

**PLANNED UNIT DEVELOPMENT  
STAFF REPORT****Date: June 4, 2015**

<b><u>NAME</u></b>	I-65 East Service Road Development Subdivision, Resubdivision of Lot 1
<b><u>SUBDIVISION NAME</u></b>	I-65 East Service Road Development Subdivision, Resubdivision of Lot 1
<b><u>LOCATION</u></b>	925 East I-65 Service Road South (East side of East I-65 Service Road South extending to the West and North sides of International Drive).
<b><u>CITY COUNCIL DISTRICT</u></b>	District 5
<b><u>AREA OF PROPERTY</u></b>	1 Lot / 15.6 ± Acres
<b><u>CONTEMPLATED USE</u></b>	Planned Unit Development Approval to allow multiple buildings on a single building site.
<b><u>TIME SCHEDULE FOR DEVELOPMENT</u></b>	End of 2015

**REMARKS** This is a request for a one-year extension of a previously approved Planned Unit Development. The site is located on the East side of East I-65 Service Road South extending to the West and North sides of International Drive, in Council District 5.

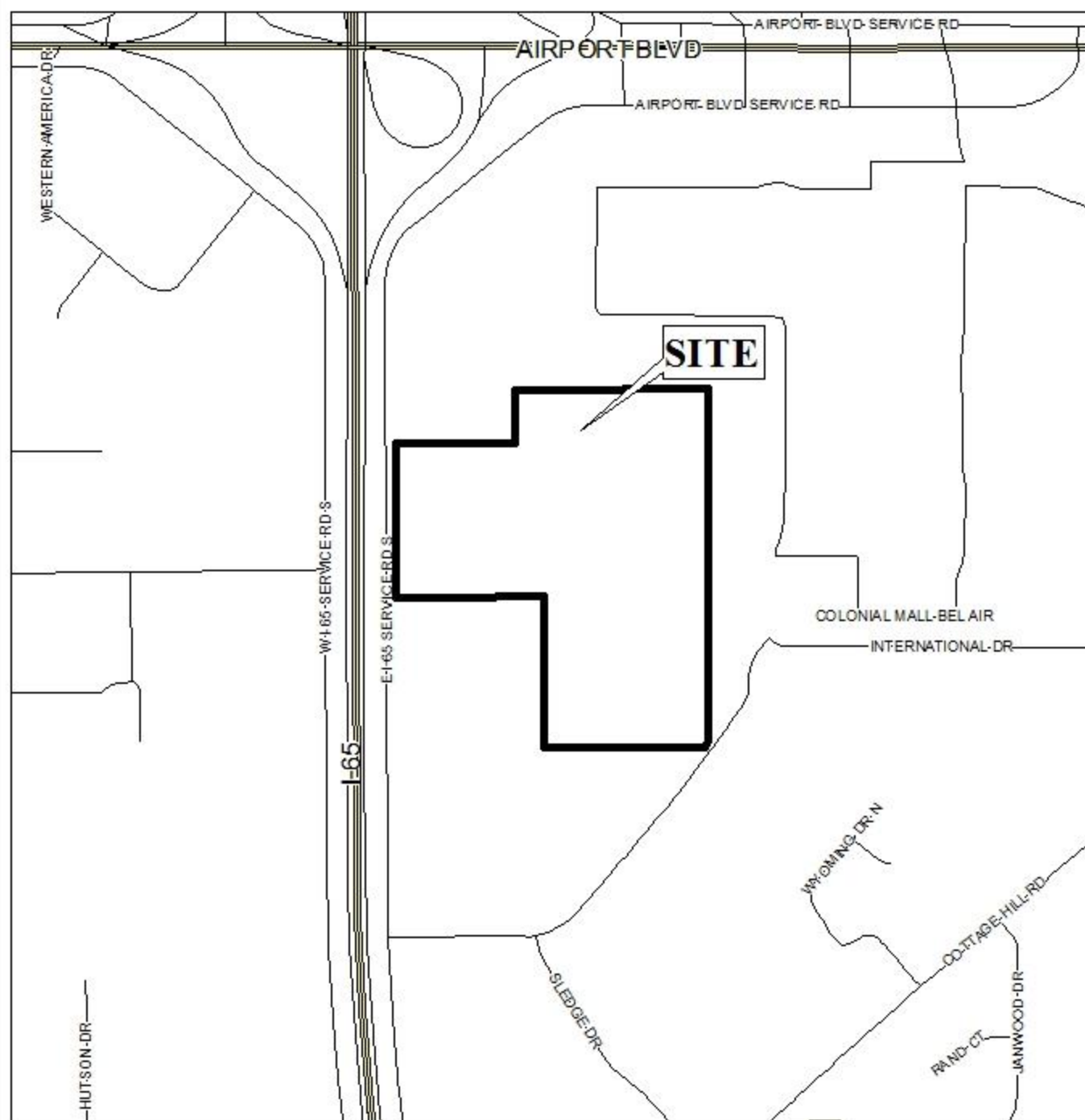
The application was originally approved in 2013, along with Subdivision and Sidewalk Waiver approvals. The Subdivision plat has been recorded in Probate Court, and copies have been submitted to Urban Development. A land disturbance permit was issued in February 2014, and site work is in progress; however no building permits have been applied for. This application to extend the PUD is the second request for an extension. The applicant states the delay in construction is due to surcharge activities which are expected to be completed by the end of 2015.

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, however, it should be noted that future extensions are unlikely, unless active construction is underway.

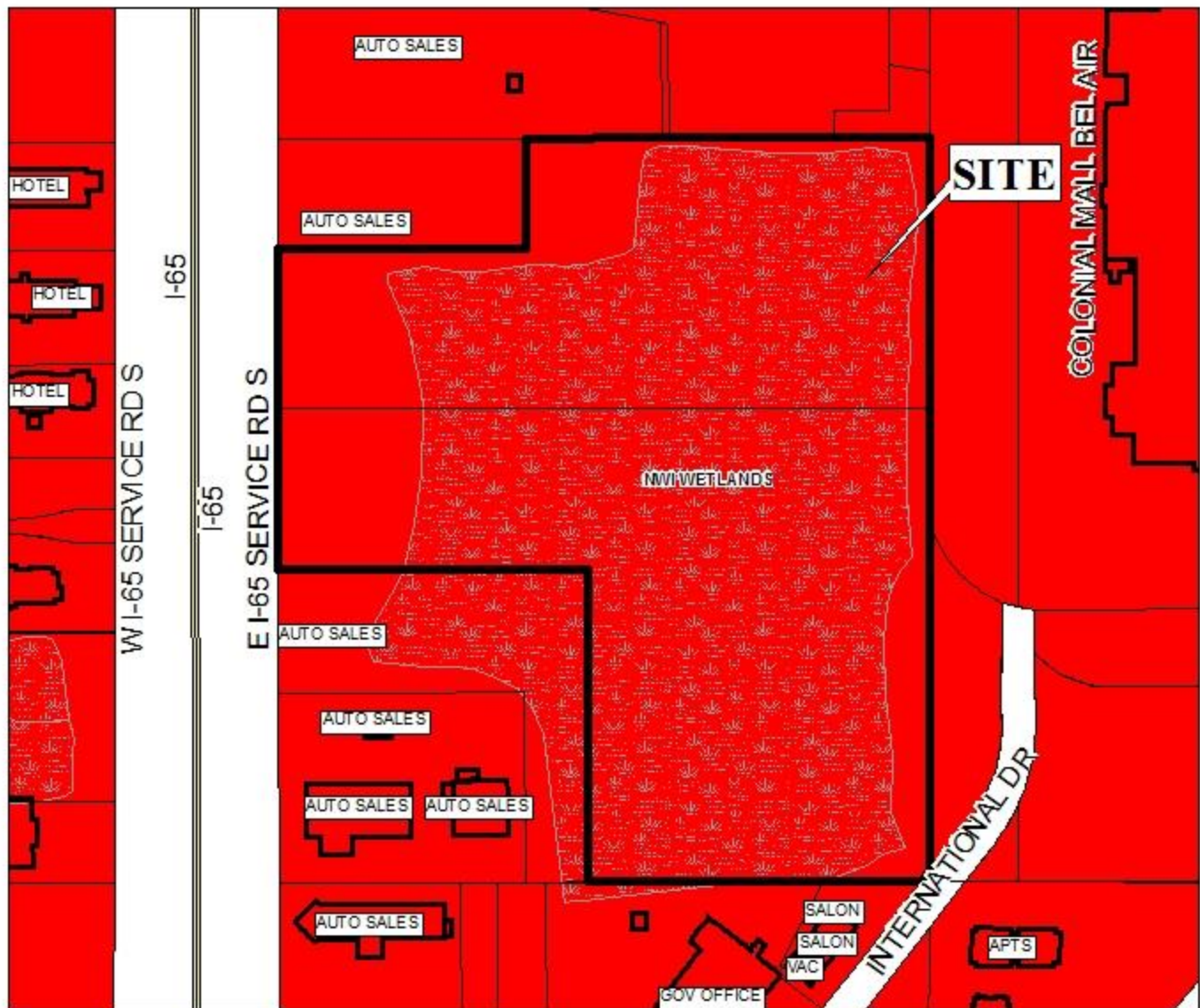
# LOCATOR MAP



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APPLICANT I-65 East Service Road Development Subdivision, Resubdivision of Lot 1  
REQUEST Planned Unit Development



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial land use.

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REQUEST Planned Unit Development

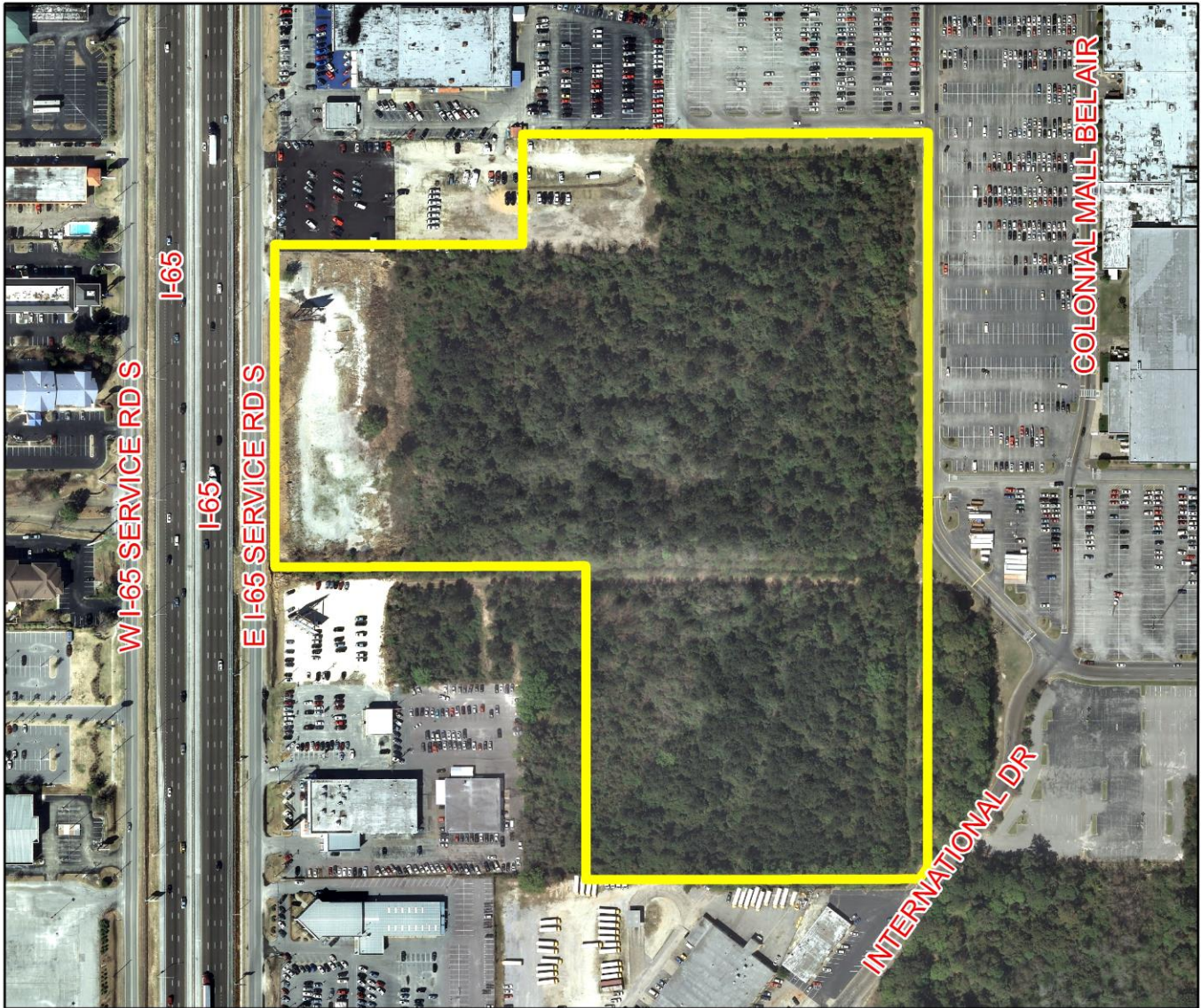
LEGEND 

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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 NTS



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



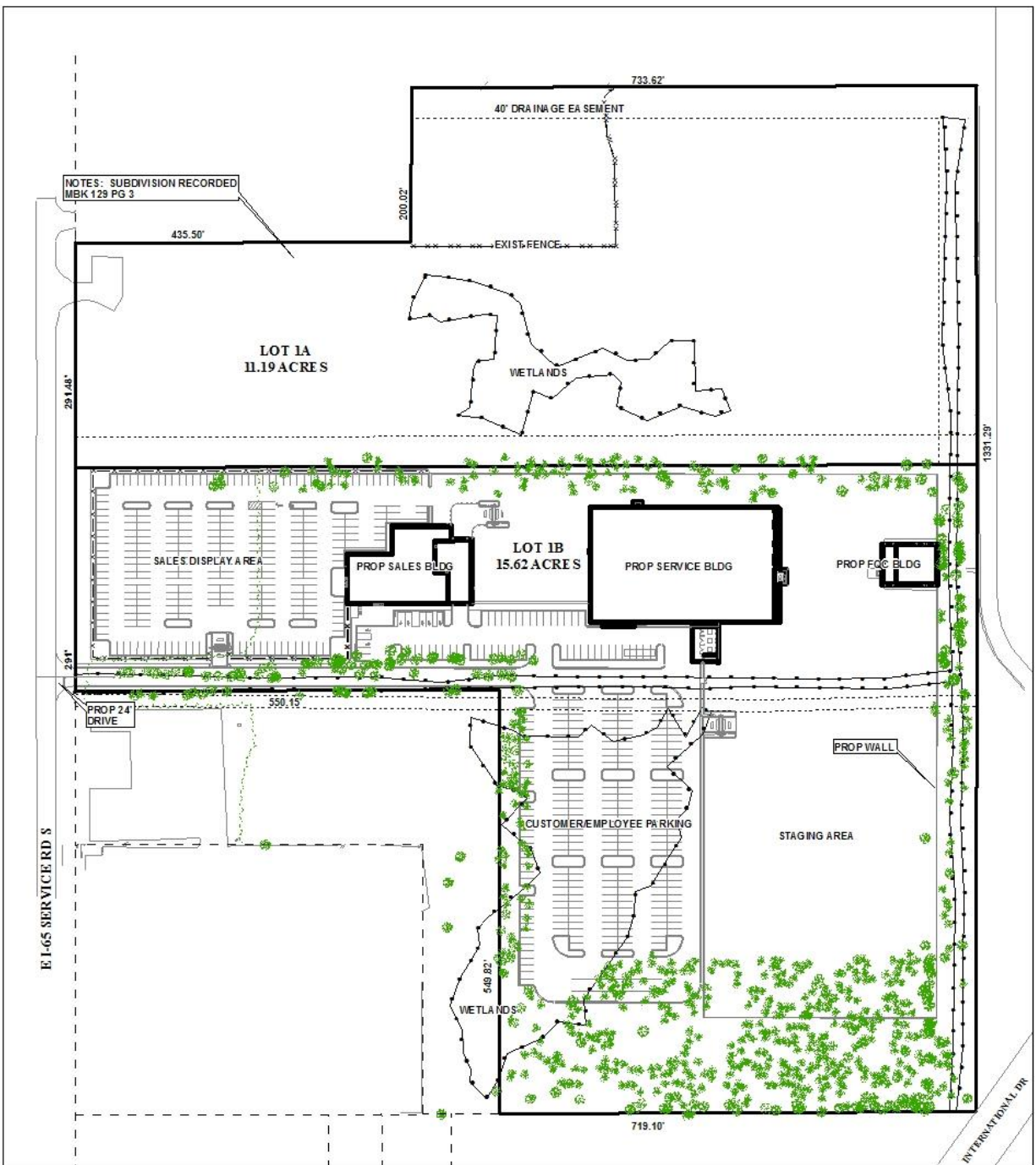
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# SITE PLAN



The site plan illustrates the proposed development.

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