

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: November 20, 2008****NAME**

J & D Subdivision

SUBDIVISION NAME

J & D Subdivision

LOCATION3305 Spring Hill Avenue
(East side of Ingate Street, extending from Spring Hill
Avenue to Old Carline Street).**CITY COUNCIL****DISTRICT**

District 1

AREA OF PROPERTY

1 Lot / 1.6 ± Acres

CONTEMPLATED USEOne year extension of a previously approved Planned Unit
Development Approval to allow increased site coverage in a one-lot commercial subdivision.**TIME SCHEDULE****FOR DEVELOPMENT**

Immediate

REMARKS

The applicant is requesting a one year extension of a previously approved PUD. The application was originally approved in 2007 in conjunction with a Subdivision application to create one lot (approved and plat signed), rezoning to eliminate split zoning in a commercial subdivision (adopted by Council in January 2008), and Planning Approval to allow warehousing in excess of 40,000 square feet in a B-3 district. The applicant was also granted a Parking Ratio Variance to allow 32 parking spaces for an 18,084 square-foot retail showroom and 6-employee warehouse. The variance expired in July 2008, but was re-applied for and re-granted at the November Board of Zoning Adjustment meeting. No permits for construction have been applied for, thus the need for this extension request. A revised site plan has been submitted as per a condition of the original PUD approval. No other conditions or regulations have changed which would affect the application.

RECOMMENDATION

Planned Unit Development: Based upon the preceding, this application for a one-year extension is recommended for Approval.

LOCATOR MAP



APPLICATION NUMBER 5 DATE November 20, 2008

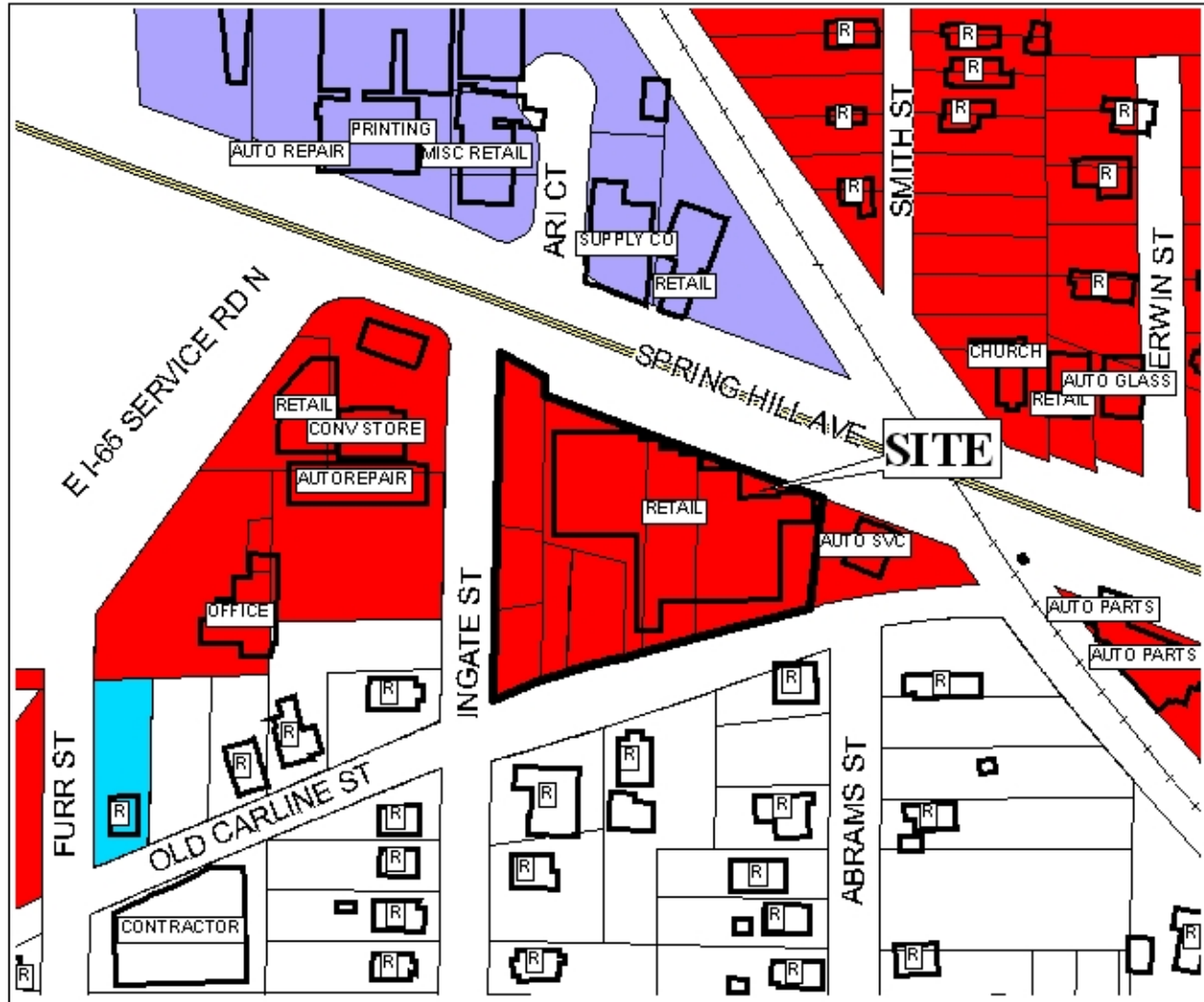
APPLICANT J & D Subdivision

REQUEST Planned Unit Development



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Commercial sites are located to the north, east, and west of the site.
Single-family residential units are located to the south of the site

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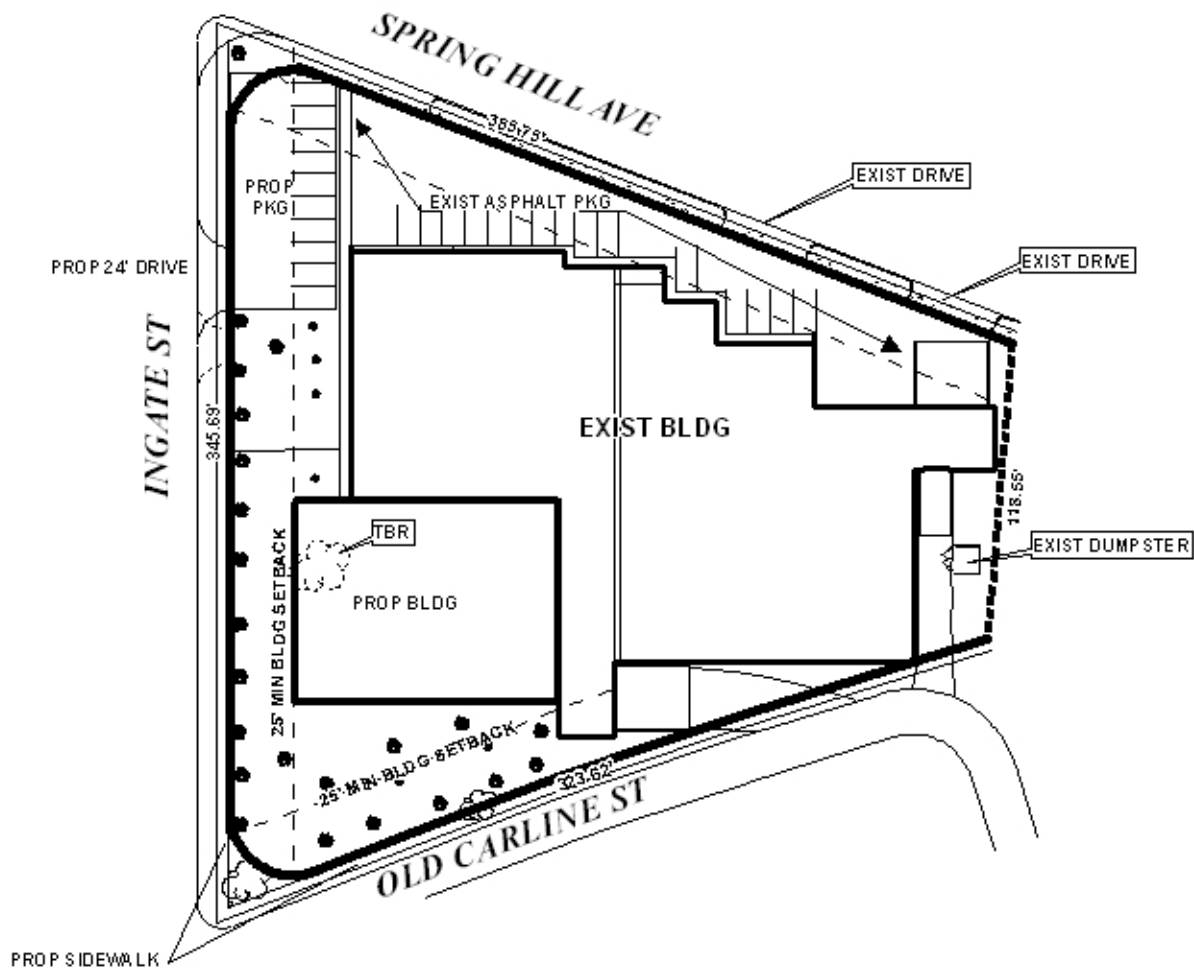
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LEGEND

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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SITE PLAN



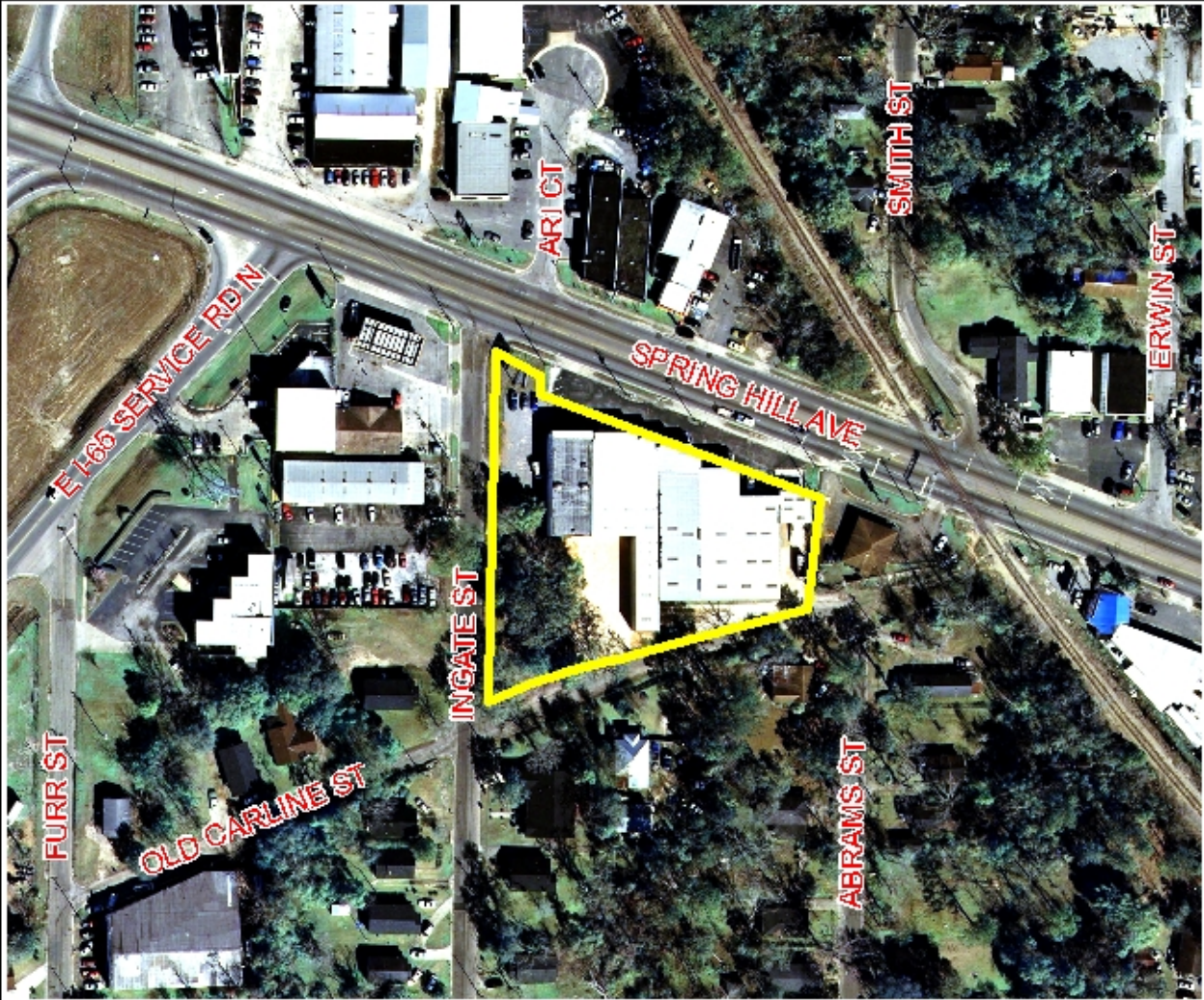
The site plan illustrates the existing building and parking along with the proposed building and landscaping

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