

**PLANNED UNIT DEVELOPMENT EXTENSION
STAFF REPORT****Date: September 20, 2007**

DEVELOPMENT NAME Cottage Hill Executive Park Subdivision, Resubdivision of
Lots 5, 6 & 7

LOCATION 704 and 708 Oak Circle Drive West
(Northwest corner of Oak Circle Drive West and Oak
Circle Drive North)

PRESENT ZONING B-2, Neighborhood Business

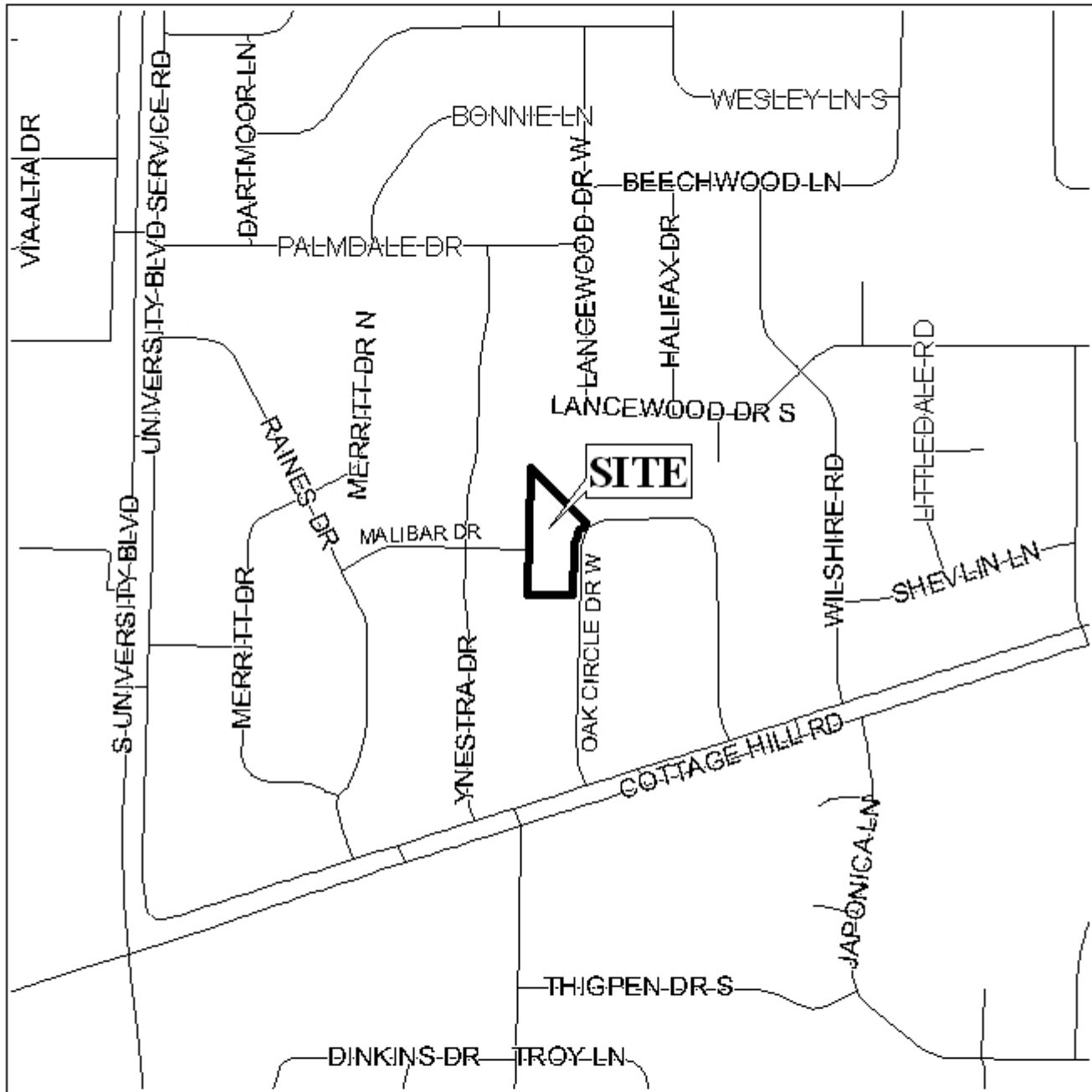
REMARKS The applicant is requesting a one-year extension of a
previously approved Planned Unit Development (PUD) approval to allow an existing office
building, two new portable buildings, and three existing storage sheds on a single building site.

Planned Unit Development review examines the site with regard to its location to ensure that it is generally compatible with neighboring uses; that adequate access is provided without generating excess traffic along minor residential streets in residential districts outside the PUD; and that natural features of the site are taken into consideration. PUD review also examines the design of the development to provide for adequate circulation within the development; to ensure adequate access for emergency vehicles; and to consider and provide for protection from adverse effects of adjacent properties as well as provide protection of adjacent properties from adverse effects from the PUD.

There has been no change in conditions within the surrounding area that would affect the previous approval ; nor have there been changes to the regulations that would affect the previous approval. The applicant has completed the Subdivision process associated with the original approval of the PUD; however, no permits have been issued for any site improvements indicated on the PUD site plan.

RECOMMENDATION Based on the preceding, it is recommended that this
application be approved. It is further recommended that the applicant be advised that any further
extensions are unlikely unless permits are issued for site improvements as illustrated on the
approved plan.

LOCATOR MAP



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REQUEST Planned Unit Development



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Single-family residential units are to the west of the site.
Offices are to the south and east of the site. A daycare,
contractor, and office are to the north of the site.

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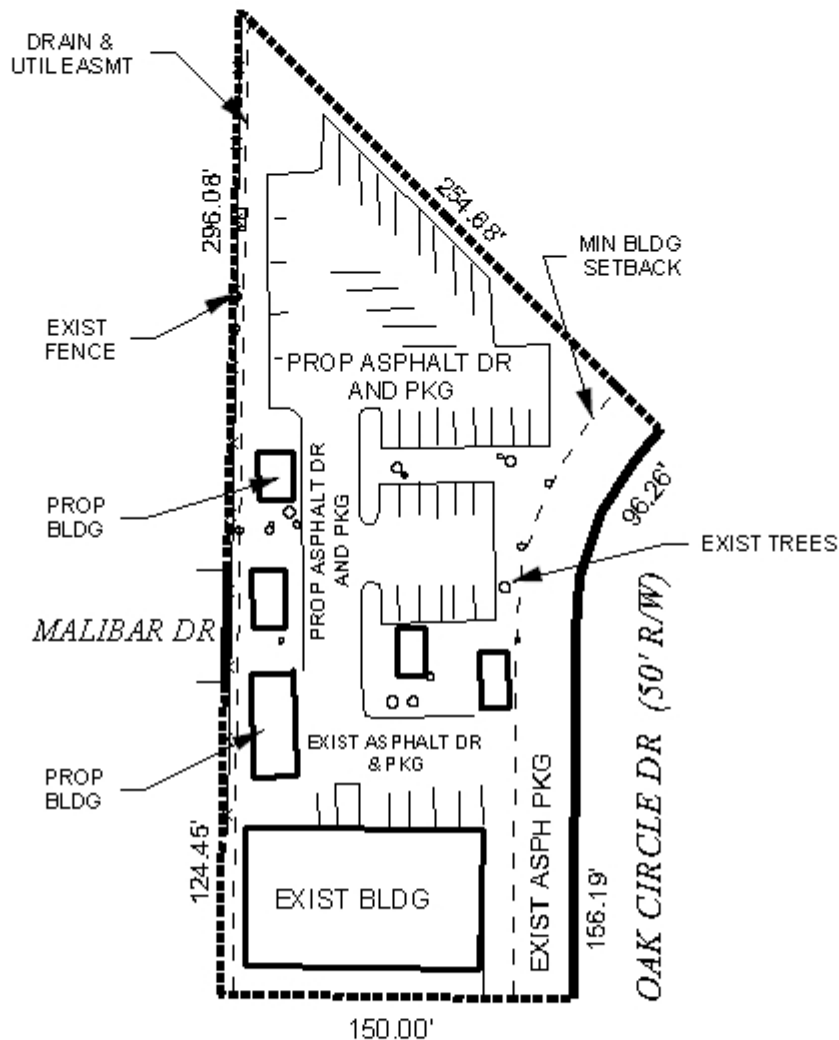
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LEGEND

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|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|
| 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 existing buildings, parking, easements, and proposed parking and buildings.

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