

**SUBDIVISION,
PLANNED UNIT DEVELOPMENT,
AND ZONING
STAFF REPORT****Date: February 7, 2013**

<u>NAME</u>	La Belle LLC
<u>SUBDIVISION NAME</u>	La Belle Subdivision, Re-subdivision and Addition to Lot 1
<u>LOCATION</u>	5951 & 5955 Old Shell Road and 14 East Drive (Southwest corner of Old Shell Road and East Drive)
<u>CITY COUNCIL DISTRICT</u>	District 6
<u>AREA OF PROPERTY</u>	1 Lot / 1.3 ± Acres
<u>CONTEMPLATED USE</u>	Subdivision approval to create 1 lot, Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site, and Rezoning from R-1, Single-Family Residential District, and B-2, Neighborhood Business District, to B-2, Neighborhood Business District to eliminate split zoning in a proposed Subdivision and allow construction of a parking lot.
<u>TIME SCHEDULE FOR DEVELOPMENT</u>	To begin by May 2013

REMARKS The applicant is requesting a one year extension of previously approved Subdivision, PUD and Zoning requests. The applications were originally approved at the December 15, 2011 meeting of the Planning Commission.

A new tenant has taken over one of the two restaurant locations at the site, and desires that the property owner move forward with the proposed improvements to the site, which includes an expanded parking lot and new curb-cut. The Zoning process must be completed prior to any request for permits to expand the parking area.

There have been no changes in the area, nor have there been any changes to the regulations that would impact previous approvals.

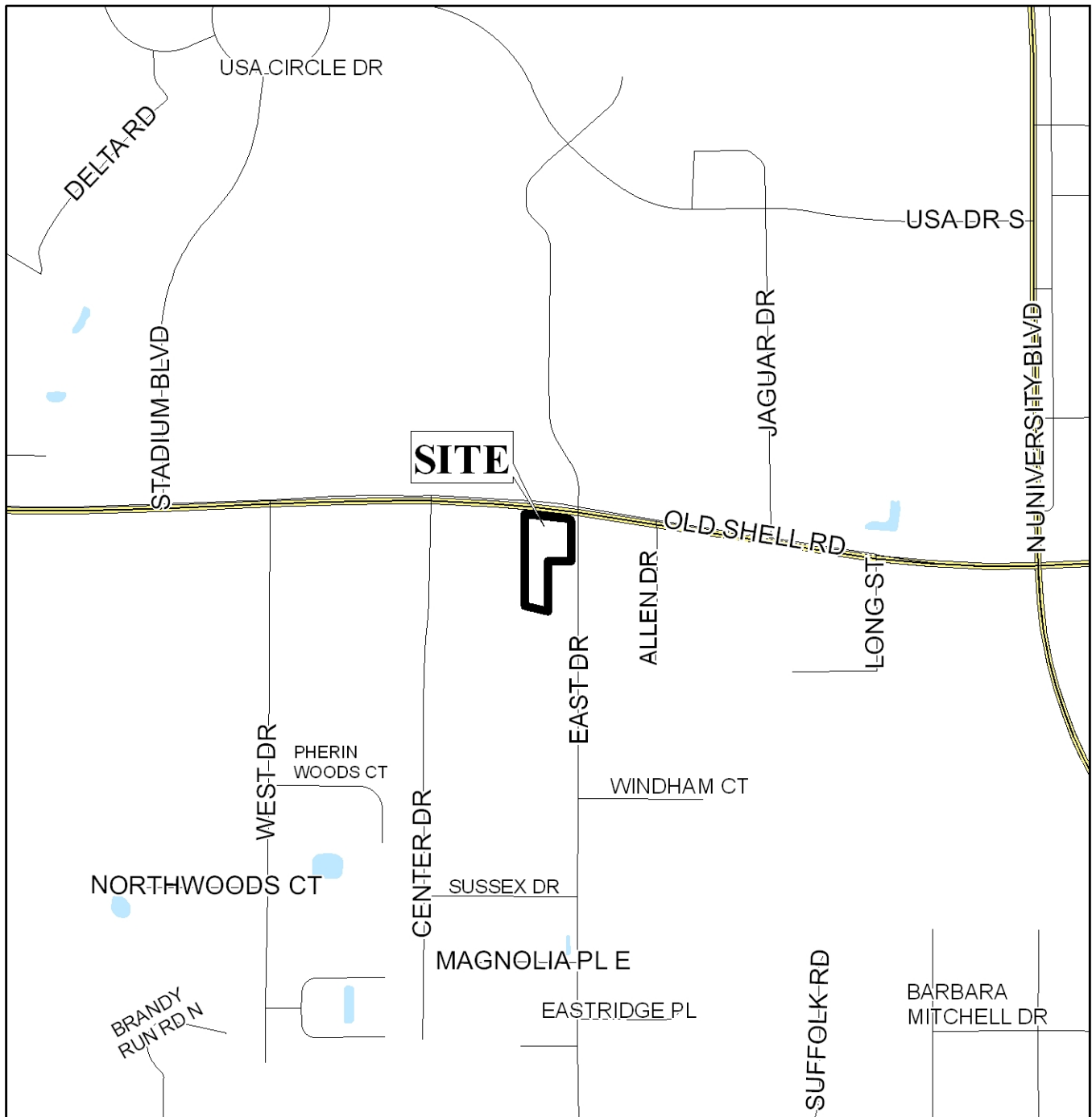
RECOMMENDATION

Subdivision: The extension request is recommended for Approval, however, the applicant is advised that future extensions are unlikely

Planned Unit Development: The extension request is recommended for Approval, however, the applicant is advised that future extensions are unlikely

Rezoning: The extension request is recommended for Approval, however, the applicant is advised that future extensions are unlikely.

LOCATOR MAP



APPLICATION NUMBER 7, 8 & 9 DATE February 7, 2013

APPLICANT La Belle LLC

REQUEST Subdivision, PUD, Rezoning from B-2 and R-1 to B-2



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING

















There are apartments to the west, a tire service to the east, single family residential units to the south, and student facilities surrounding the site.

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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



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



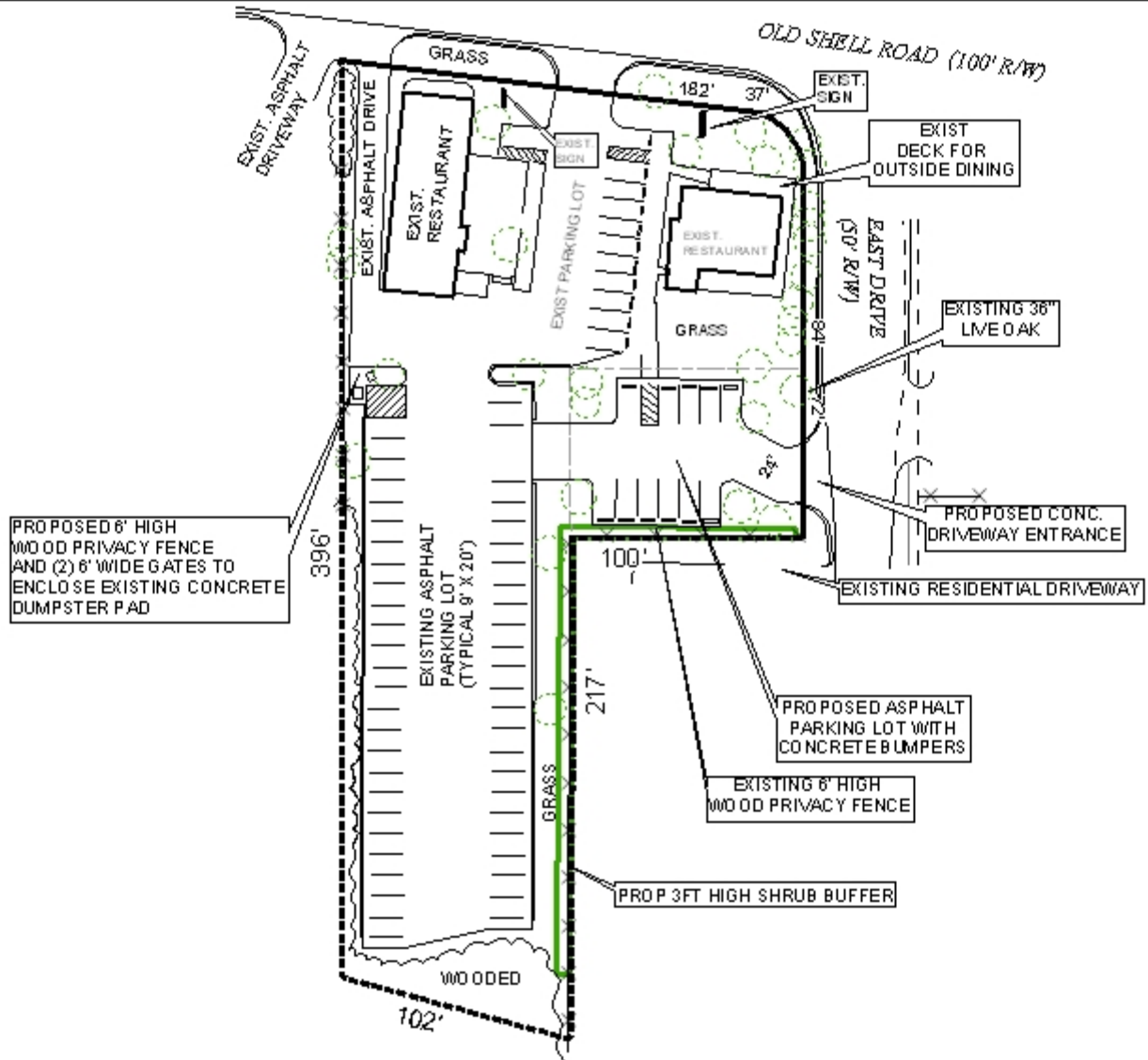
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NTS

SITE PLAN

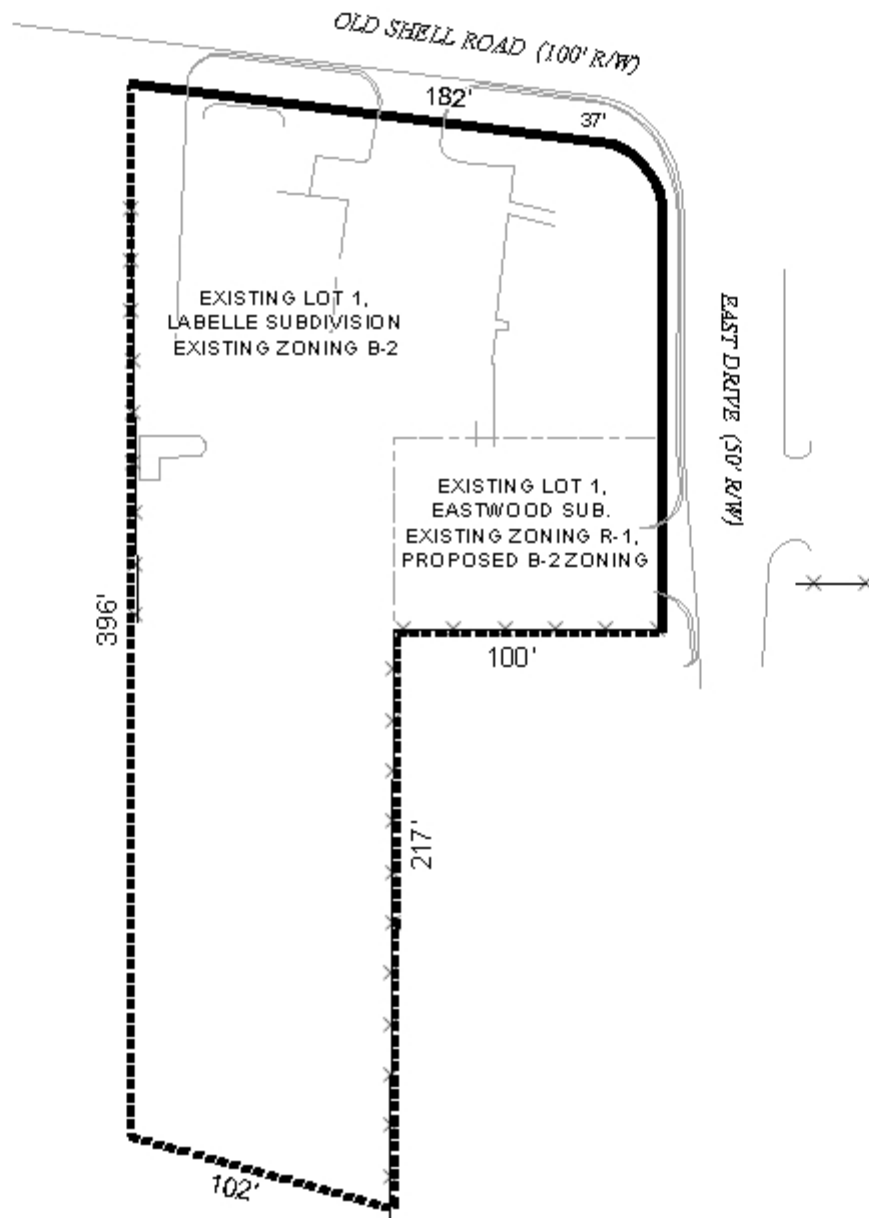


The site plan illustrates existing and proposed buildings and parking.

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ZONING DETAIL



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