

**PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT****Date: February 17, 2011****DEVELOPMENT NAME**

Forest Cove Subdivision, Unit Three and Unit Four

SUBDIVISION NAME

Forest Cove Subdivision, Unit Three and Unit Four

LOCATION

South side of Tulane Drive, 125'± East of Belle Wood Drive East, extending to the West side of Forest Dell Road, 725'± North of its South terminus.

REMARKS

The applicant is requesting a one-year extension of a previously approved 137-lot subdivision and Planned Unit Development to amend a previously approved Planned Unit Development to allow reduced lot widths and sizes, reduced building setbacks, and increased site coverage in a single-family residential subdivision.

Both the PUD and subdivision applications were originally approved on May 19, 2005, and this is the fifth request for extension since the subdivision and PUD were originally approved. A portion of Unit Three (74 lots) was recorded on February 22, 2008; therefore, the remainder of the proposed Unit Three and Unit Four (approximately 66 lots) are all that remains. It should be noted that the subdivision layout approved at the 2005 meeting has changed as units have been recorded, and it appears that a proposed road has been eliminated.

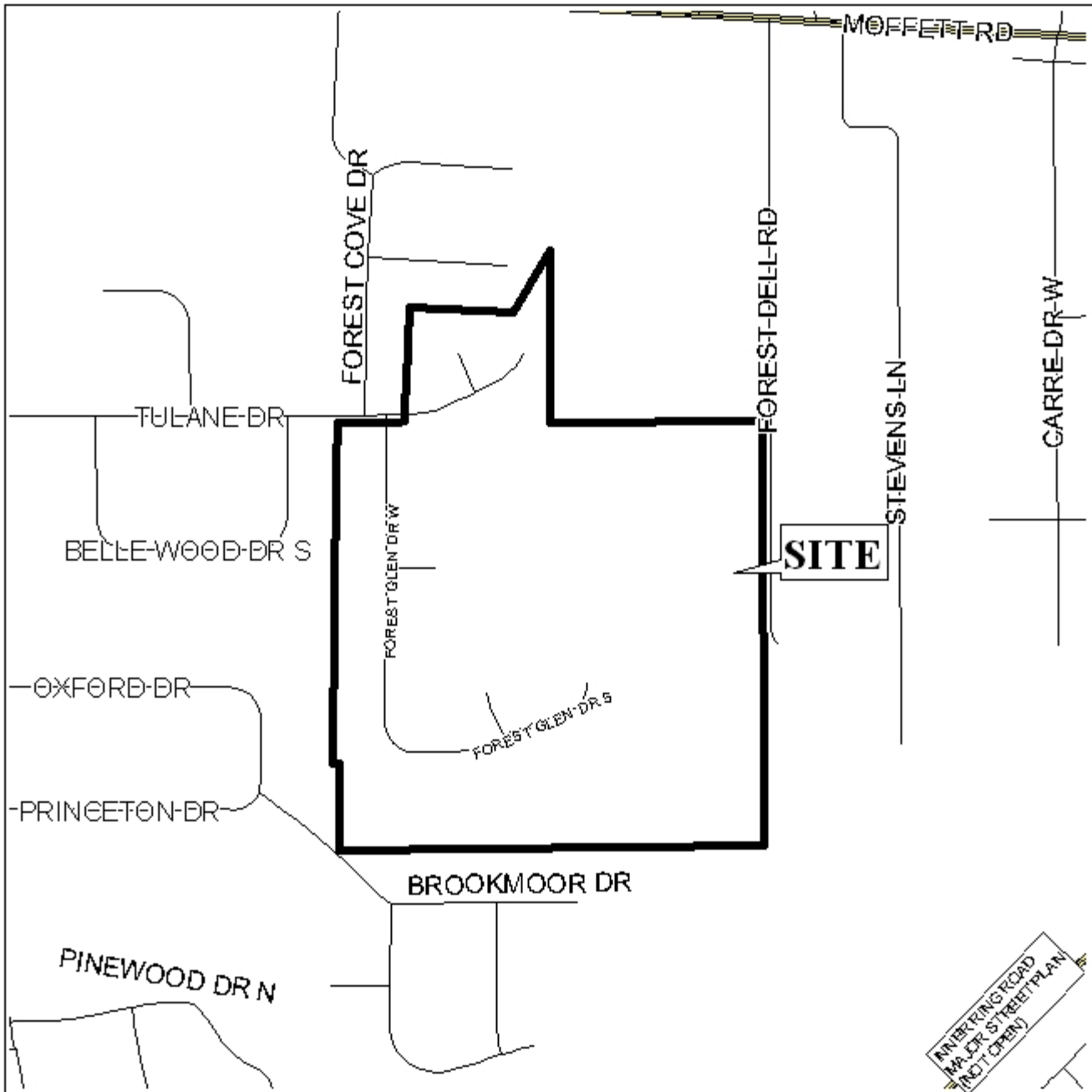
As the proposed subdivision layout has apparently changed, and as no construction has been undertaken to move forward with the remainder of the development, it is recommended that the extension request be denied so that the applicant can submit a new application to depict the revised layout for the remainder of the development.

RECOMMENDATION

Subdivision: Based on the preceding, it is recommended that this application for extension be denied.

PUD: Based on the preceding, it is recommended that this application for extension be denied.

LOCATOR MAP



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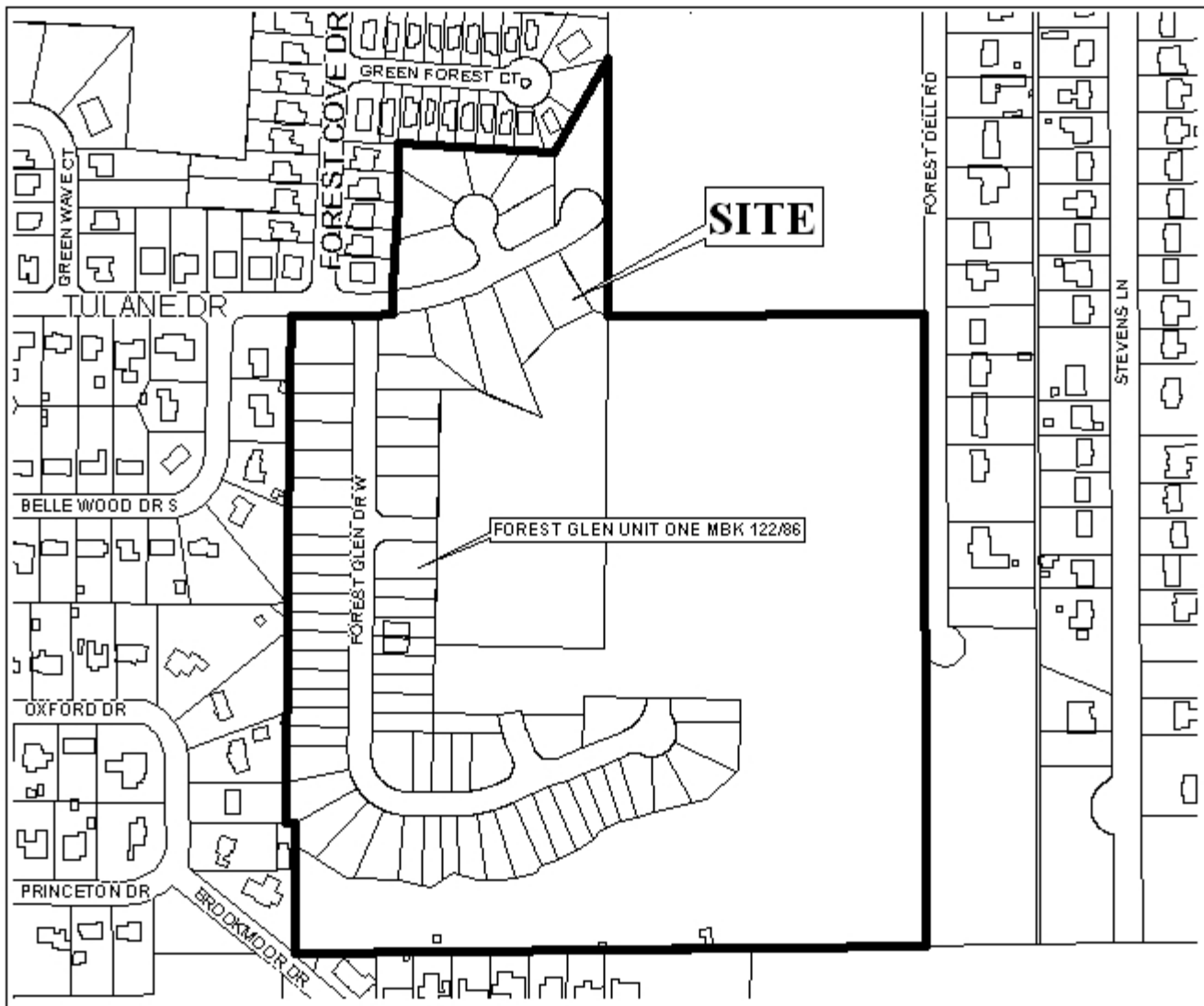
APPLICANT Forest Cove Subdivision, Unit Three and Four

REQUEST Subdivision, Planned Unit Development



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single-family residential units

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LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2	NTS
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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



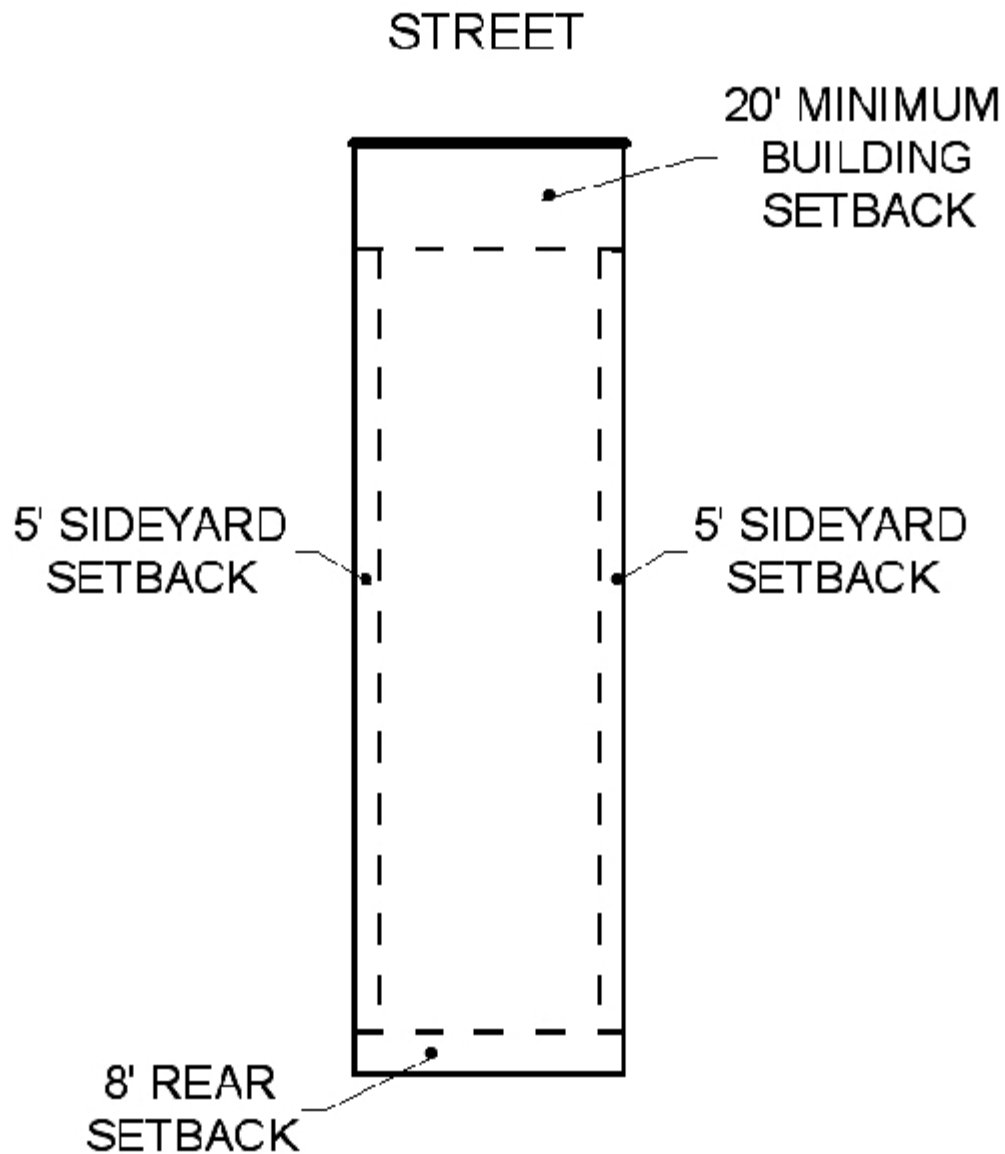
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DETAIL SITE PLAN



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