

**PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT****Date: July 16, 2009****SUBDIVISION NAME** ZPM Subdivision**DEVELOPMENT NAME** ZPM Subdivision**LOCATION** South side of Grelot Road, 520'± East of Knollwood Drive

REMARKS The applicant is requesting one-year extensions of a previously approved 5-lot subdivision and Planned Unit Development to allow multiple buildings on a single building site in a private street commercial subdivision.

Both the subdivision and PUD applications were approved on July 25, 2008, and this is the first extension since the original approvals. A building has been completed and occupied since the original approvals, yet the applicant has not recorded the Subdivision. The applicant proposed to vacate a segment of land dedicated for a future service road, and the plat cannot be recorded until the vacation process has been completed. There is no indication that the service road has been vacated or that the vacation process has been initiated. No new development on the site can be permitted until the subdivision plat is recorded.

RECOMMENDATION Based on the preceding, it is recommended that these requests for extension be approved, with future extensions unlikely.

LOCATOR MAP



APPLICATION NUMBER 7 & 8 DATE July 16, 2009

APPLICANT ZPM Subdivision

REQUEST Subdivision, Planned Unit Development



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



This site is surrounded by miscellaneous land use.

APPLICATION NUMBER 7 & 8 DATE July 16, 2009

APPLICANT ZPM Subdivision

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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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



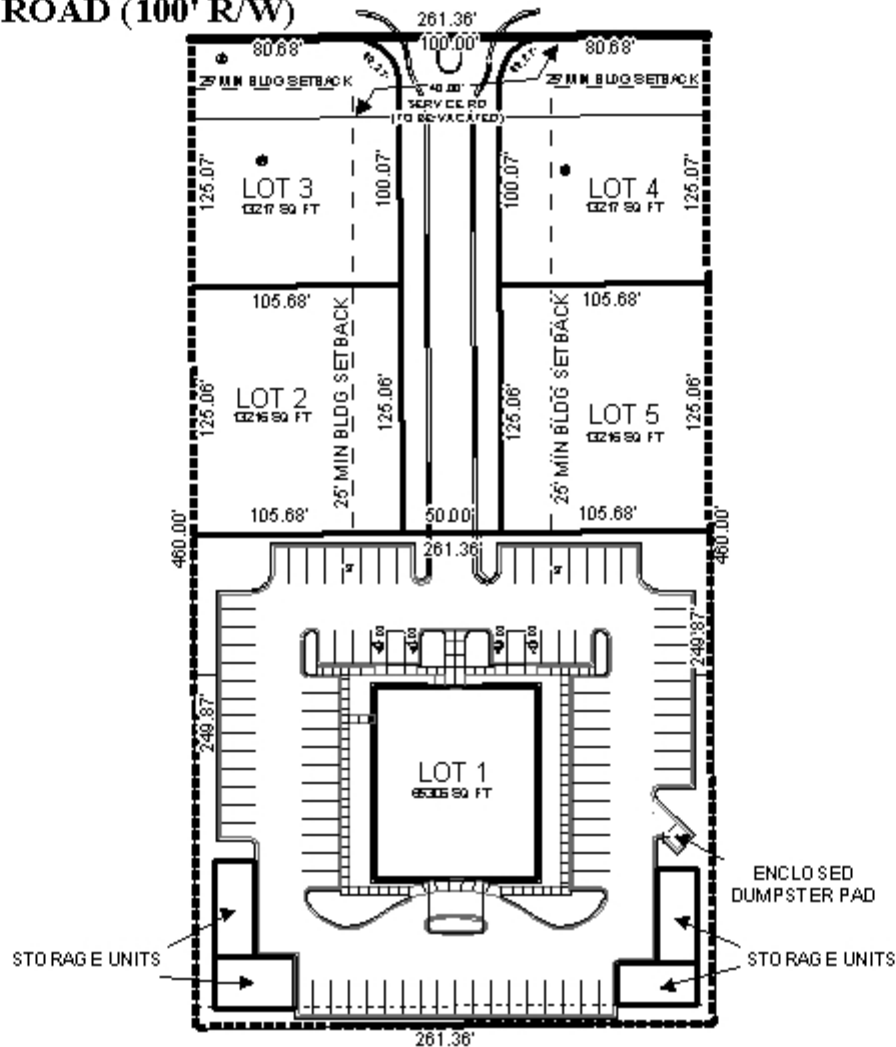
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NTS

SITE PLAN

GRELOT ROAD (100' R/W)



Lot 1 will be an office building with multiple storage buildings. Lots 2-5 will be office buildings. Lots 1-5 will have access to Grelot Road via the proposed private drive.

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