

**PLANNED UNIT DEVELOPMENT  
& SUBDIVISION STAFF REPORT****Date: February 18, 2010****SUBDIVISION NAME**

Gates at the Palms Subdivision

**DEVELOPMENT NAME**

Gates at the Palms Subdivision

**LOCATION**

South side of Southland Drive, 800'+ West of Knollwood Drive, extending to the West terminus of Southland Drive.

**REMARKS**

The applicant is requesting one-year extensions of a previously approved one-lot subdivision and Planned Unit Development to allow seven apartment buildings (183 total units) and a clubhouse on a single building site.

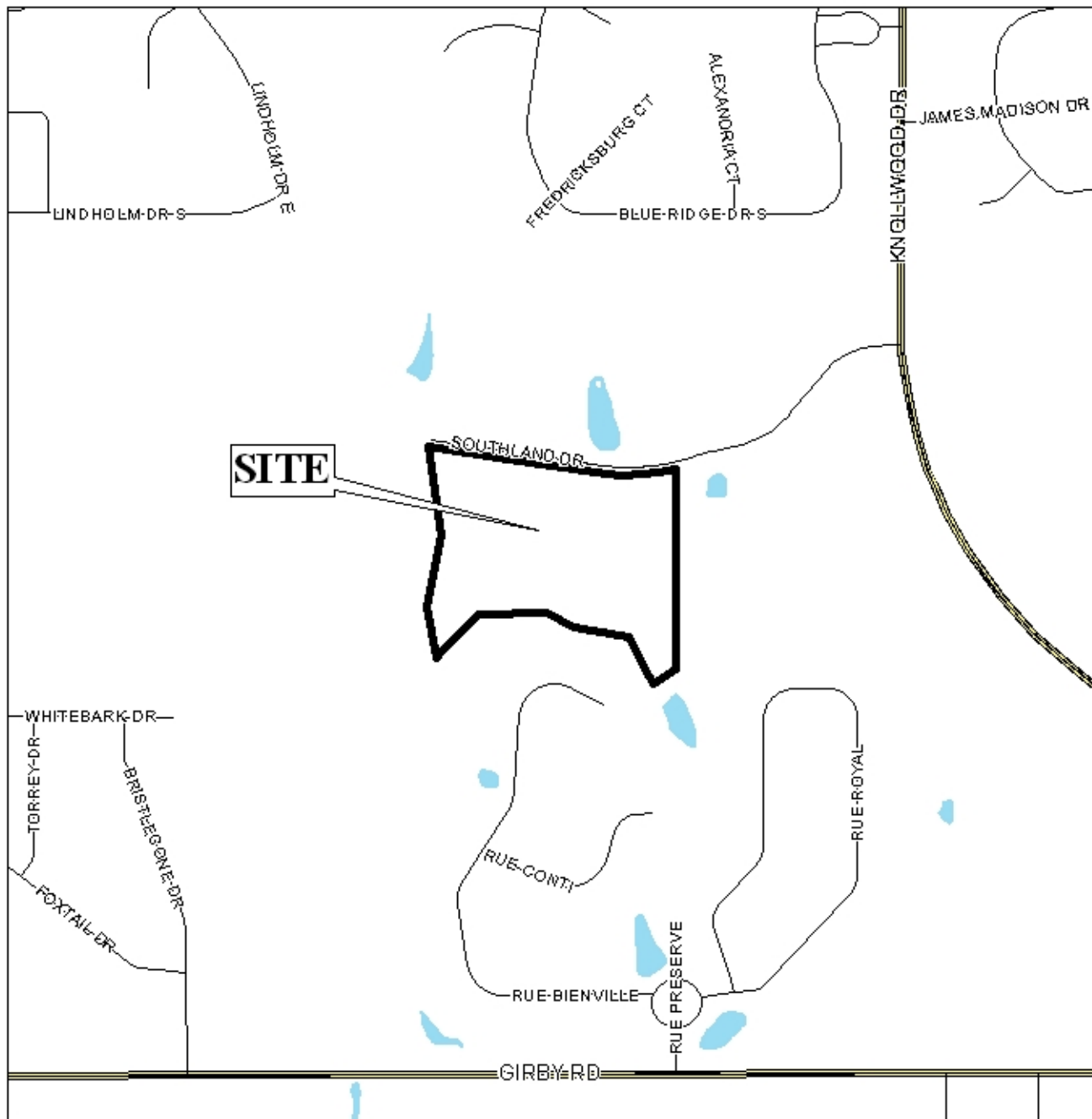
Both the subdivision and PUD applications were approved on February 7, 2008, and this is the second request for extension since the original approvals. There have been no changes in the conditions within the surrounding area that would affect the PUD as previously approved, nor have there been changes to the Zoning Ordinance that would affect the previous approval. Neither have there been any changes to the Subdivision Regulations which would affect the previous approval.

As no street construction is proposed, no building permits or land disturbance permits have been applied for, and the fact that the applicant was advised that a second extension was unlikely, the request for extension should be denied.

**RECOMMENDATION**

Based on the preceding, it is recommended that these requests for extension be denied.

# LOCATOR



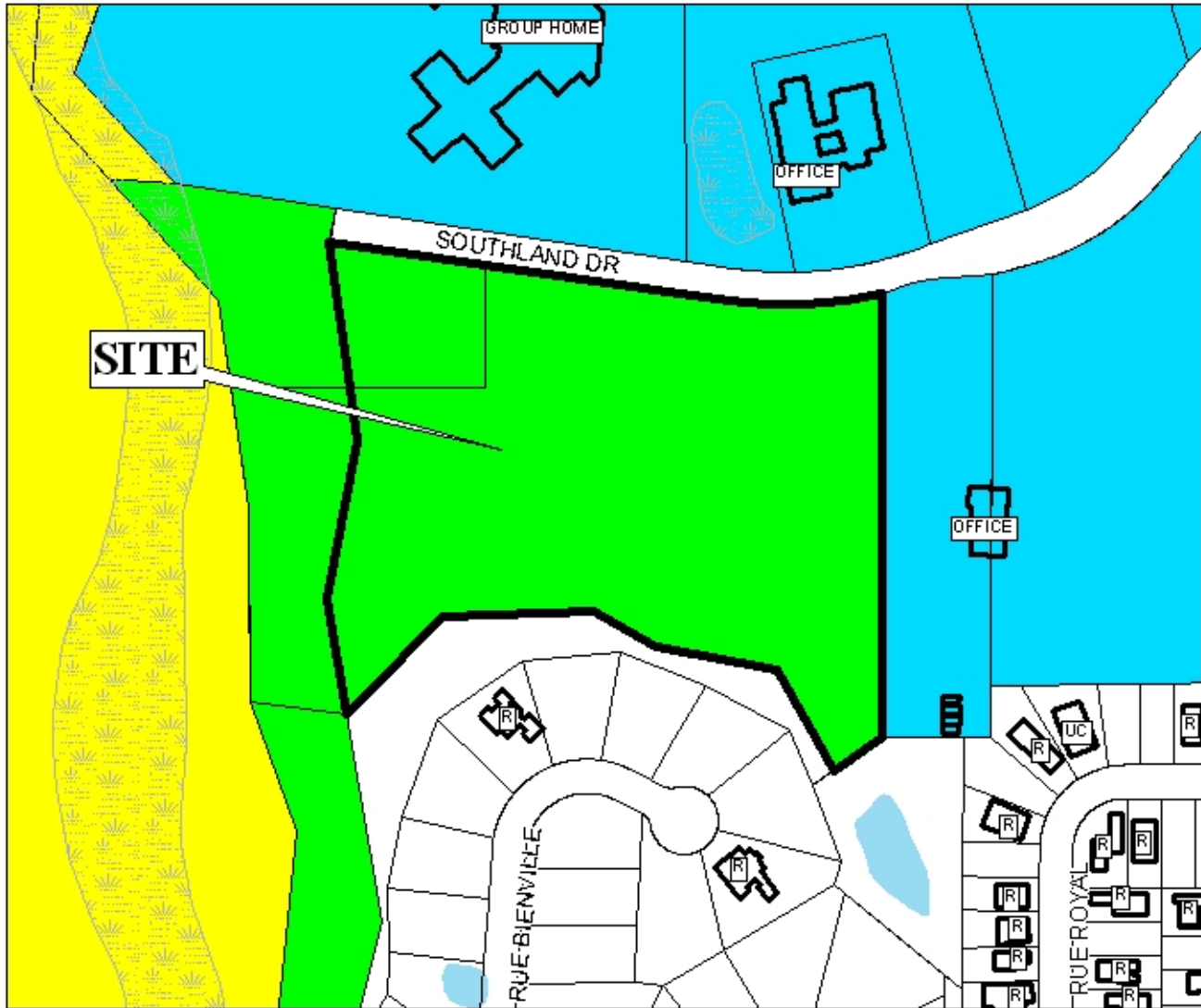
APPLICATION NUMBER 7 & 8 DATE February 18, 2010

APPLICANT Gates at the Palms Subdivision

REQUEST Subdivision, Planned Unit Development



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



This site is surrounded by commercial land use with residential land use to the south.

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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





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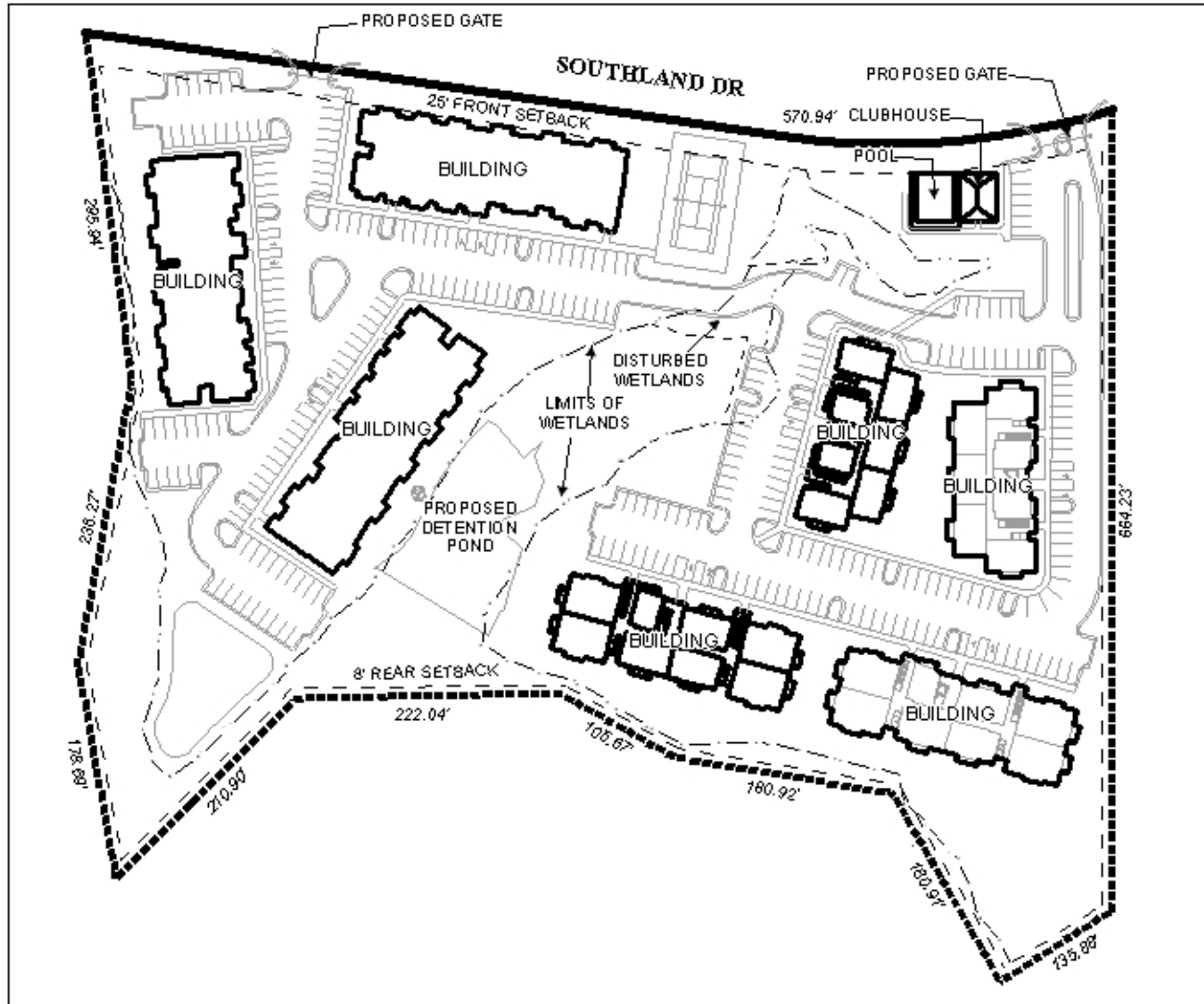
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N  
NTS

# SITE PLAN



This site plan illustrates the proposed subdivision and development.

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