

**PLANNED UNIT DEVELOPMENT  
& SUBDIVISION STAFF REPORT****Date: June 18, 2009****DEVELOPMENT NAME**

Falling Leaf Subdivision, Unit Two

**SUBDIVISION NAME**

Falling Leaf Subdivision, Unit 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.

**REMARKS**

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

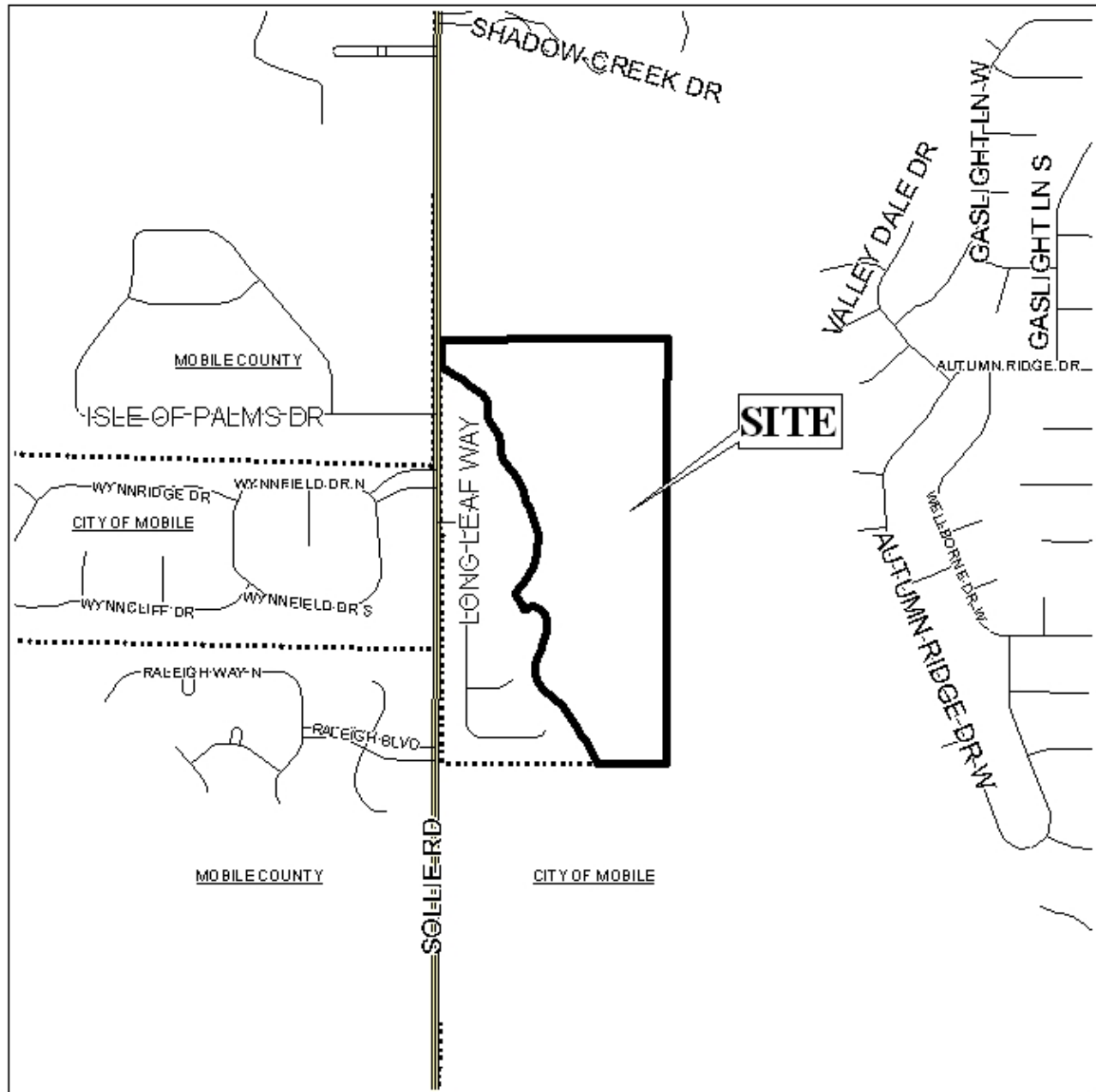
Both the PUD and subdivision applications were originally approved on June 20, 2008, and this is the first request for extension since the subdivision and PUD were originally approved. No units have been recorded.

There has been no change in the conditions within the surrounding area that would affect the PUD as previously approved; nor have there been changes to the Zoning Ordinance that would affect the previous approval. Bridge and road construction is required for this subdivision.

**RECOMMENDATION**

Based on the preceding, it is recommended that these requests for extension be approved, with the advisement that future extensions will be unlikely without road or bridge construction underway and/or some units being recorded.

## LOCATOR MAP



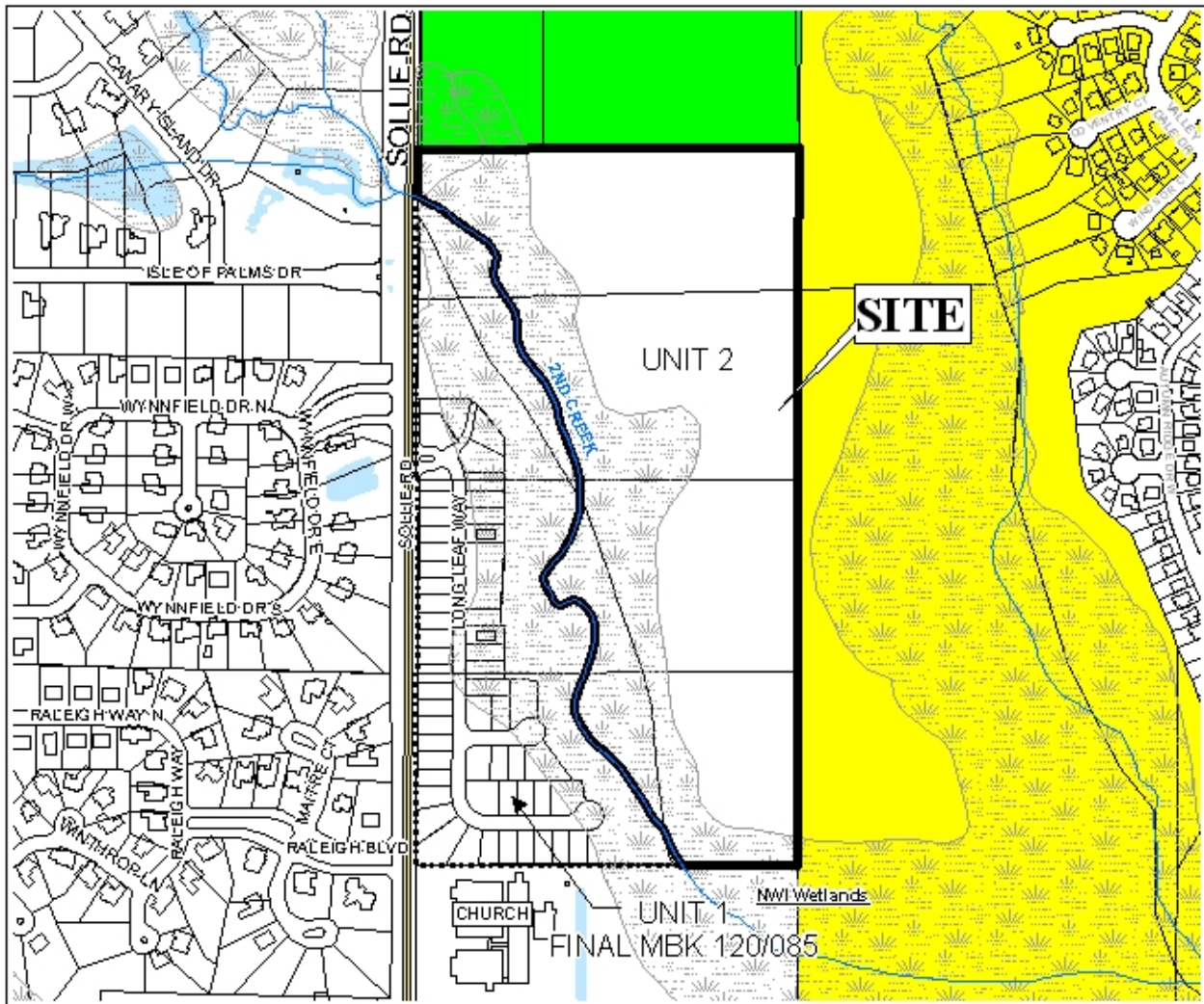
APPLICATION NUMBER 5 & 6 DATE June 18, 2009

APPLICANT Falling Leaf Subdivision, Units One & Two

REQUEST Subdivision, Planned Unit Development



# 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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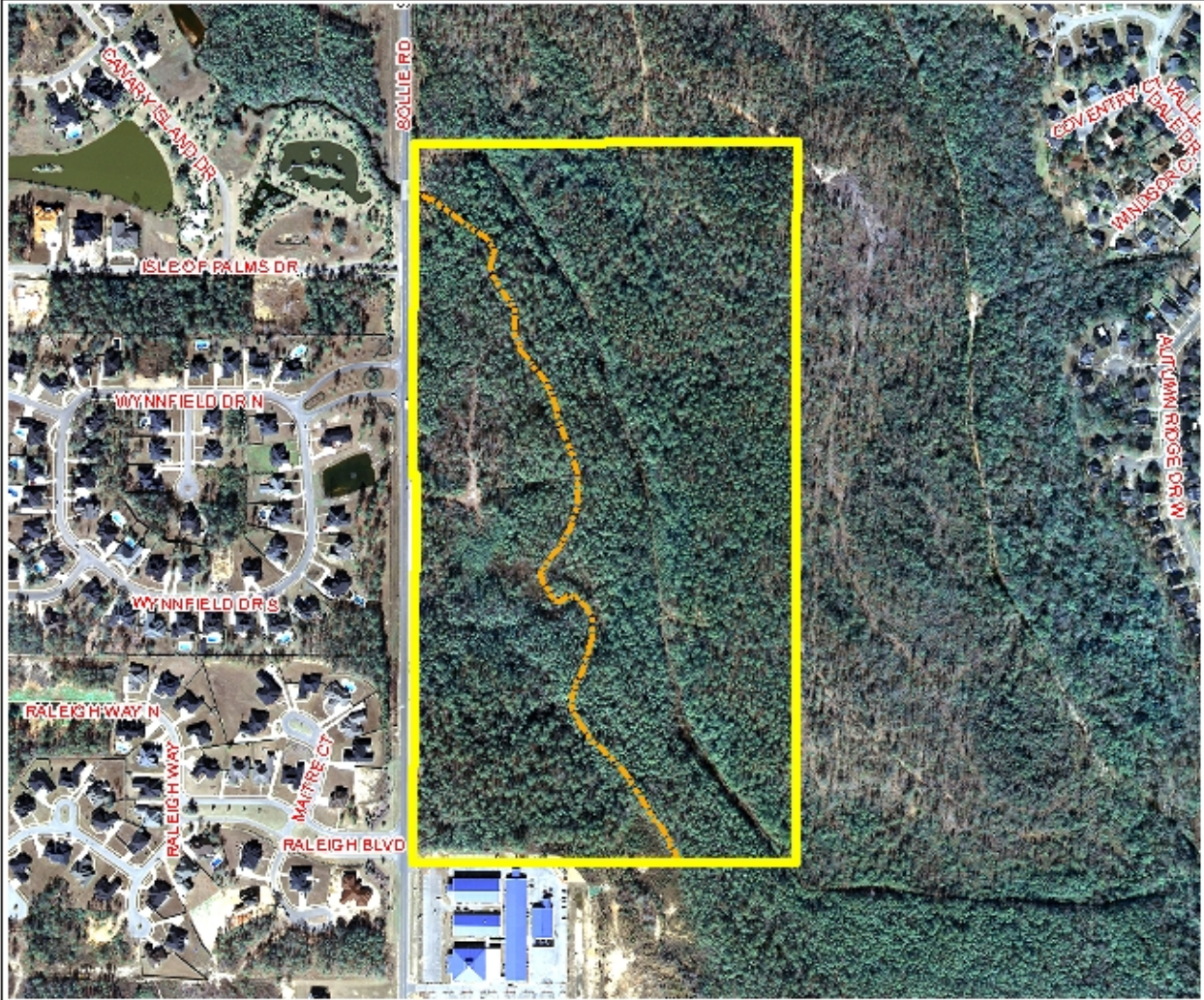
REQUEST Subdivision, Planned Unit Development

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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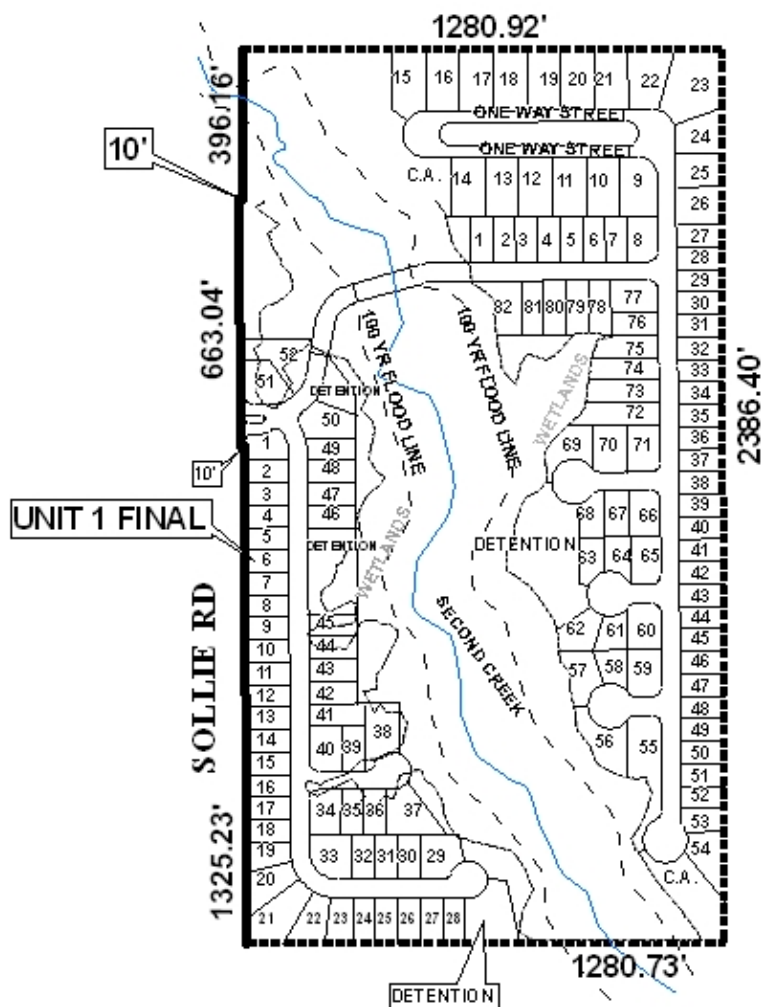
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N  
↑  
NTS

# SITE PLAN



The site plan illustrates the proposed development

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N  
  
 NTS