

**PLANNED UNIT DEVELOPMENT  
& SUBDIVISION STAFF REPORT****Date: June 5, 2014****DEVELOPMENT NAME**

Snowden Place Subdivision

**SUBDIVISION NAME**

Snowden Place Subdivision

**LOCATION**6106 Cottage Hill Road  
(North side of Cottage Hill Road, 110'± East of Christopher Drive).**CITY COUNCIL  
DISTRICT**

District 6

**AREA OF PROPERTY**

52 Lots / 13.3 ± Acres

**CONTEMPLATED USE**

Planned Unit Development Approval to amend a previously approved Planned Unit Development to change sideyard setbacks to 5-feet, and Subdivision approval to create 52 lots.

**TIME SCHEDULE  
FOR DEVELOPMENT**

No timeframe provided.

**REMARKS**

The applicant is requesting one-year extension of a Planned Unit Development approval to amend a previously approved Planned Unit Development to change sideyard setbacks to 5-feet, and Subdivision approval to create 52 lots.

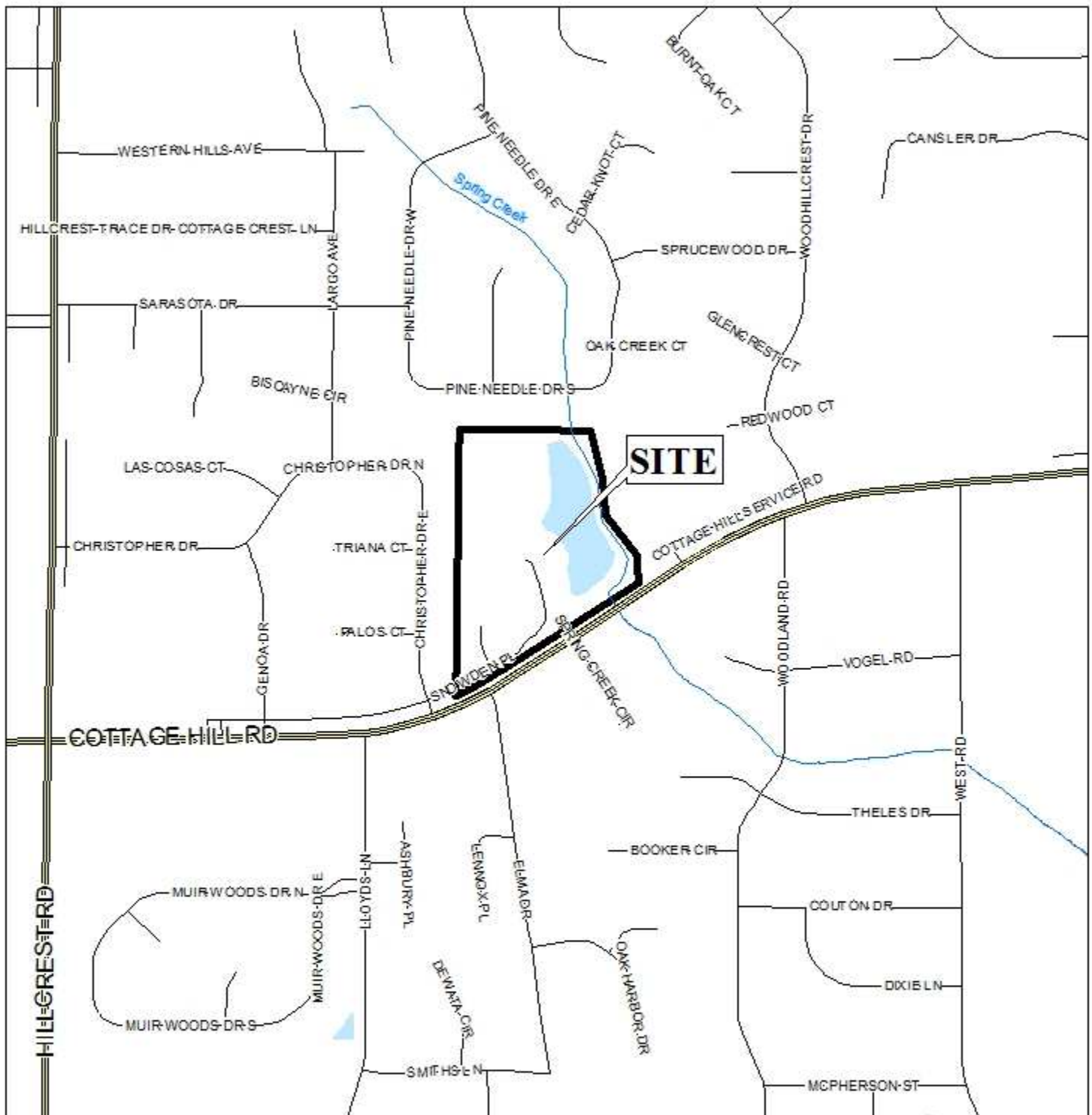
This is the first extension request since the PUD and Subdivision were amended and approved at the Planning Commission's May 2, 2013 meeting. There have been no changes in conditions in the surrounding area that would affect the PUD and subdivision as previously approved; nor have any changes to regulations affected the previous approval.

The applicant states that the justification for the extensions is because they are "anticipating future development."

**RECOMMENDATION**

Based upon the preceding, the applications for one-year extensions are recommended for approval however, the applicant should be advised that future extensions will be unlikely.

# LOCATOR MAP



APPLICATION NUMBER 5 & 6 DATE June 5, 2014

APPLICANT Snowden Place Subdivision

REQUEST Subdivision, Planned Unit Development



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



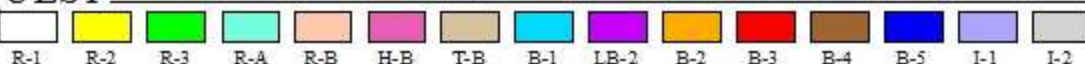
The site is surrounded by single-family residential units. A church is located to the east of the site.

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LEGEND



NTS



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single-family residential units. A church is located to the east of the site.

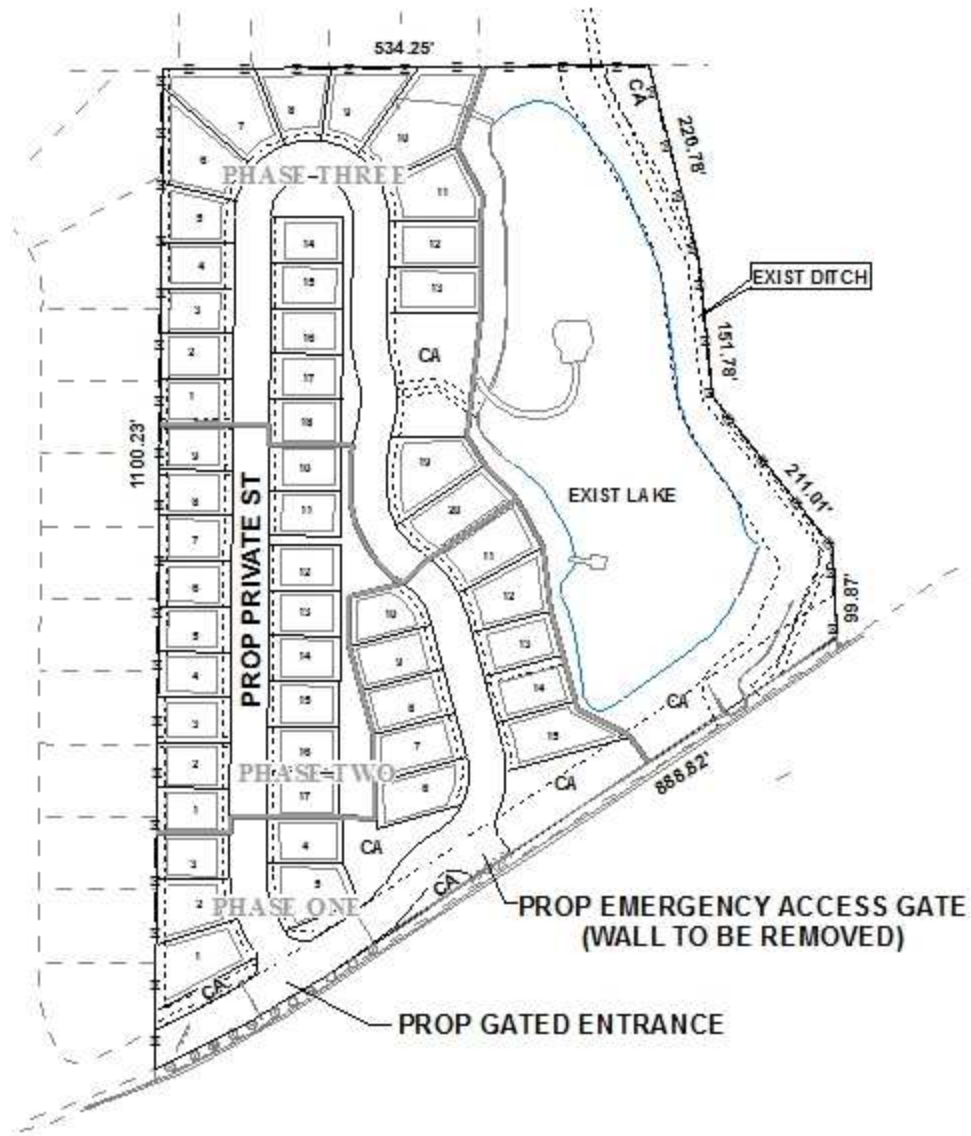
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# SITE PLAN



The site plan illustrates the proposed development.

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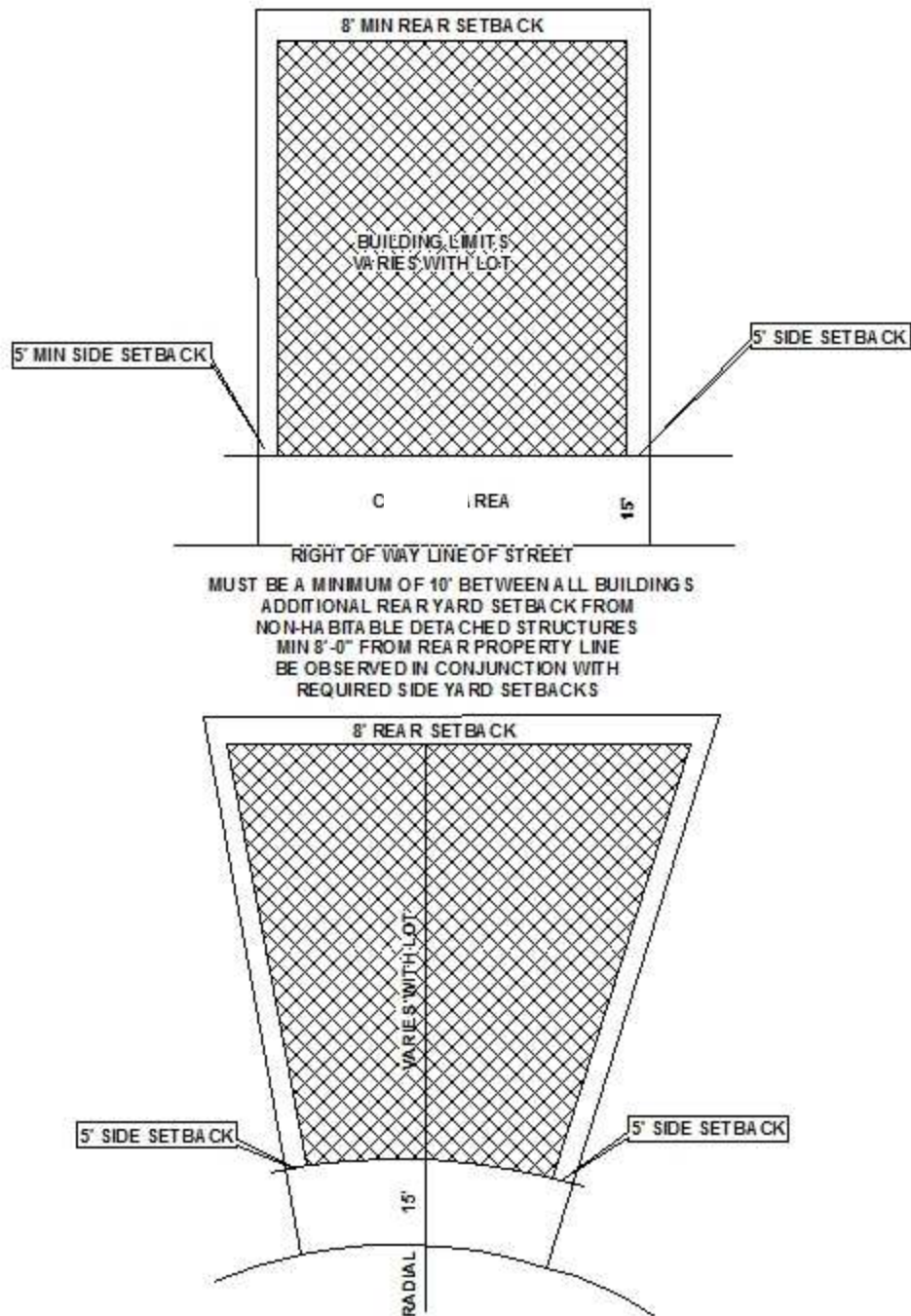
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# TYPICAL LOT DETAIL



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