

**PLANNED UNIT DEVELOPMENT  
STAFF REPORT****Date: April 15, 2021****DEVELOPMENT NAME**

BRPC Holdings, LLC

**LOCATION**3703 Old Shell Road  
(Southwest corner of Old Shell Road and Wacker Lane South).**CITY COUNCIL  
DISTRICT**

District 7

**PRESENT ZONING**

LB-2, Limited Neighborhood Business District

**AREA OF PROPERTY**

21,636 ± sf / 0.5 ± Acres

**CONTEMPLATED USE**

Planned Unit Development approval to allow multiple buildings on a single building site.

**TIME SCHEDULE  
FOR DEVELOPMENT**

Immediate.

**REMARKS**

The applicant is requesting a one-year extension of a previously approved PUD. The application was originally approved at the Commission's March 19, 2020 meeting. This is the first extension request.

The applicant states the following concerning the request:

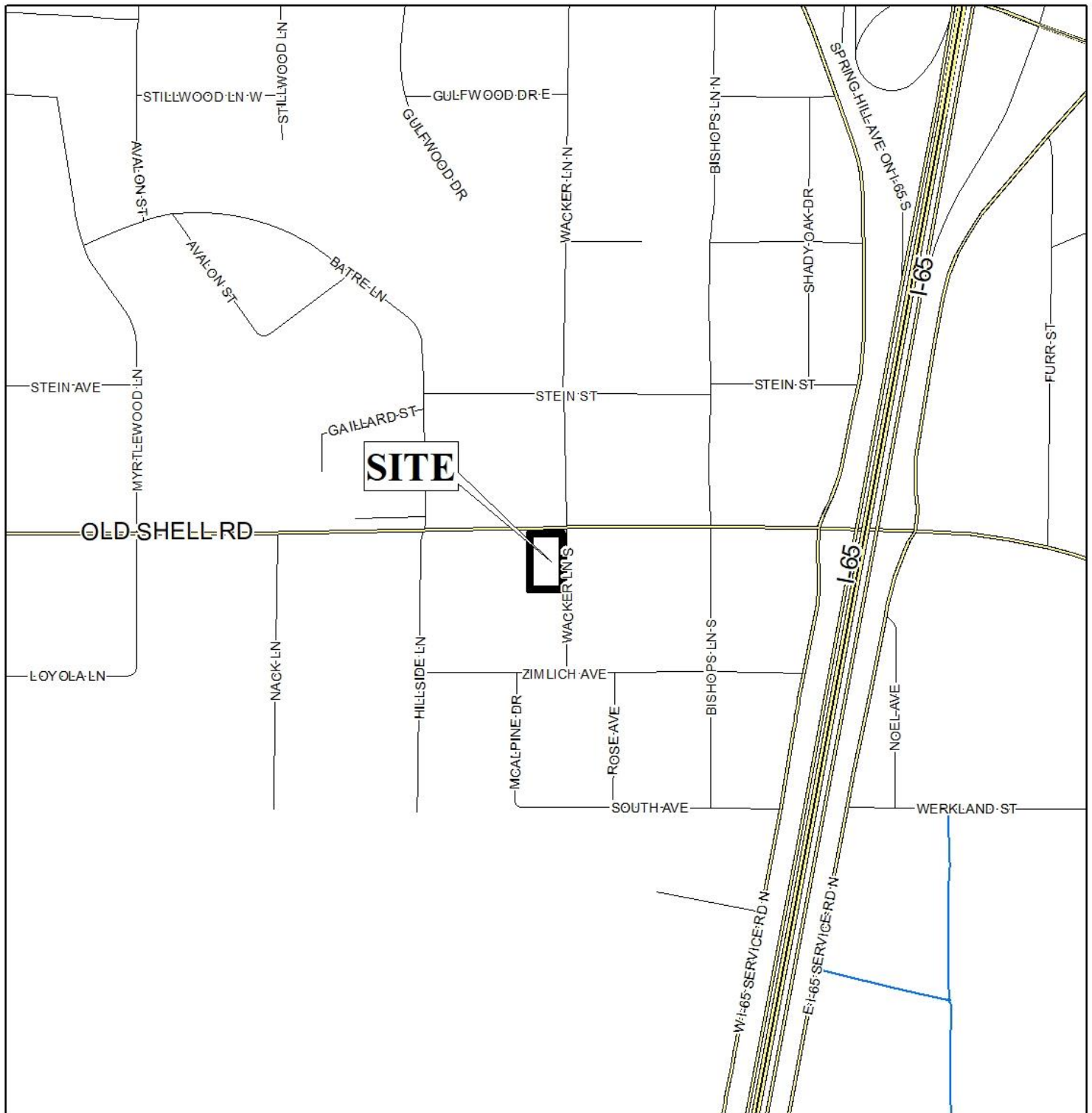
*We were delayed development due to Covid-19.*

There have been no changes in the area, nor have there been any changes to the regulations that would impact the original approval. Since the time of the original approval, the Covid-19 pandemic has resulted in project delays for other Commission-approved cases and the requested extension would seem justified under these circumstances.

**RECOMMENDATION**

**Planned Unit Development:** Based on the preceding, it is recommended that this request for extension be approved and the applicant be advised that future extensions will be unlikely.

# LOCATOR MAP



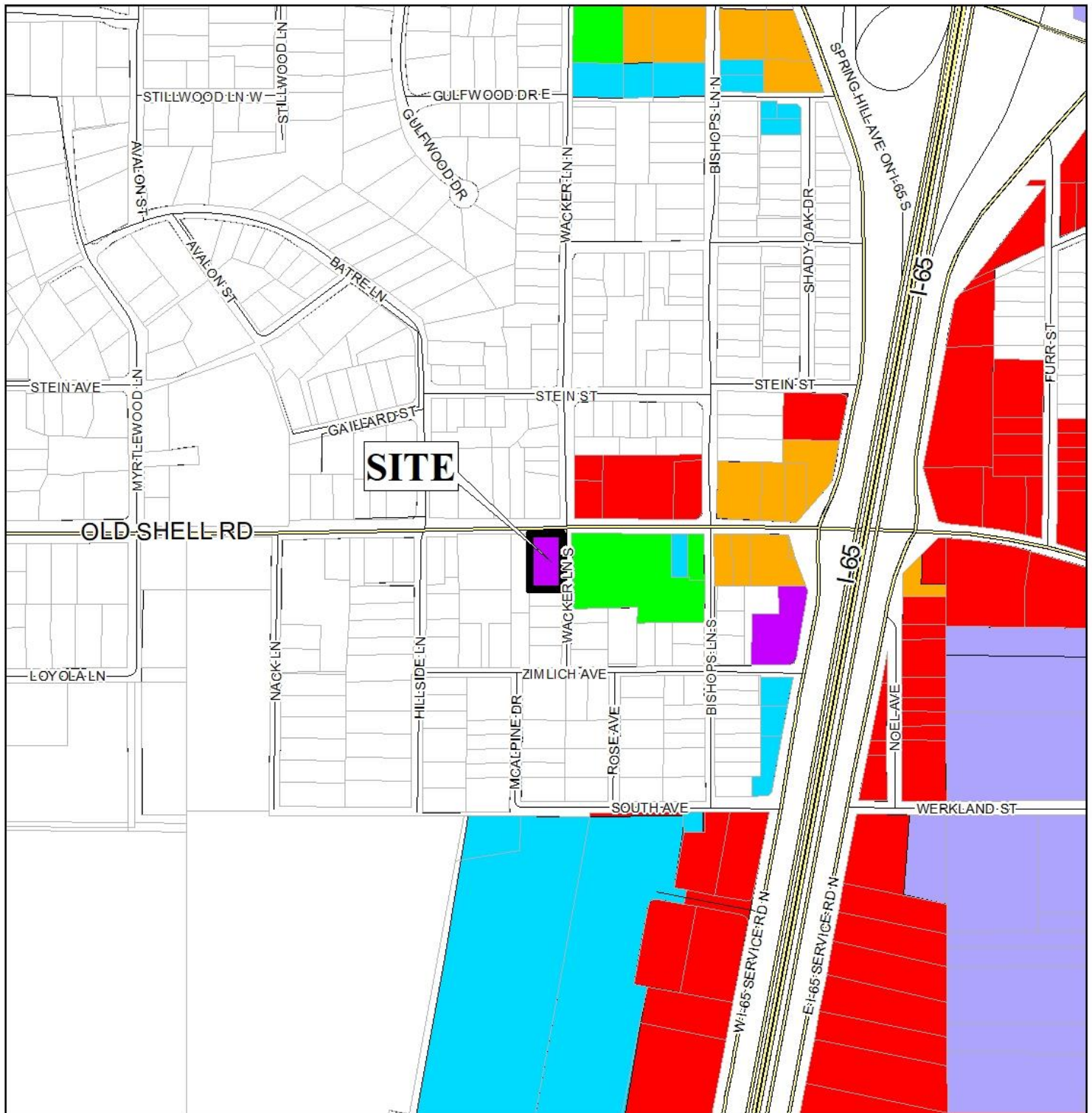
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# LOCATOR ZONING MAP



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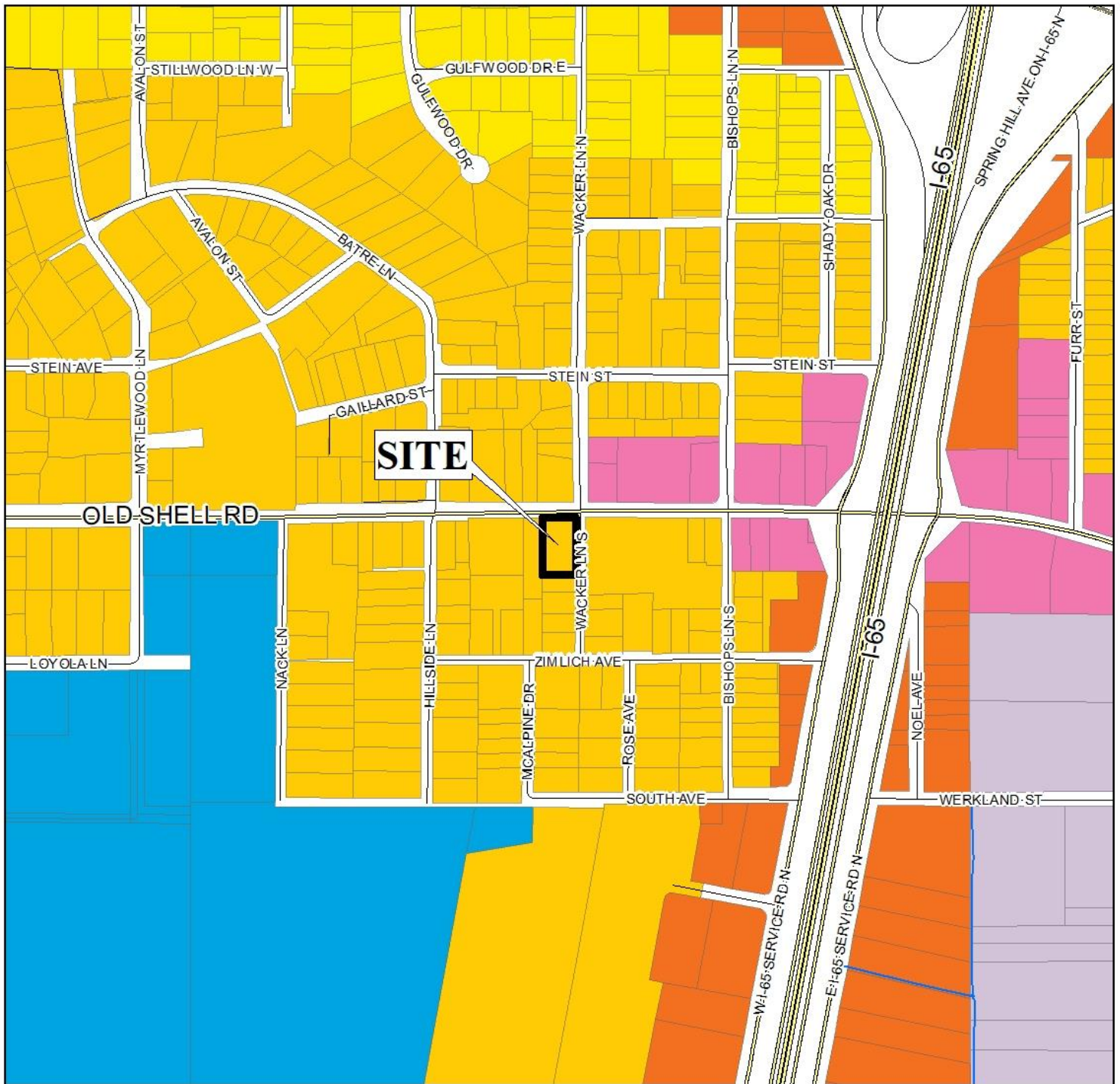
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# FLUM LOCATOR MAP



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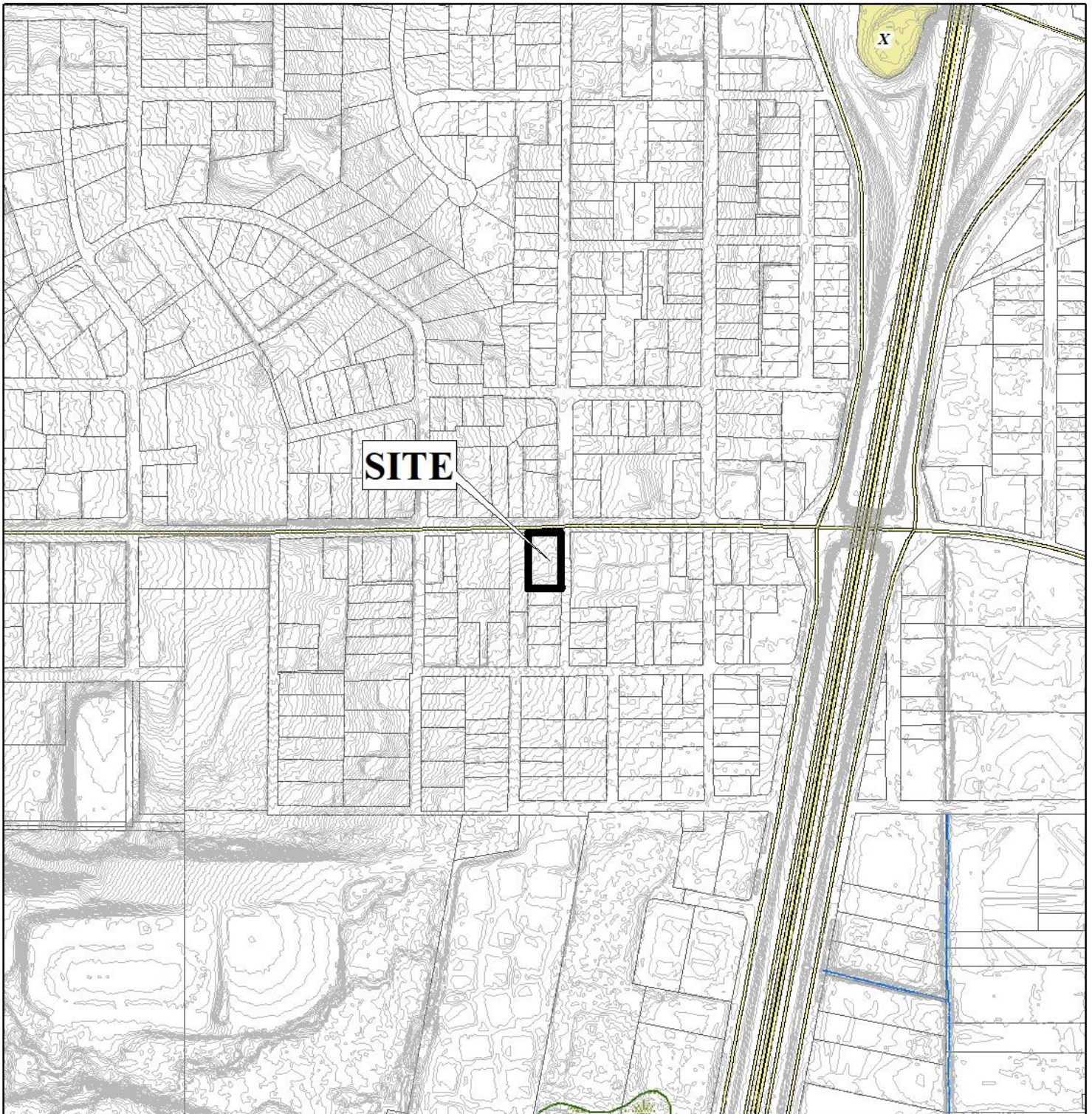
Low Density Residential	Neighborhood Center - Traditional	Downtown Waterfront	Parks & Open Space
Mixed Density Residential	Neighborhood Center - Suburban	Light Industry	Water Dependent
Downtown	Traditional Corridor	Heavy Industry	
District Center	Mixed Commercial Corridor	Institutional	



NTS



# ENVIRONMENTAL LOCATOR MAP



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# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units with commercial units to the northeast.

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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



NTS



# PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



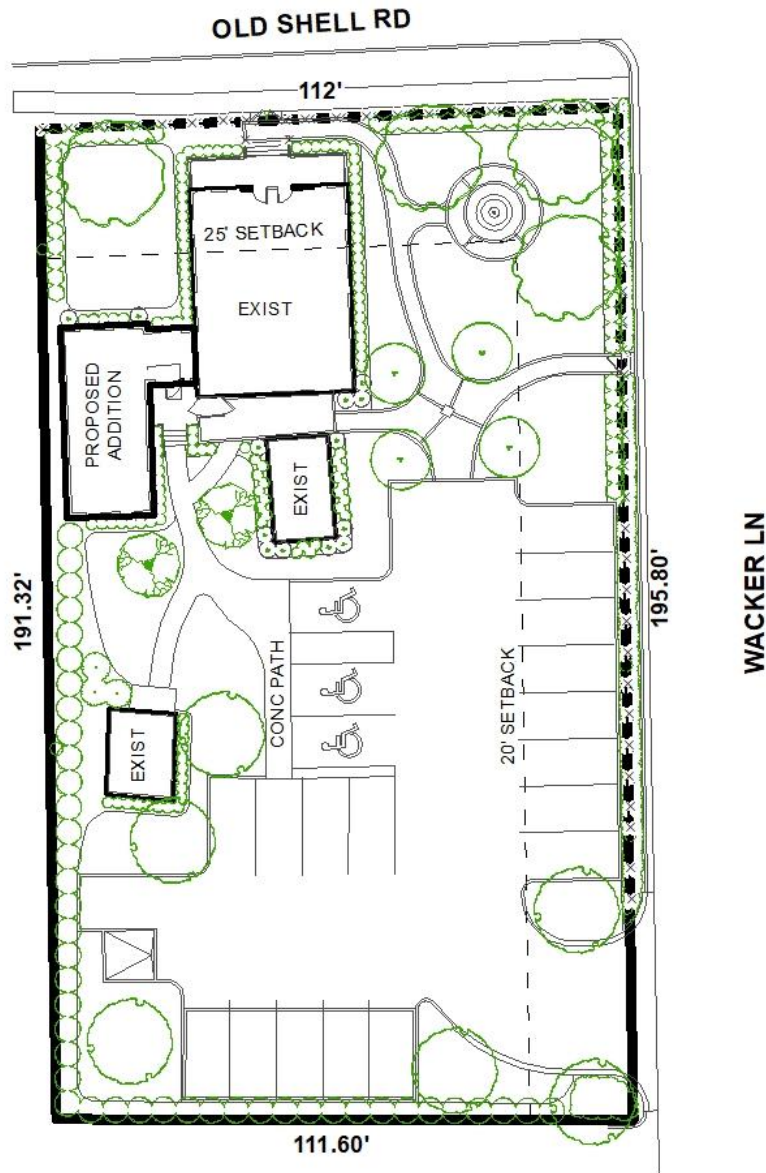
The site is surrounded by residential units with commercial units to the northeast.

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# SITE PLAN



The site plan illustrates the existing structures, the proposed addition, proposed parking and setbacks.

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