

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: July 8, 2010****NAME**

Hill Forest Subdivision

SUBDIVISION NAME

Hill Forest Subdivision

LOCATION1900 Shelton Beach Road Extension
(East side of Shelton Beach Road, 1/2± mile North of
Moffett Road).**CITY COUNCIL
DISTRICT**

District 1

AREA OF PROPERTY

1 Lot/15.8+ Acres

CONTEMPLATED USE

Planned Unit Development Approval to allow twelve multi-story apartment buildings having a total of 128 dwelling units, clubhouse, swimming pool, playground, picnic area and above ground detention pond on a single building site.

**TIME SCHEDULE
FOR DEVELOPMENT**

No time frame submitted

REMARKS

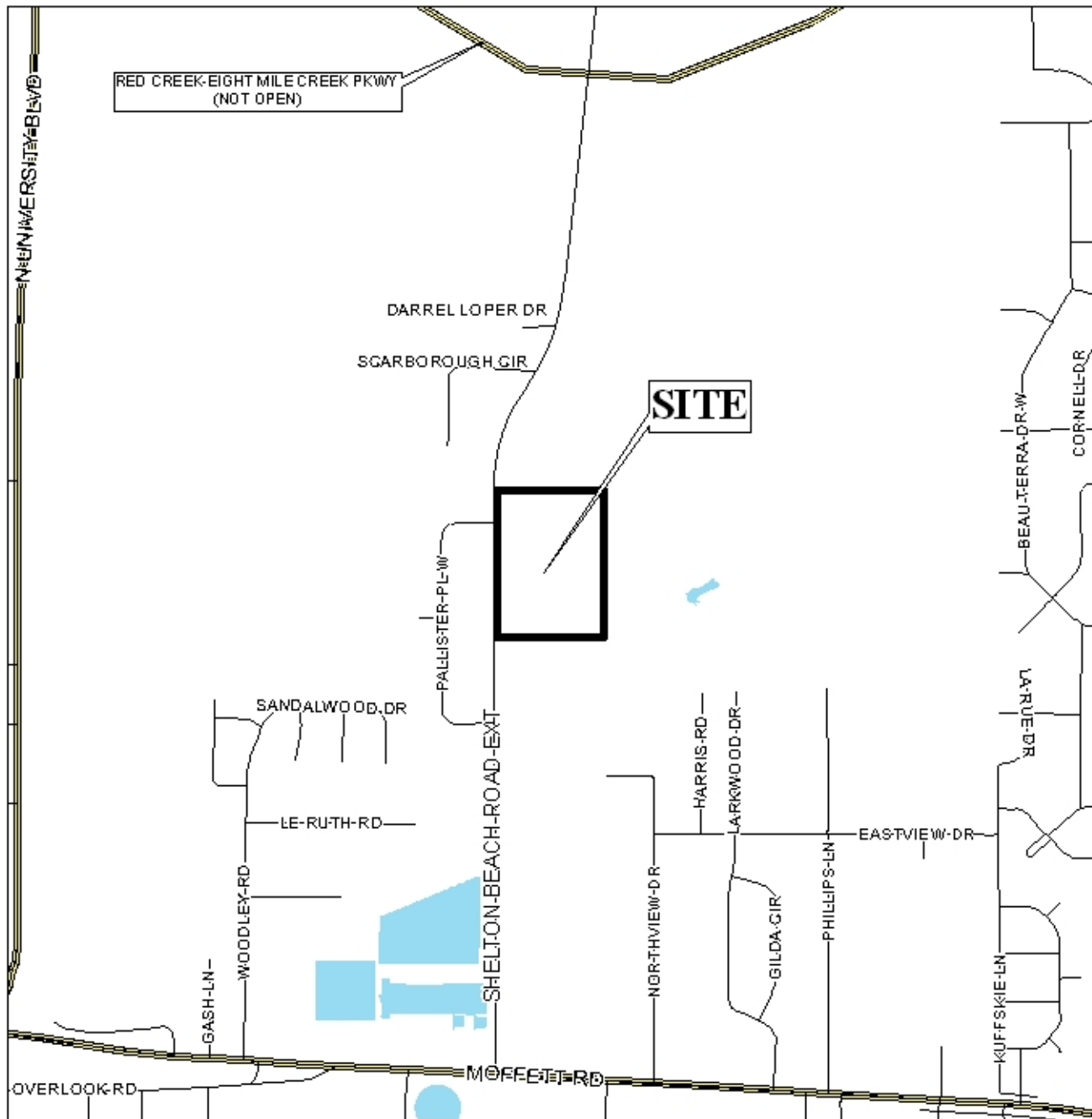
The applicant is requesting a one year extension of a previously approved PUD. The application was originally approved in 2009 in conjunction with a Subdivision application. The Subdivision application has been signed, recorded in Probate Court and staff has received the required seven copies of the Final Plat. This application to extend the PUD is to preclude the expiration of the original approval and is the first extension request.

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

RECOMMENDATION

Planned Unit Development: Based upon the preceding, this application for a one-year extension is recommended for approval.

LOCATOR



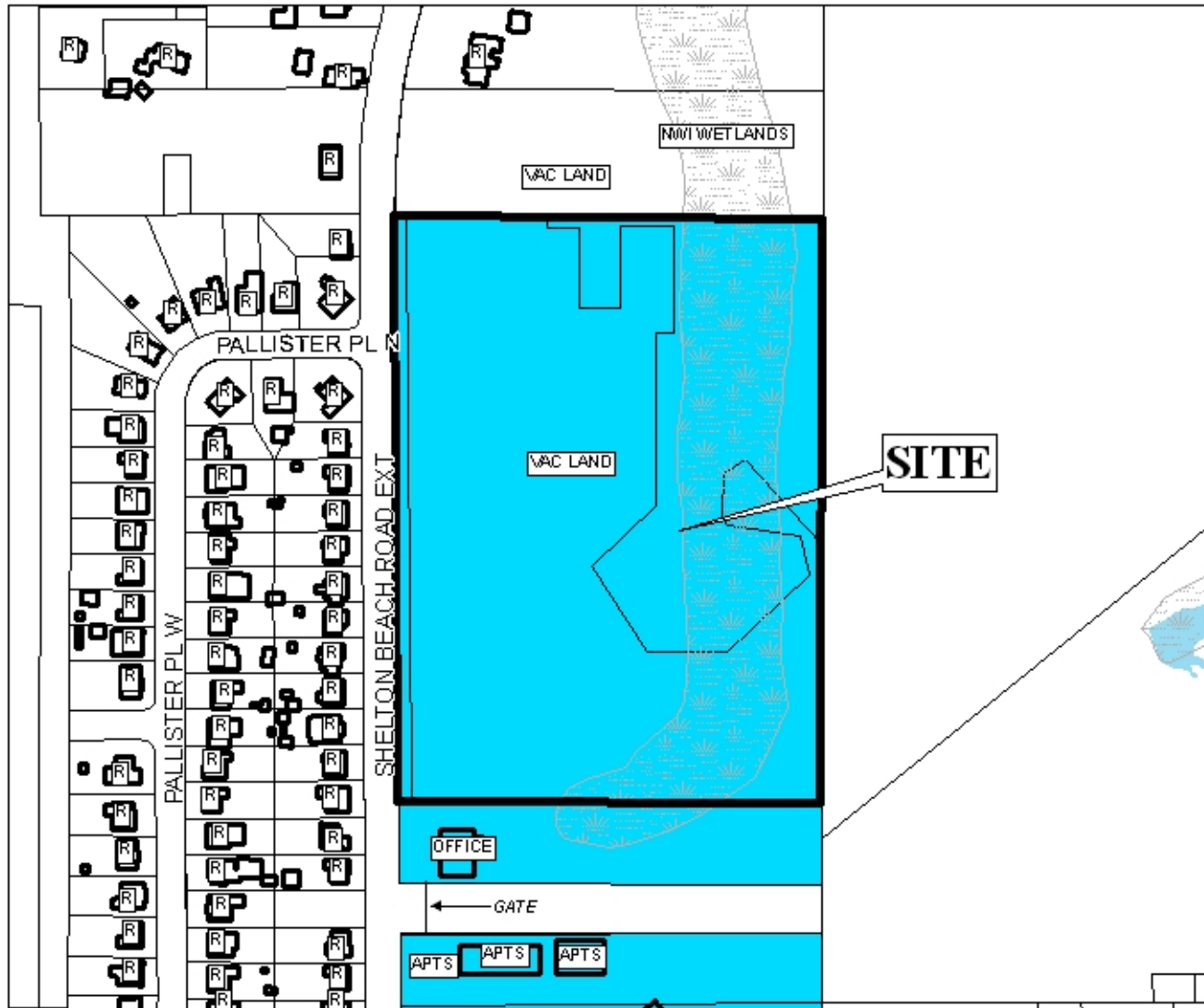
APPLICATION NUMBER 7 DATE July 8, 2010

APPLICANT Hill Forest Subdivision, Lot 1

REQUEST Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



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

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REQUEST 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
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N
NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



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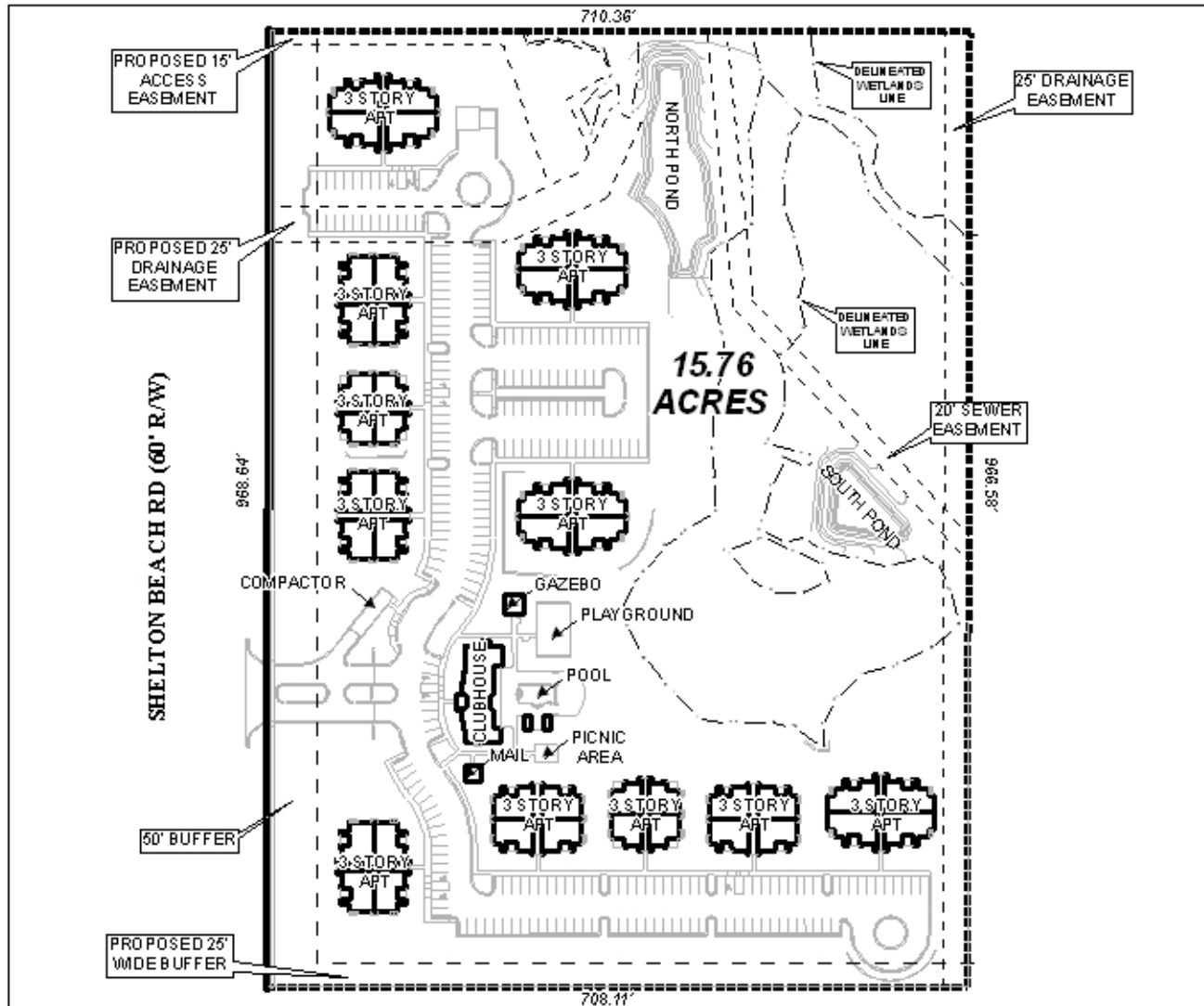
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SITE PLAN



This site plan illustrates the proposed structures and parking.

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