

**PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT****Date: August 3, 2017****DEVELOPMENT NAME**Halls Mill South Industrial Park Subdivision,
Resubdivision and Addition to Lot 5**SUBDIVISION NAME**Halls Mill South Industrial Park Subdivision,
Resubdivision and Addition to Lot 5**LOCATION**5113 Halls Mill Road
(East side of Halls Mill Road, 2/10± mile South of
Demetropolis Road).**CITY COUNCIL
DISTRICT**

District 4

AREA OF PROPERTY

1 Lot / 0.6± Acres

CONTEMPLATED USESubdivision approval to create a single legal lot of record
and Planned Unit Development approval to allow multiple
buildings on a single building site.**TIME SCHEDULE
FOR DEVELOPMENT**

No timeframe provided.

REMARKS

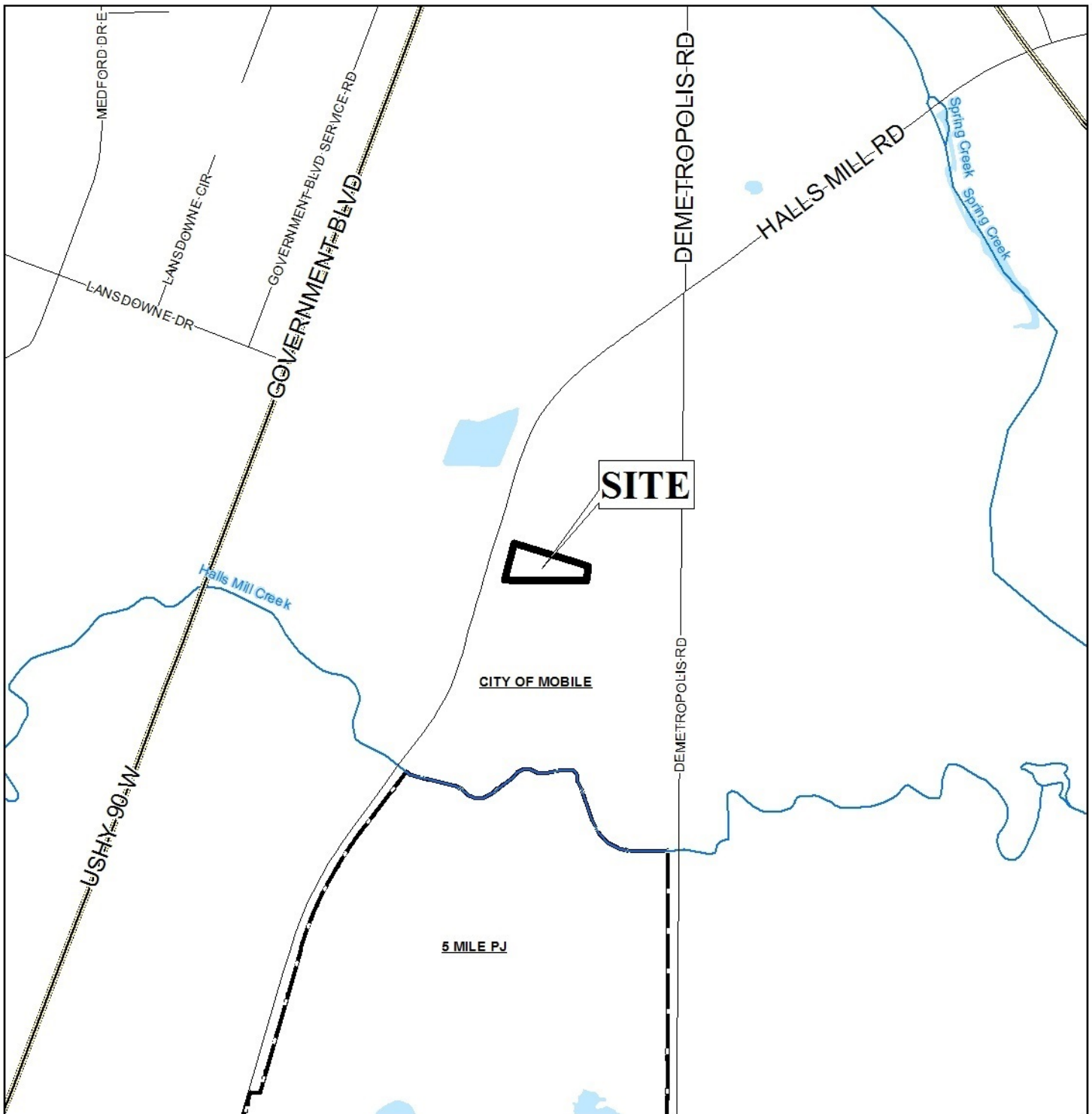
This is the first extension request since the Subdivision and Planned Unit Development (PUD) were approved at the Planning Commission's July 7, 2016 meeting. The site had similar previous approvals at the Planning Commission's October 3, 2013 meeting, but those approvals were allowed to expire.

Regarding the request for an extension, the applicant states that *"Just filed land disturbance plans as Mr. Palumbo & running out of time. I need additional time to complete the project."* The applicant has submitted for a land disturbance permit recently, however, the conditions of approval for the Subdivision and Planned Unit Development have not been met as documentation of the completion of the vacation process has not been submitted, nor has a revised Planned Unit Development site plan.

RECOMMENDATION

Based upon the preceding, it is recommended that the request for a one-year extension be approved, and that the applicant be advised future extensions are unlikely to be approved.

LOCATOR MAP



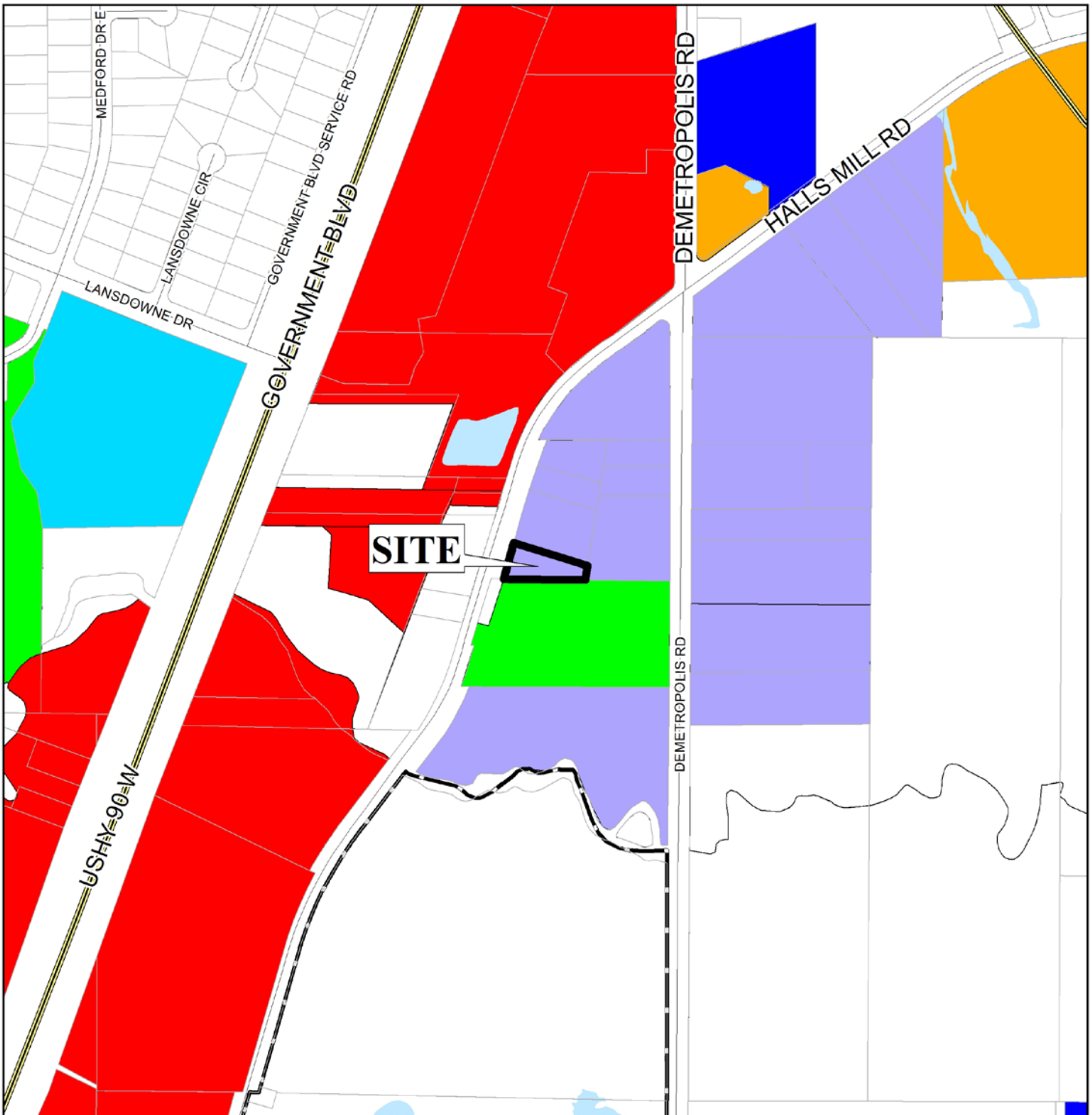
APPLICATION NUMBER 3 DATE August 3, 2017

APPLICANT Halls Mill South Industrial Park Subdivision, Resubdivision and Addition to Lot 5

REQUEST Subdivision, Planned Unit Development



LOCATOR ZONING MAP



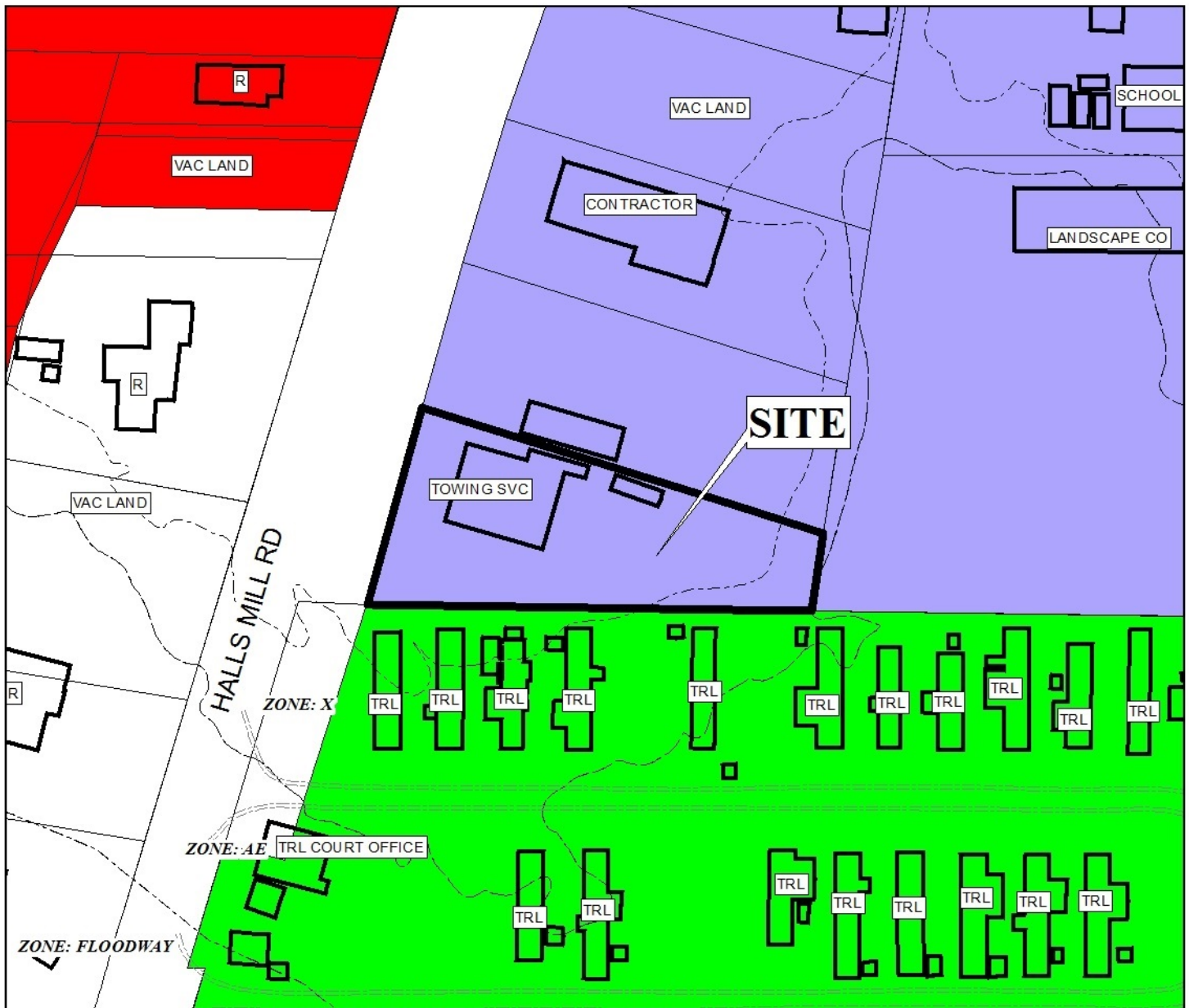
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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units. A contractor lies north of the site.

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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

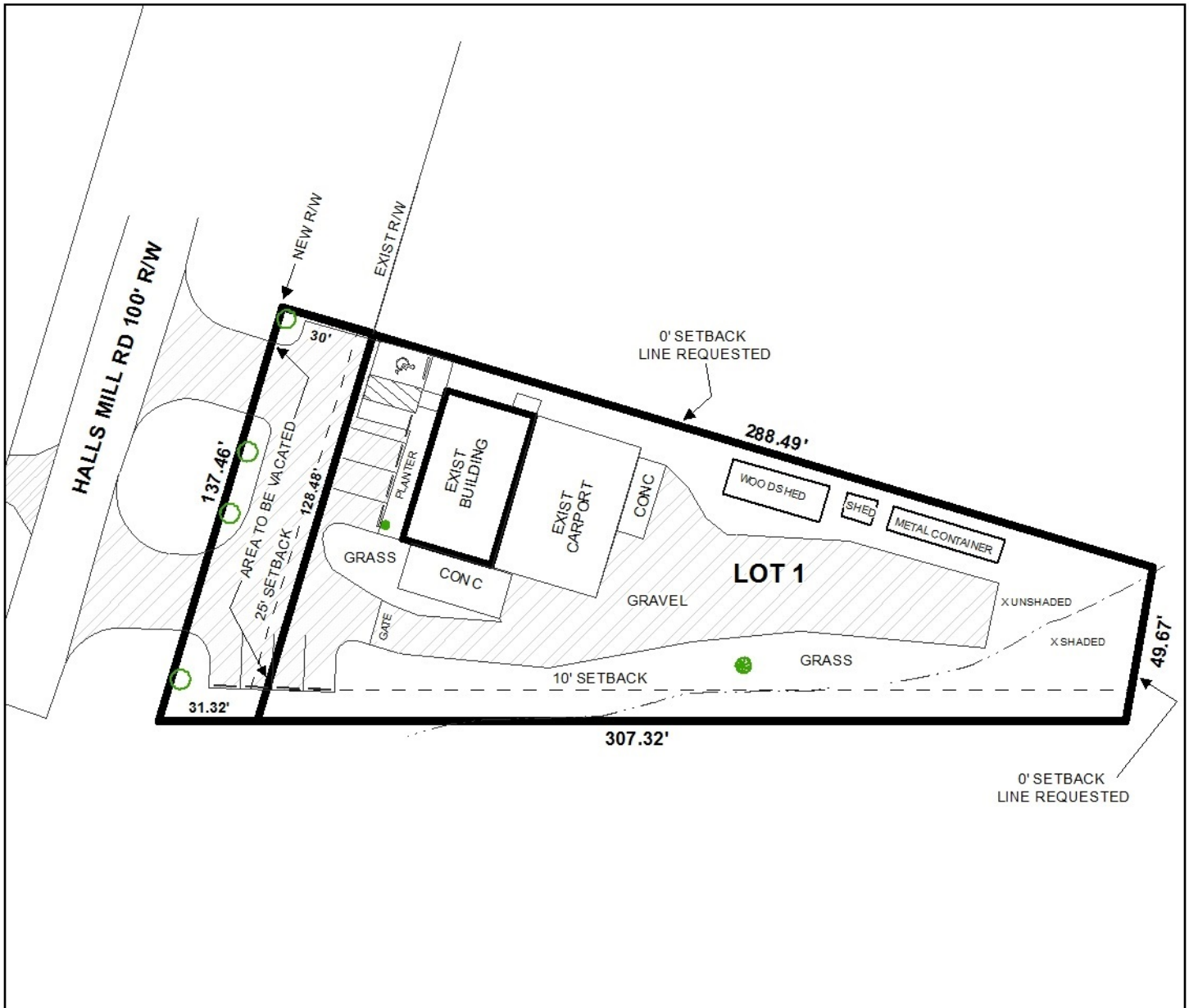


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SITE PLAN



The site plan illustrates the existing buildings, setbacks, trees, and right of way to be vacated.

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