

**PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT****Date: June 2, 2016****DEVELOPMENT NAME**

Snowden Place Subdivision

SUBDIVISION NAME

Snowden Place Subdivision

LOCATION6106 Cottage Hill Road
(North side of Cottage Hill Road, 110'± East of Christopher Drive).**CITY COUNCIL
DISTRICT**

District 6

AREA OF PROPERTY

52 Lots / 13.3 ± Acres

CONTEMPLATED USE

Planned Unit Development Approval to amend a previously approved Planned Unit Development to change sideyard setbacks to 5-feet and Subdivision approval to 52-lots.

**TIME SCHEDULE
FOR DEVELOPMENT**

No timeframe provided.

REMARKS

This is the third extension request since the Subdivision and PUD were approved at the Planning Commission's May 2, 2013 meeting. The applicant was granted an extension at the Planning Commission's June 4, 2015 meeting to amend a previously approved Planned Unit Development to change sideyard setbacks to 5-feet, and Subdivision approval to create 52 lots.

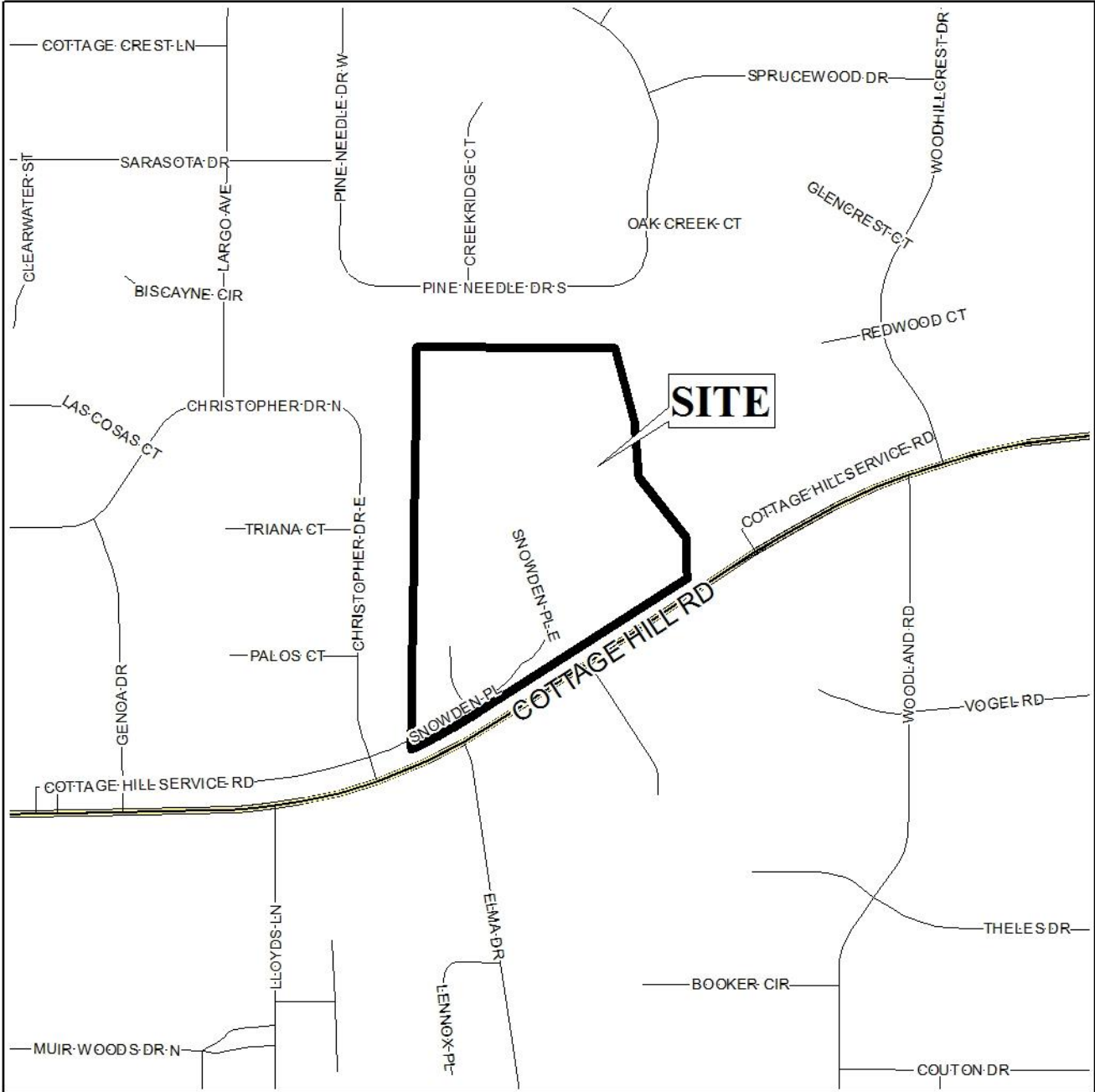
Regarding the request for an additional extension, the applicant states *"Anticipating future development. At this time, the owner has contracted with McCrory & Williams, Inc. to prepare plans for Phase III. Owner has hired a contractor with plans to proceed."* There have been no changes in conditions in the surrounding area that would affect the Subdivision and PUD as previously approved, nor have the changes to the Regulations affected the previous approval.

It should be noted that Land Disturbance permit reviews are currently underway for proposed Phases II and III for this development.

RECOMMENDATION

Based upon the preceding, it is recommended that the request for a one-year extension be approved; however, the applicant should be advised that any future extensions will be unlikely.

LOCATOR MAP



APPLICATION NUMBER 2 DATE June 2, 2016

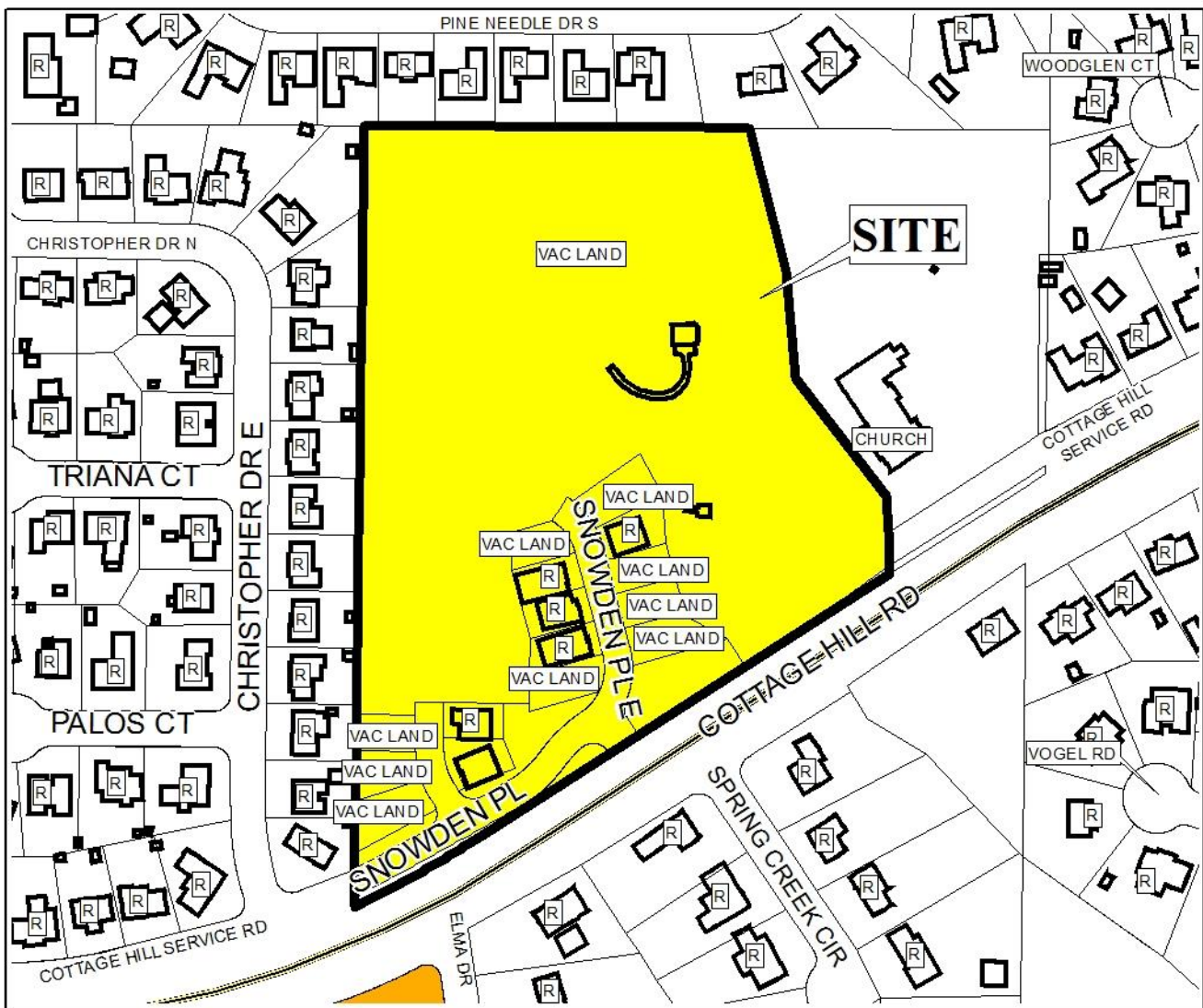
APPLICANT Snowden Place Subdivision

REQUEST Subdivision, Planned Unit Development



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single-family residential units. A church is located to the east of the site.

APPLICATION NUMBER 2 DATE June 2, 2016

APPLICANT Snowden Place Subdivision

REQUEST Subdivision, Planned Unit Development

LEGEND             NTS



PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



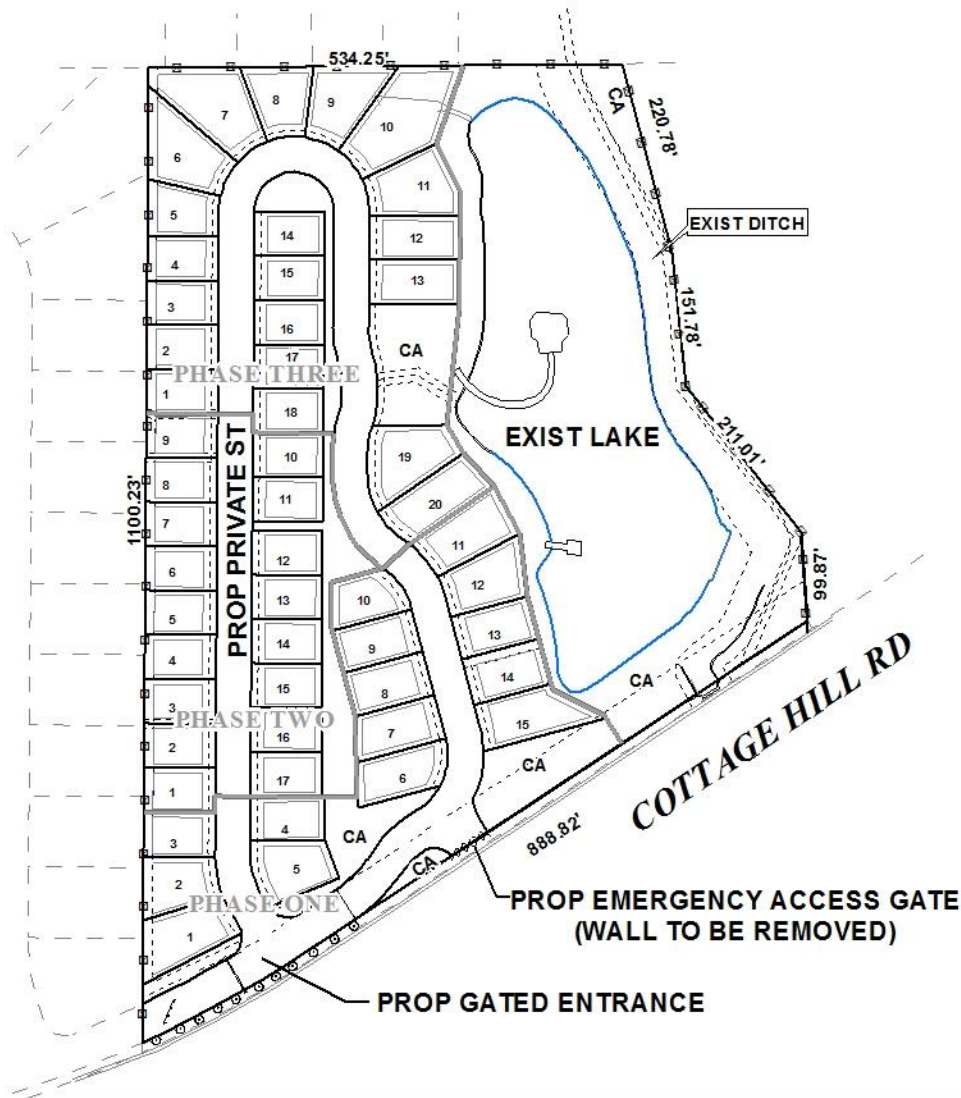
The site is surrounded by single-family residential units. A church is located to the east of the site.

APPLICATION NUMBER 2 DATE May 2, 2013
APPLICANT Snowden Place Subdivision
REQUEST Subdivision, Planned Unit Development



NTS

SITE PLAN

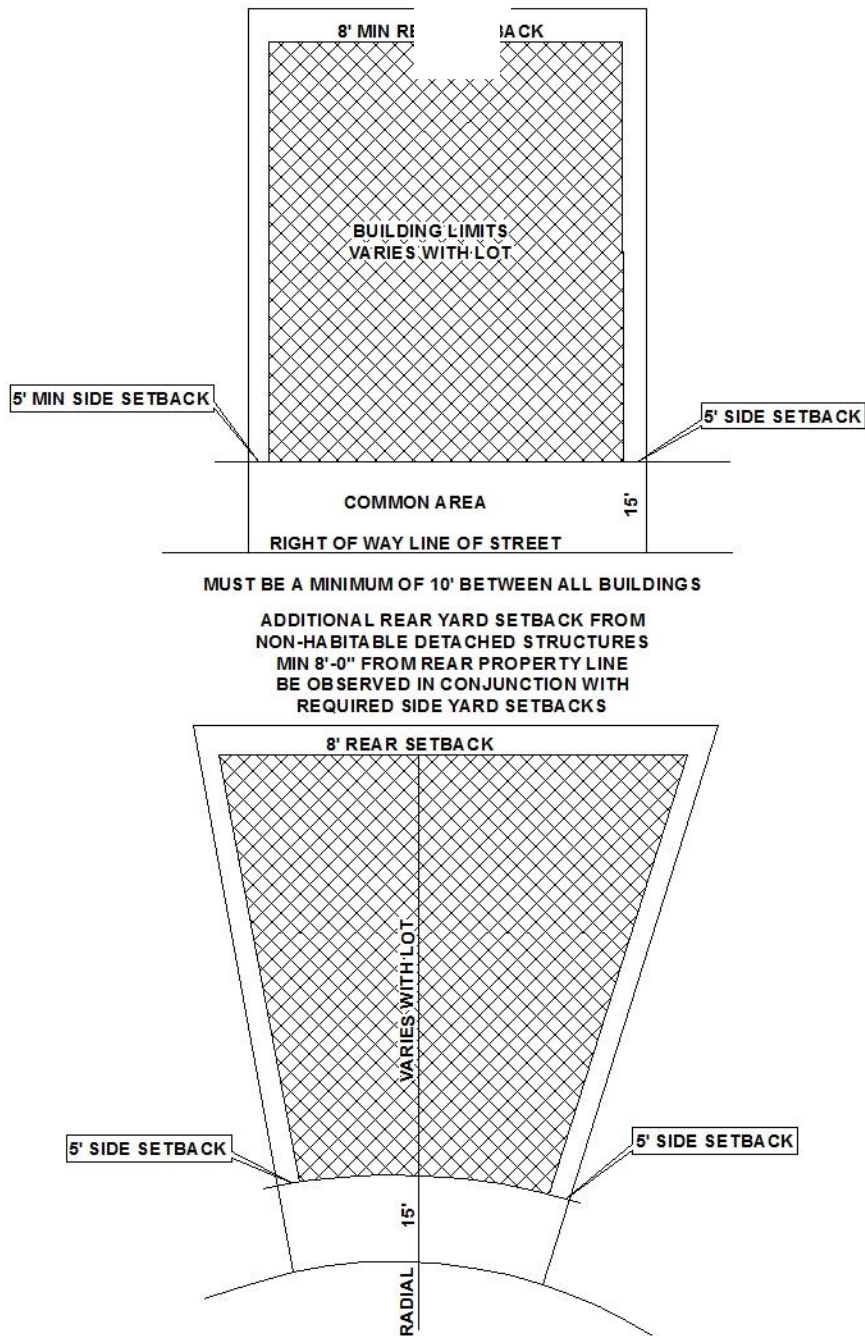


The site plan illustrates the proposed development.

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TYPICAL LOT DETAIL



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