

ROSEFIELD SUBDIVISION

This is a request for a one-year extension of a previously approved 31-lot, 9.3± acre subdivision. The subdivision is located on the North side of Girby Road, 125'± East of Selby Phillips Drive, within the Planning Jurisdiction.

This is the second extension request since the subdivision was tentatively approved at the Planning Commission's June 4, 2015 meeting.

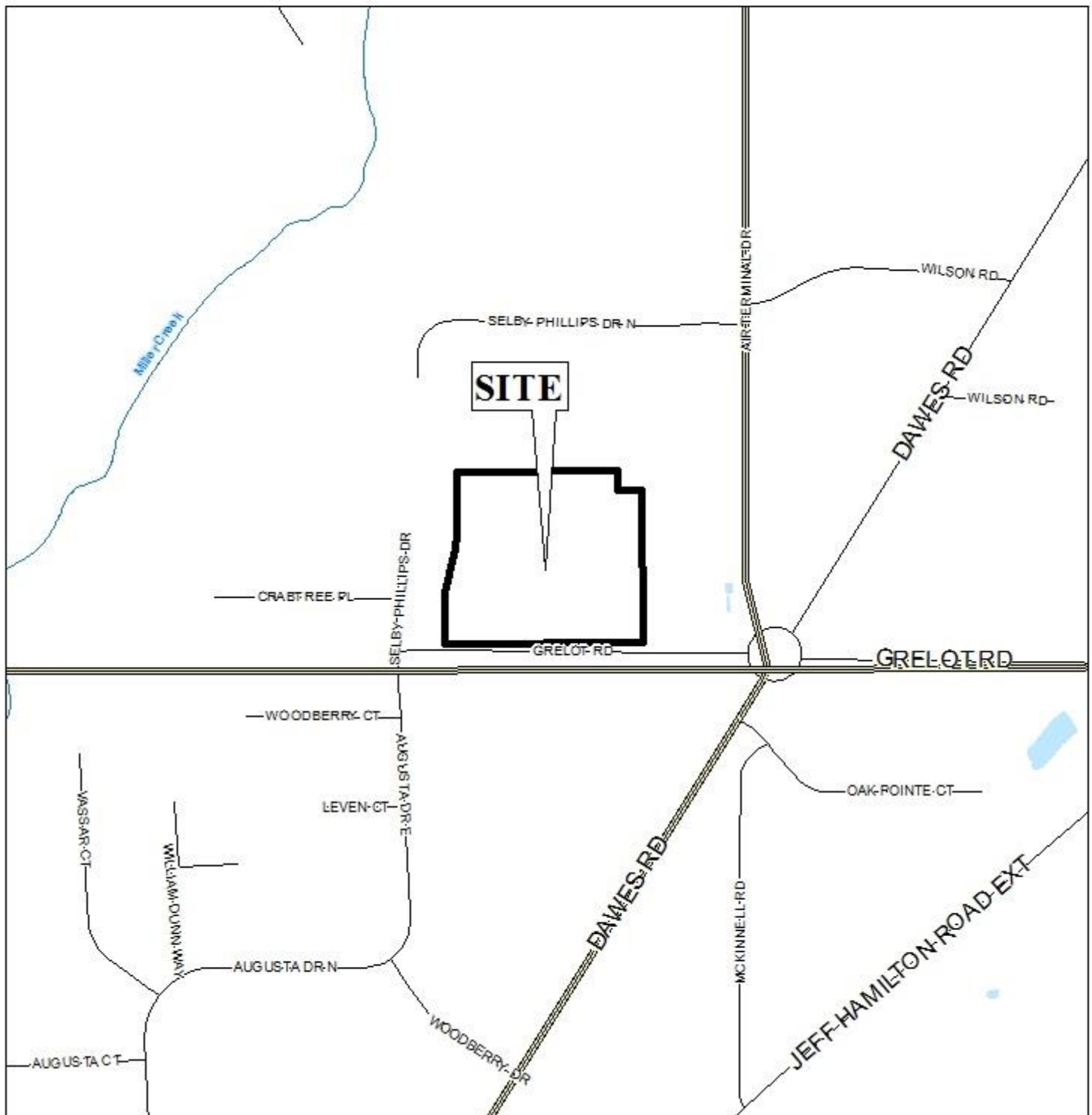
Regarding the request for an extension, the applicant states that design and construction was delayed due to unexpected development financial considerations but that design has been completed with a scheduled construction completion date of May 2018.

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, but the applicant should be aware that, if construction is not initiated within one year, further extensions are not likely.

LOCATOR MAP



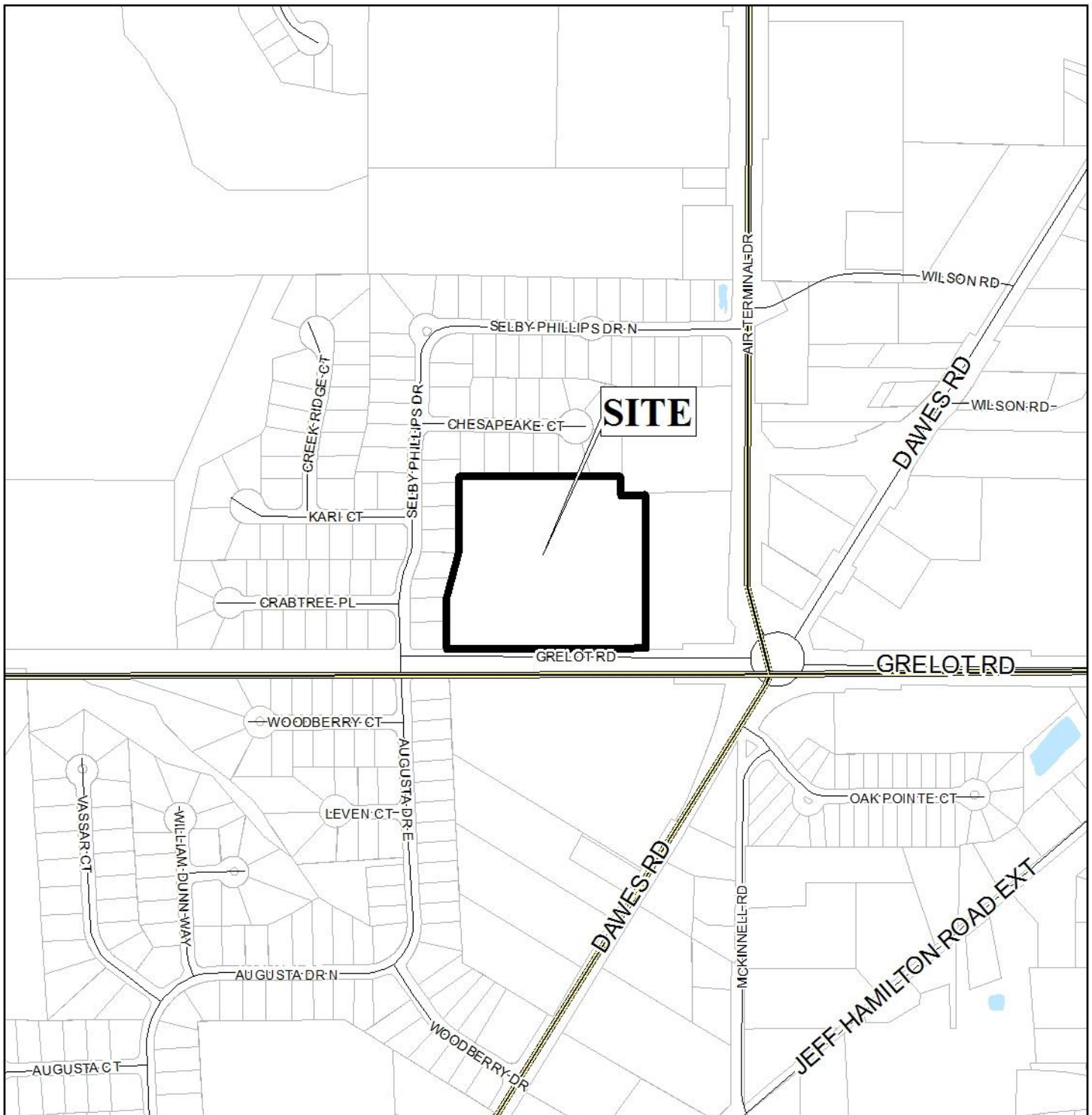
APPLICATION NUMBER 2 DATE October 19, 2017

APPLICANT Rosefield Subdivision

REQUEST Subdivision



LOCATOR ZONING MAP



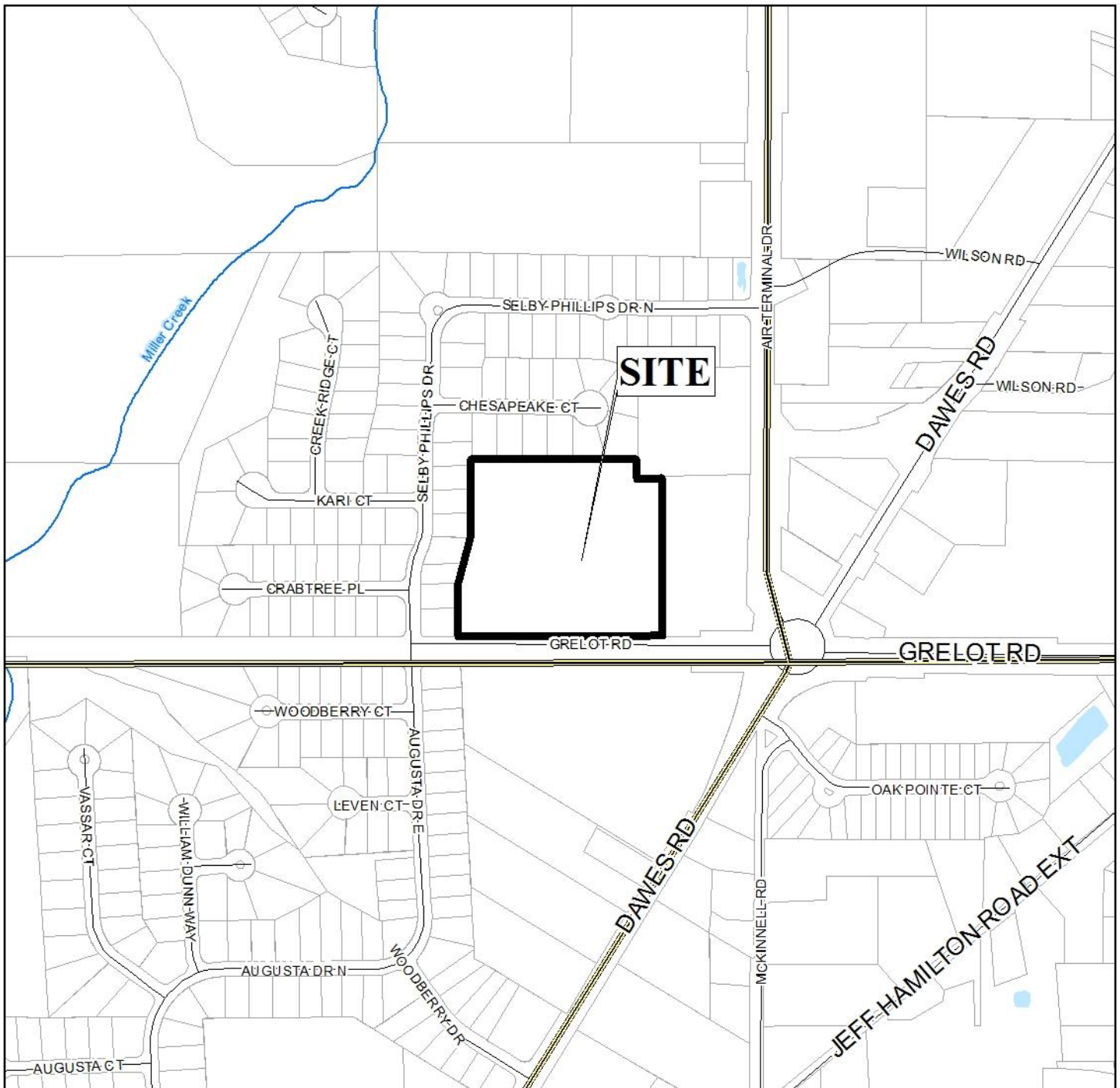
APPLICATION NUMBER 2 DATE October 19, 2017

APPLICANT Rosefied Subdivision

REQUEST Subdivision



FLUM LOCATOR MAP



APPLICATION NUMBER 2 DATE October 19, 2017

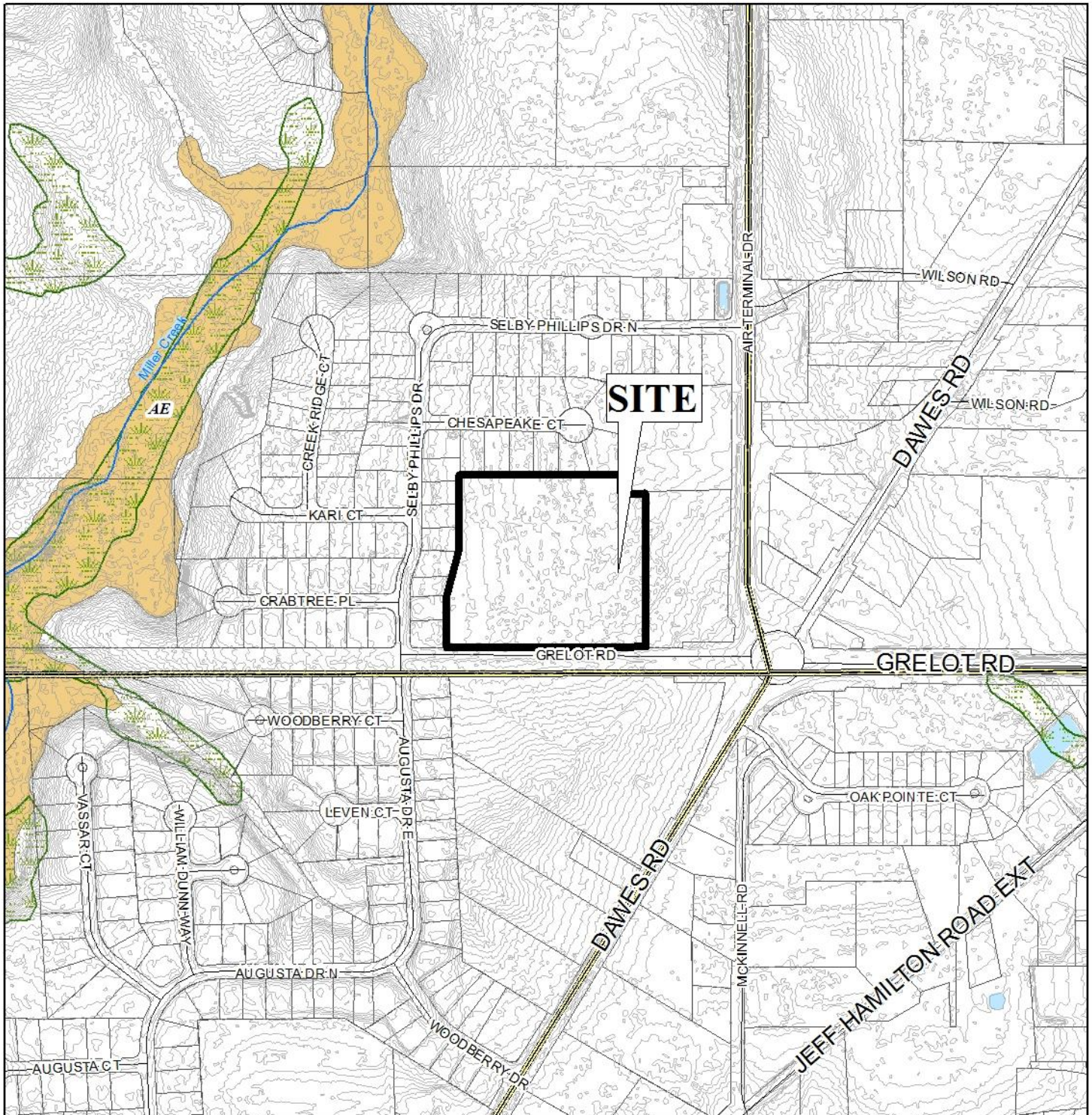
APPLICANT Rosefied Subdivision

REQUEST Subdivision

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



ENVIRONMENTAL LOCATOR MAP



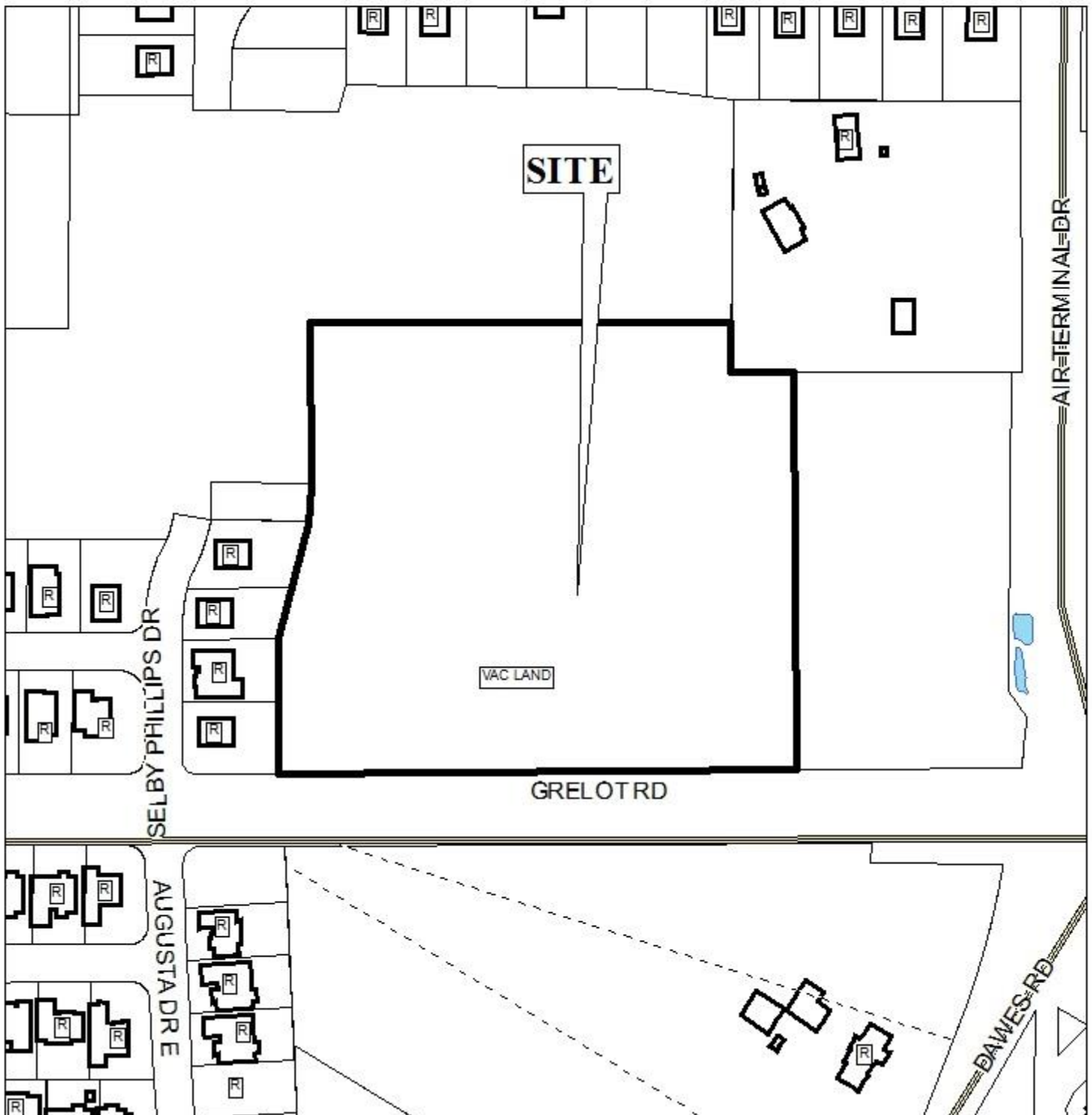
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APPLICANT Rosefield Subdivision

REQUEST Subdivision



ROSEFIELD 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



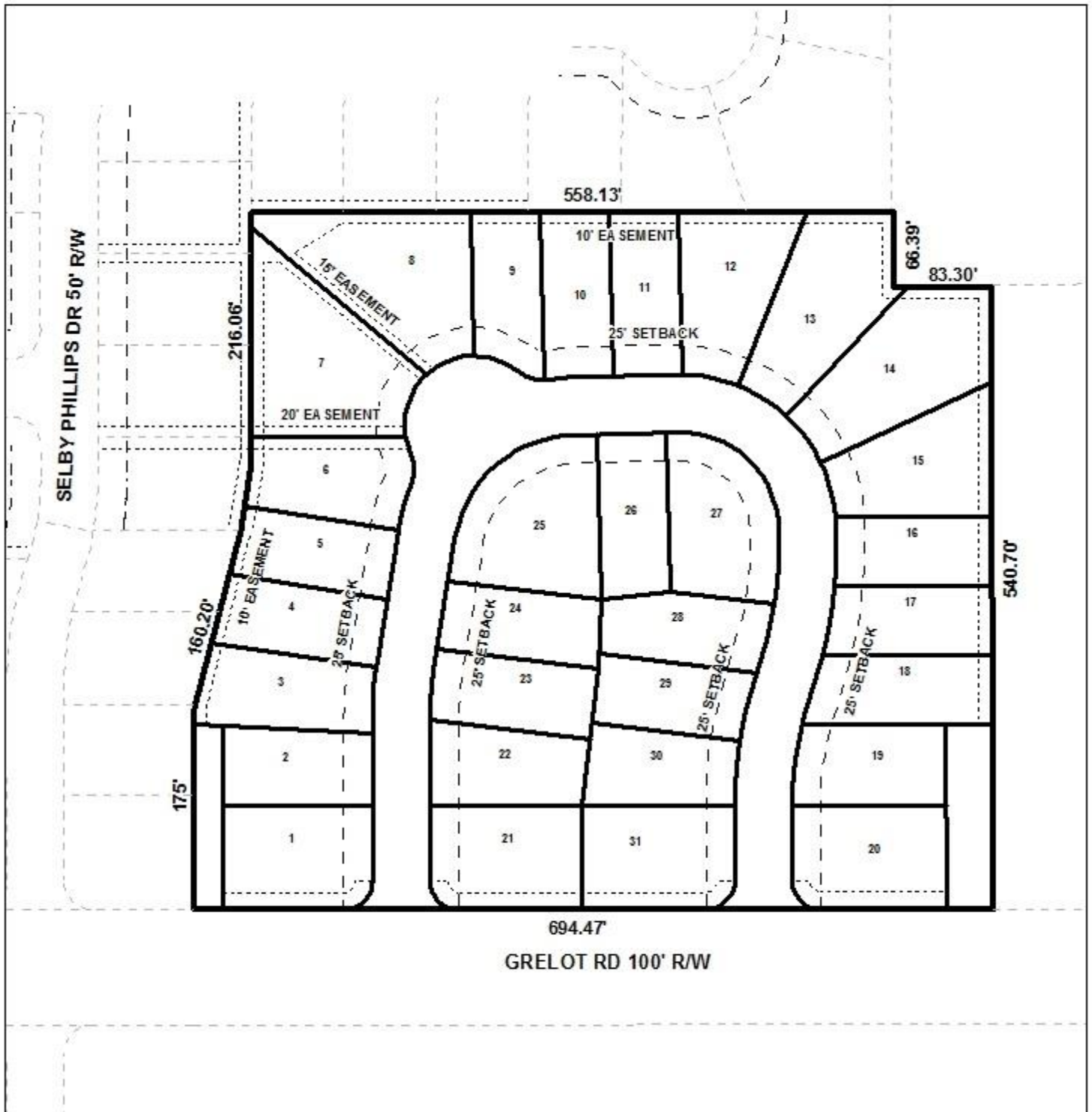
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DETAIL SITE PLAN



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