

**PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT****Date: June 17, 2010****DEVELOPMENT NAME** Falling Leaf Subdivision, Units One & Two**SUBDIVISION NAME** Falling Leaf Subdivision, Units One & Two**LOCATION** East side of Sollie Road, 400'± North of the East terminus of Isle of Palms Drive, extending to the East terminus of Raleigh Boulevard.

The applicant is requesting one-year extensions of a previously approved 82-lot subdivision and Planned Unit Development Approval to amend a previously approved Planned Unit Development Approval to allow a gated private street single-family residential subdivision with one-lane, one-way streets and reduced lot widths and sizes.

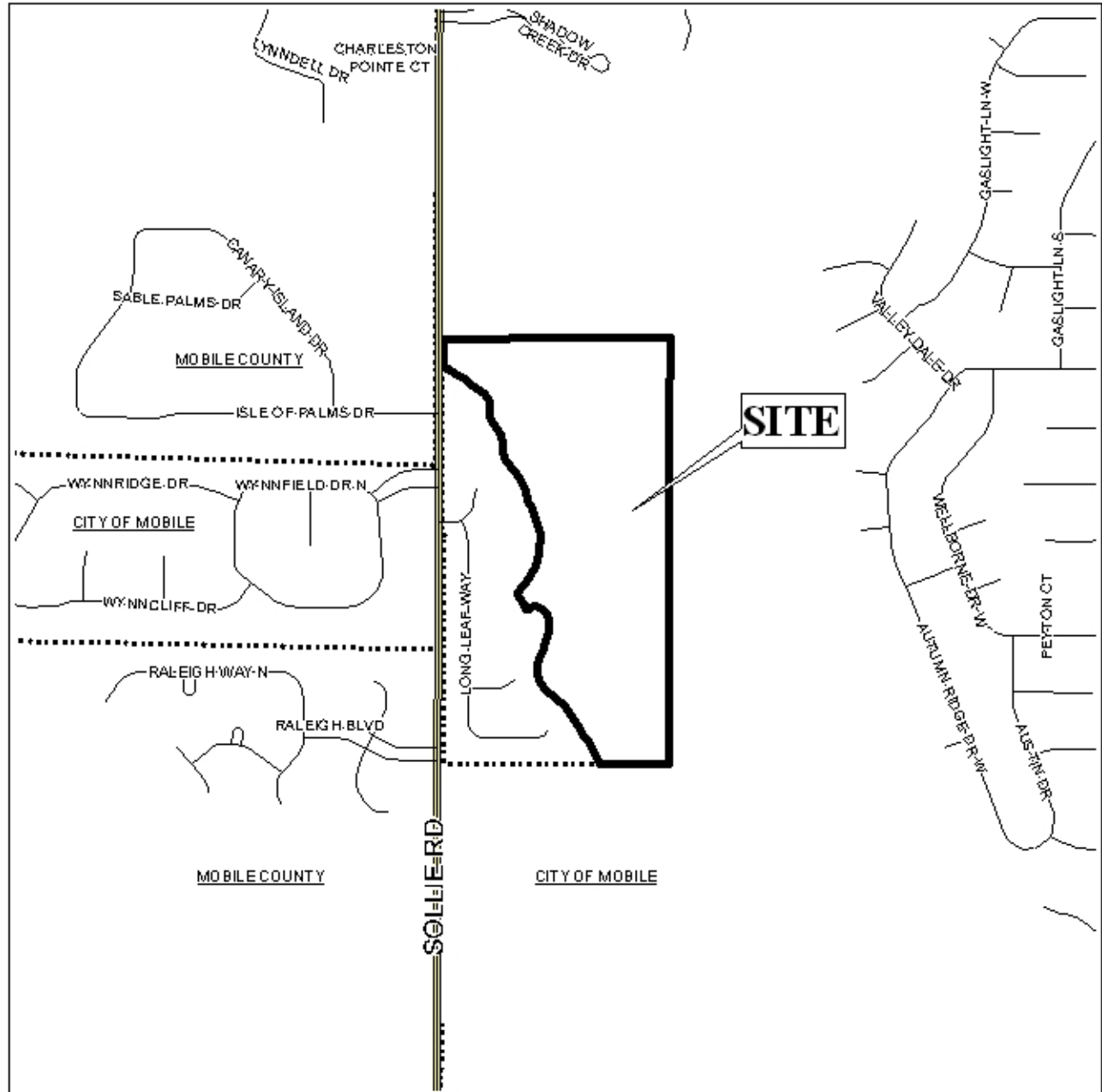
This is the second extension since the PUD and subdivision applications were approved in 2008. It should be noted that Phase One was finalized in August 2008; however, the extension request pertaining to the second phase was approved by the Commission in 2009 stating that future extensions will be unlikely without road or bridge construction underway and/or some units being recorded.

In discussions with the applicant concerning the CLOMAR and the proposed delay in the bridge construction due to the “no rise” situation is justification to allow a second extension.

With that said, future extensions will be unlikely without road or bridge construction underway and/or some units being recorded.

RECOMMENDATION Based on the preceding, it is recommended that these requests for second extension be approved.

LOCATOR MAP



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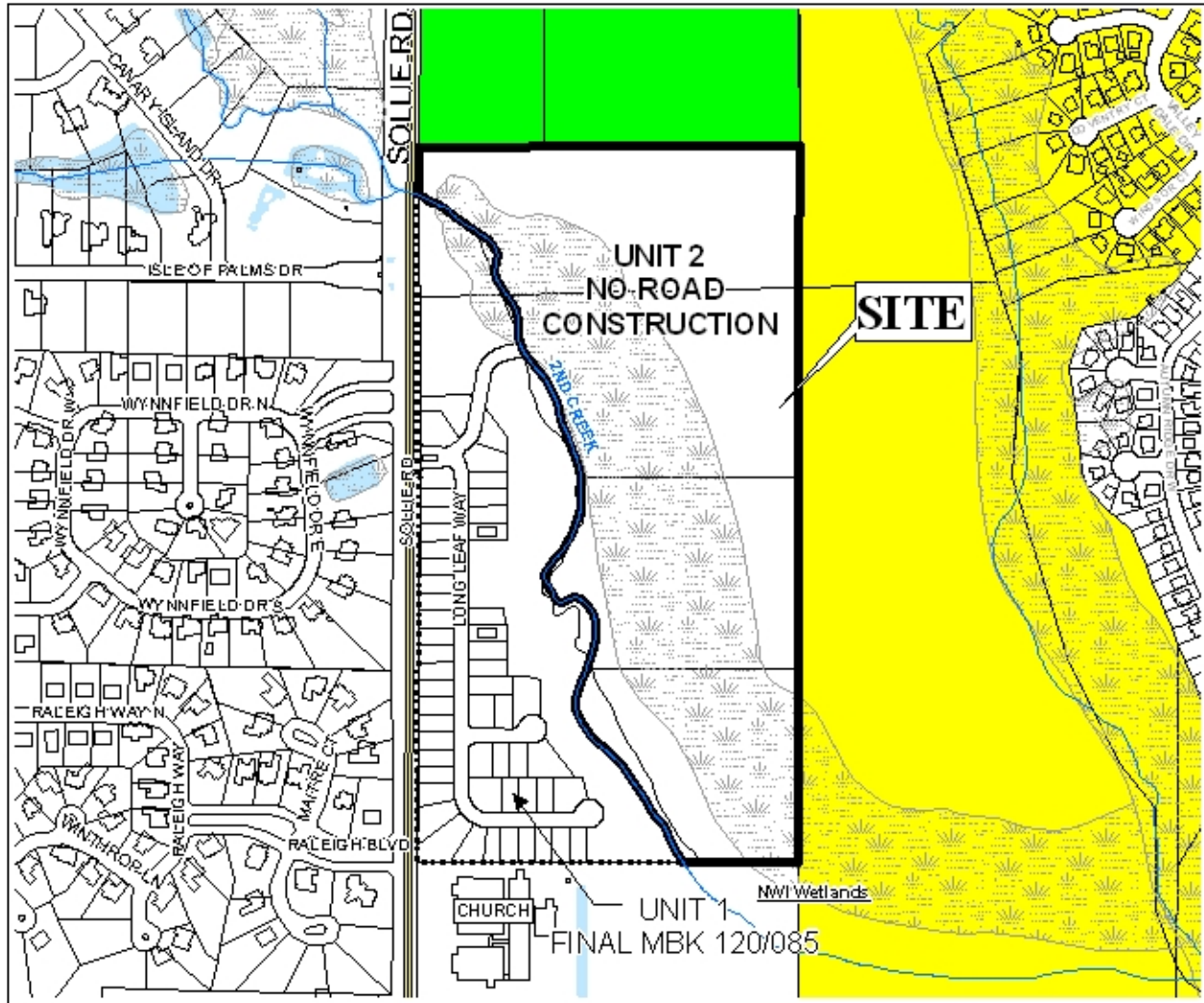
APPLICANT Falling Leaf Subdivision, Units One & Two

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 south of the site.

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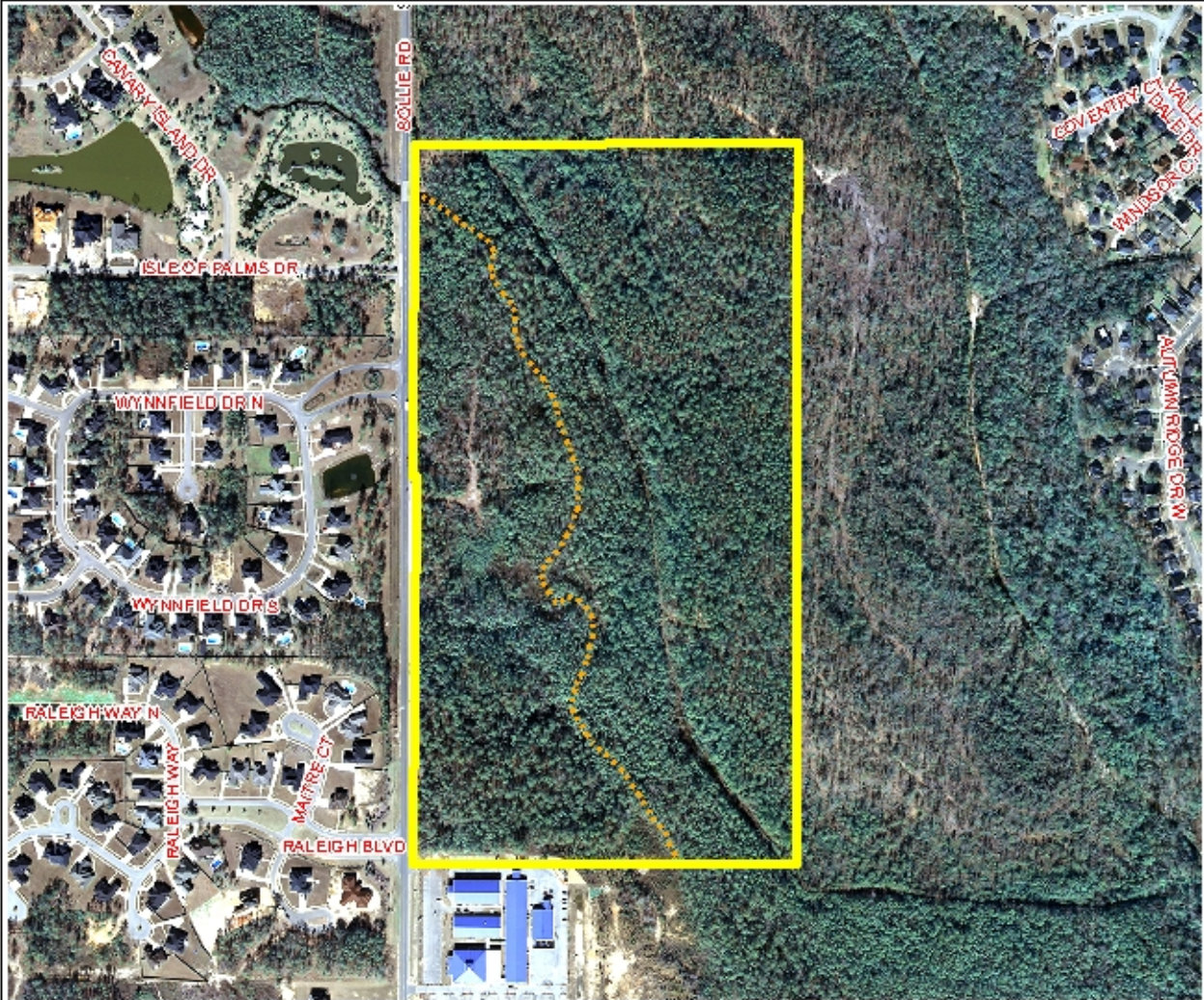
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LEGEND R-1 R-2 R-3 R-A R-B H-B T-B B-1 LB-2 B-2 B-3 B-4 B-5 I-1 I-2 NTS



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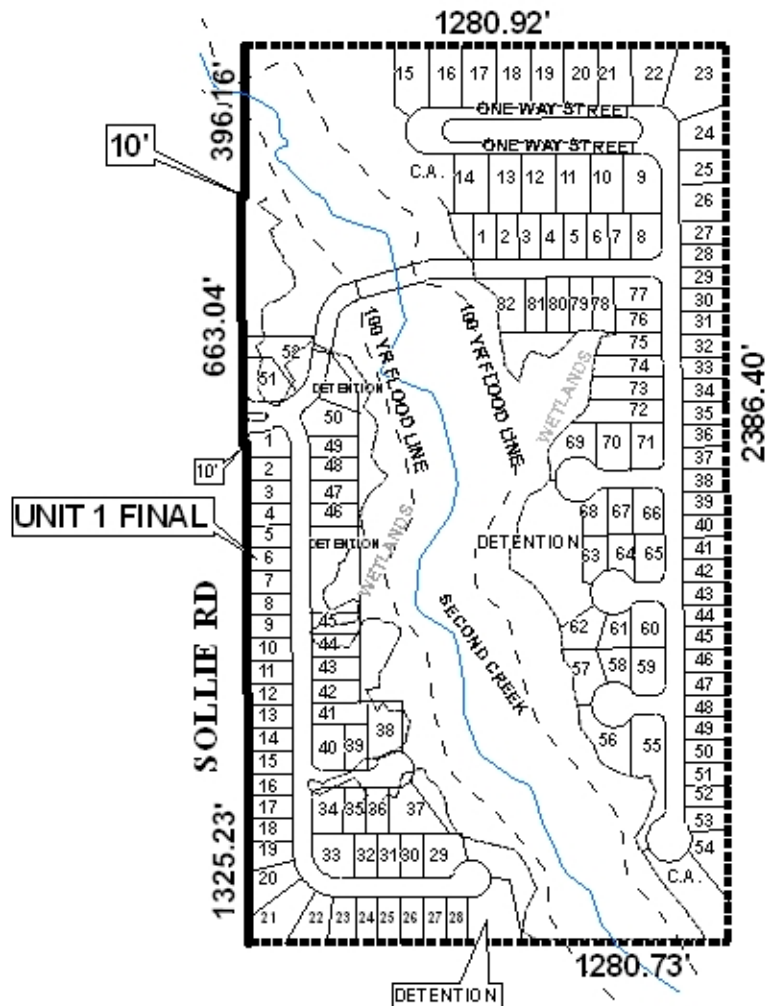
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SITE PLAN



The site plan illustrates the proposed development

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