

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: January 7, 2010****NAME**

Elijah House Subdivision

SUBDIVISION NAME

Elijah House Subdivision

LOCATION1867 Duval Street
(South side of Duval Street, at the South terminus of
Murray Hill Court [private street]).**CITY COUNCIL****DISTRICT**

District 3

AREA OF PROPERTY1 Lot / 0.5 \pm Acres**CONTEMPLATED USE**One year extension of a previously approved Planned Unit
Development Approval to allow multiple buildings on a single building site.**TIME SCHEDULE****FOR DEVELOPMENT**

Not specified

REMARKS

The applicant is requesting a one year extension of a previously approved PUD. The application was originally approved in December 2008 in conjunction with a Subdivision application to create one lot (approved and recorded), and a Planning Approval for the use of the site (outreach program and residential facility for up to 40 prison release inmates). The applicant applied for permits in May 2009 to make required improvements, but no permits have been issued as of yet due to lack of follow-through by the applicant. A representative of the applicant has indicated that a revised set of drawings will be submitted for building permit review in the near future. It should be noted that the December 2008 approval by the Planning Commission required the applicant to bring the buildings into compliance with all applicable Building and Fire codes, due to numerous code violations: the applicant has yet to do so.

RECOMMENDATION

Planned Unit Development: Based upon the preceding, this application for a one-year extension is recommended for Approval, however, the applicant should be advised that future extensions are unlikely.

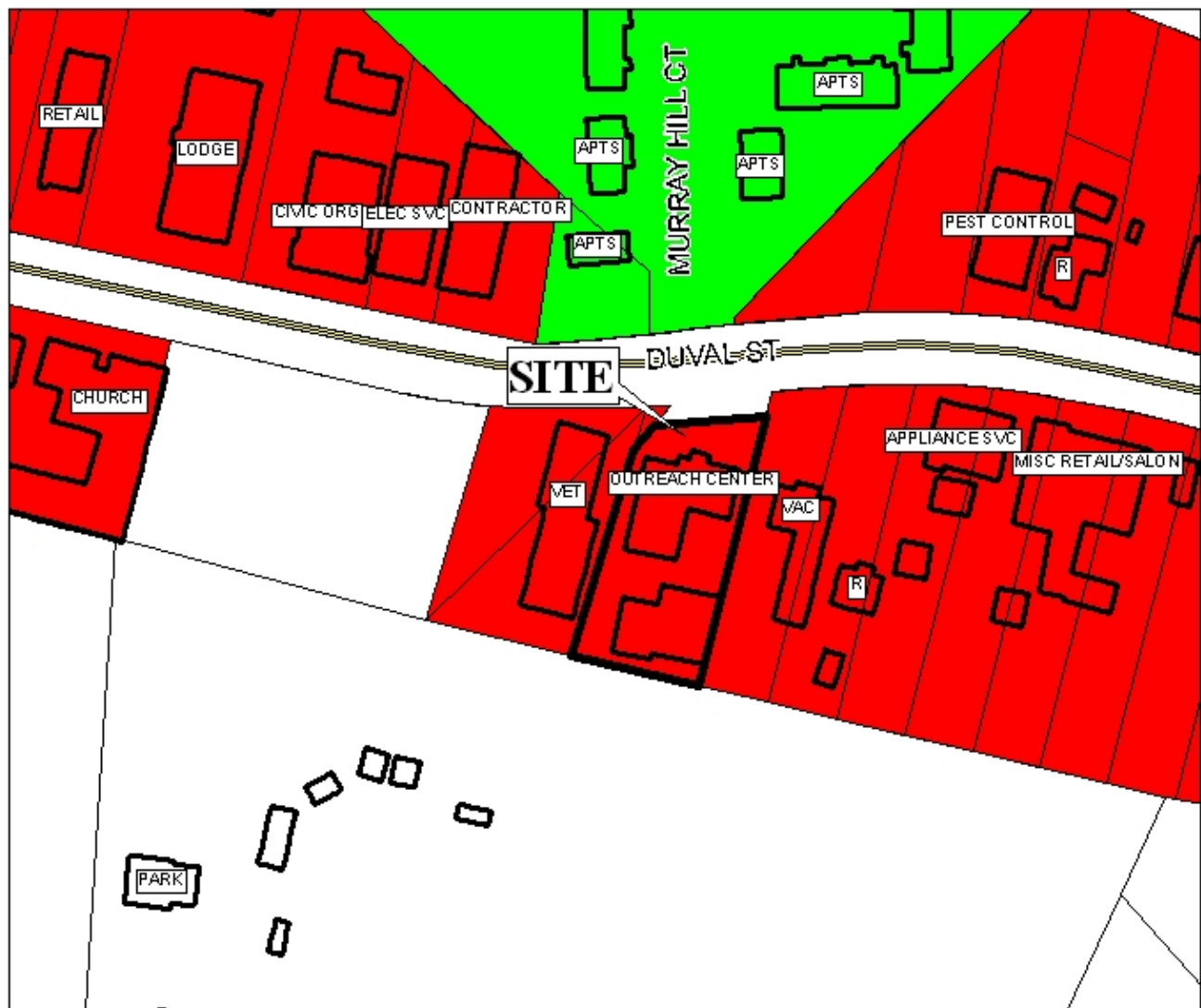
LOCATOR MAP



APPLICATION NUMBER 7 DATE January 7, 2010
APPLICANT Elijah House Subdivision
REQUEST Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



A veterinarian is located to the west of the site, apartments are to the north, a vacant building to the east, and Baumhauer-Randle Park is 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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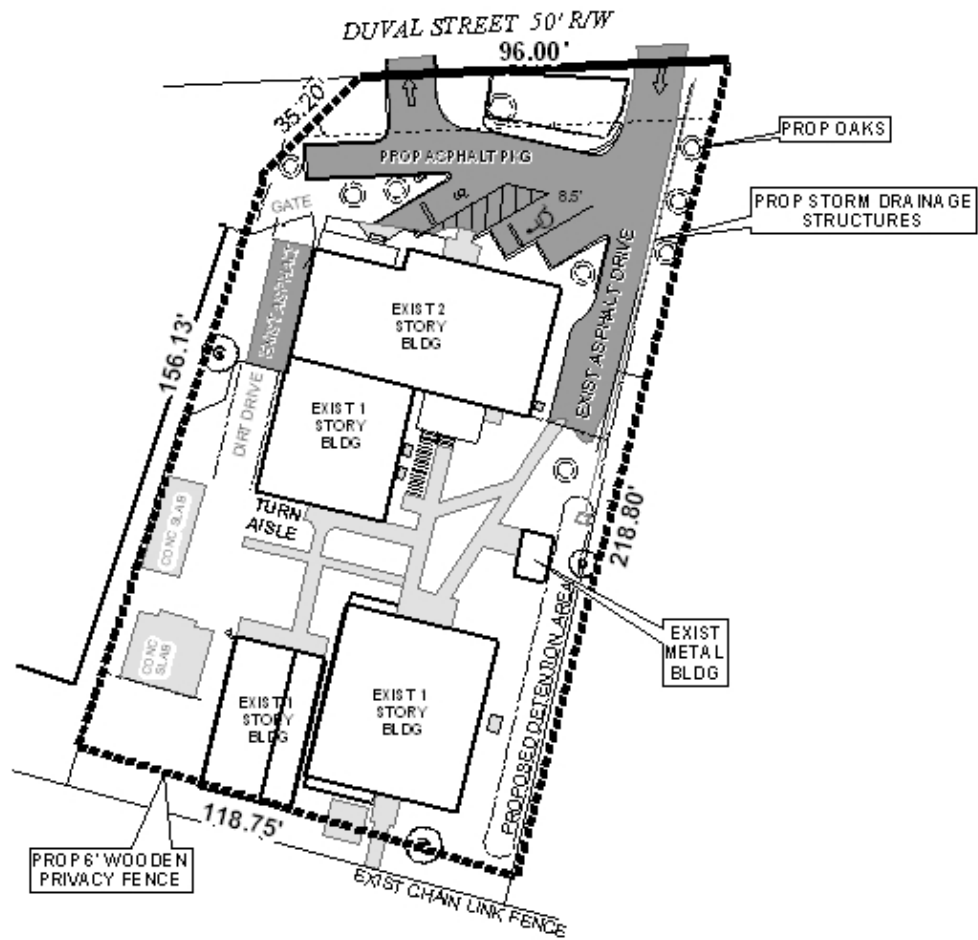
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SITE PLAN



The site plan illustrates the existing buildings, drives, proposed drives, and proposed parking

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