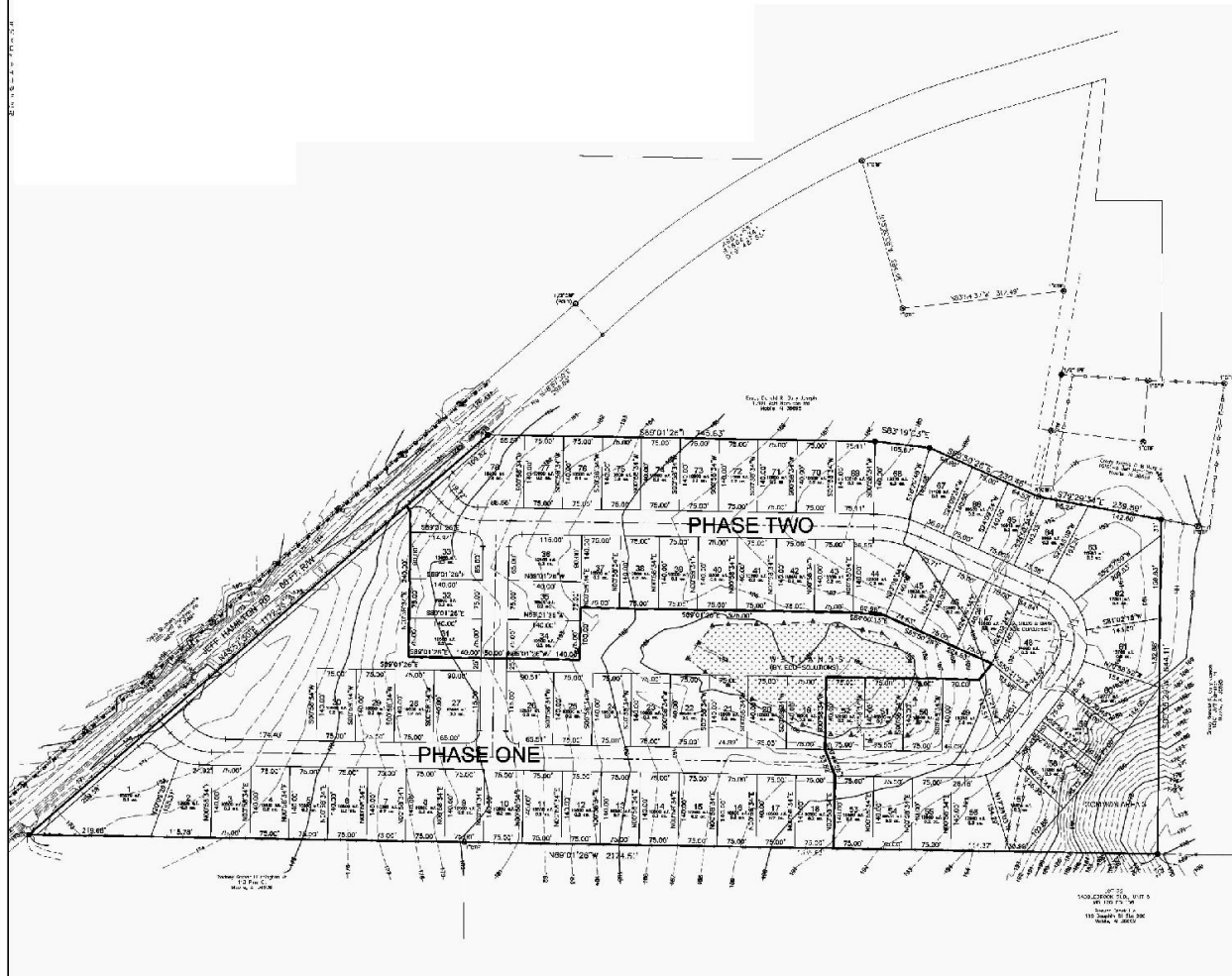
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REQUEST Subdivision



DETAIL SITE PLAN



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