

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: December 1, 2016****DEVELOPMENT NAME**

Smith Memorial AME Church Subdivision

LOCATION6501 Felhorn Road
(Southwest corner of Felhorn Road North and Roslyn Drive).**CITY COUNCIL
DISTRICT**

District 7

PRESENT ZONING

R-1, Single-Family Residential District

AREA OF PROPERTY

1 Lot / 1.0± Acre

CONTEMPLATED USE

Planned Unit Development Approval to allow a reduced side yard setback.

**TIME SCHEDULE
FOR DEVELOPMENT**

Upon approval.

REMARKS

The applicant is requesting a one-year extension of a previously approved PUD. The application was originally approved in September, 2014, and this is the second extension request. The PUD and associated Subdivision were granted the first extensions in November 2015. The Subdivision has since been signed and recorded.

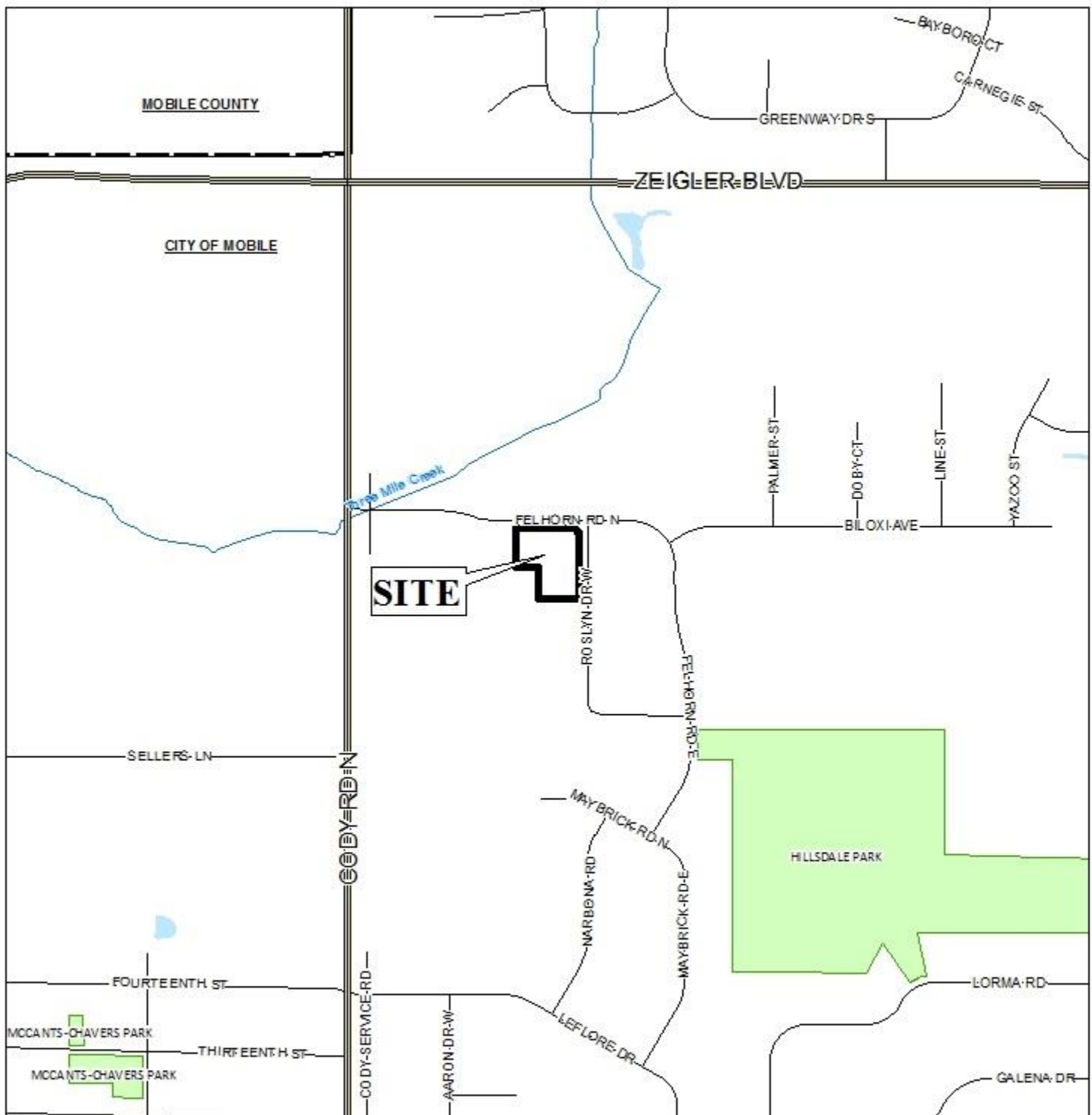
The applicant states *"We had to change contractors."*

There have been no changes in the area, nor have there been any changes to the regulations that would impact the original approval. The building permit for the proposed Land Disturbance has been issued since this extension application was received in Planning and Zoning. Theoretically, the request for extension would then be a moot point. But given the fact that the applicant has experienced contractor problems in the past, the approval of this further extension would ensure that permits could be issued within one year if any further contractor changes need to be made.

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



APPLICATION NUMBER 4 DATE December 1, 2016

APPLICANT Smith Memorial AME Church Subdivision

REQUEST PUD



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single family residential units.

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REQUEST PUD

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 ZONING



The site is surrounded by single family residential units.

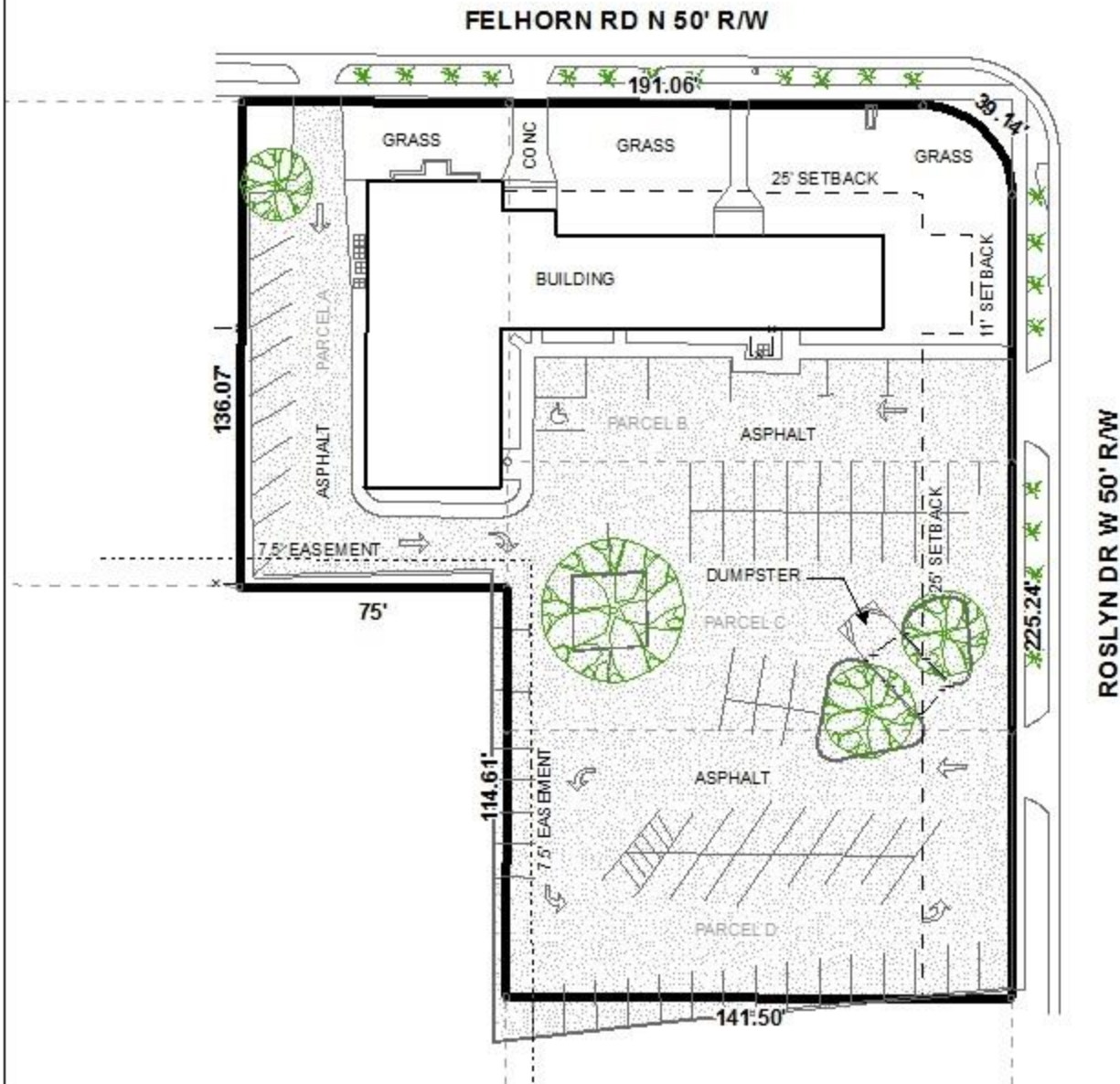
APPLICATION NUMBER 4 DATE December 1, 2016

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EXISTING SITE PLAN



The site plan illustrates the existing building, parking, easement, and trees.

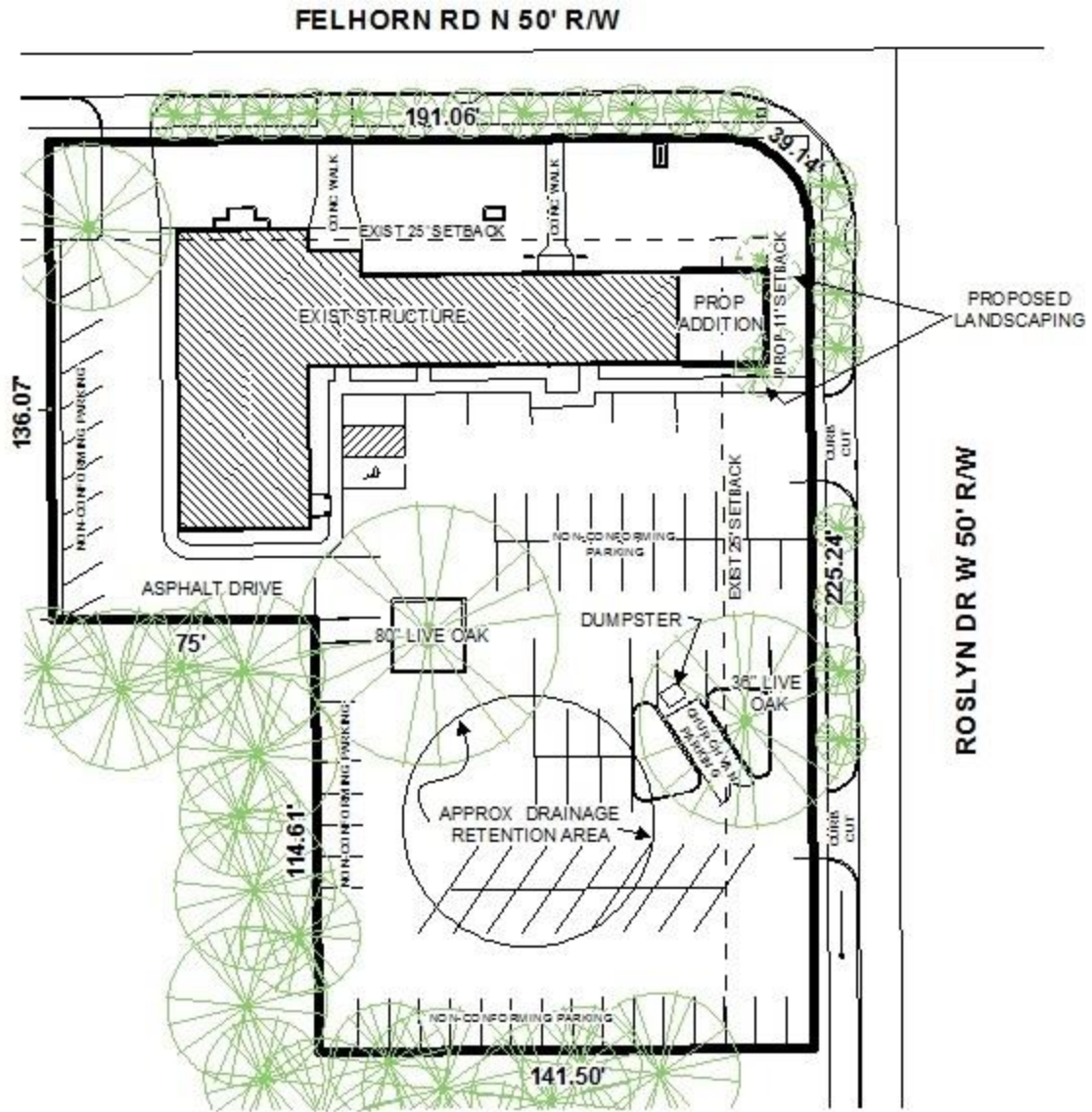
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PROPOSED SITE PLAN



The site plan illustrates the existing building, proposed building addition, existing and requested setback, parking, and trees.

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