

**PLANNED UNIT DEVELOPMENT  
& SUBDIVISION STAFF REPORT****Date: May 21, 2009****DEVELOPMENT NAME**

Perch Creek Preserve Subdivision

**SUBDIVISION NAME**

Perch Creek Preserve Subdivision

**LOCATION**

North side of Winston Road, 1100'± West of Dauphin Island Parkway, extending West and South to Perch Creek.

**REMARKS**

The applicant is requesting a one-year extension of a previously approved 116-lot subdivision and Planned Unit Development to amend a previously approved Planned Unit Development to allow a gated, 20'-wide, aggregate-surfaced private street single-family residential subdivision with increased cul-de-sac lengths, reduced lot widths and sizes, reduced front and side setbacks, and increased site coverage of 50%.

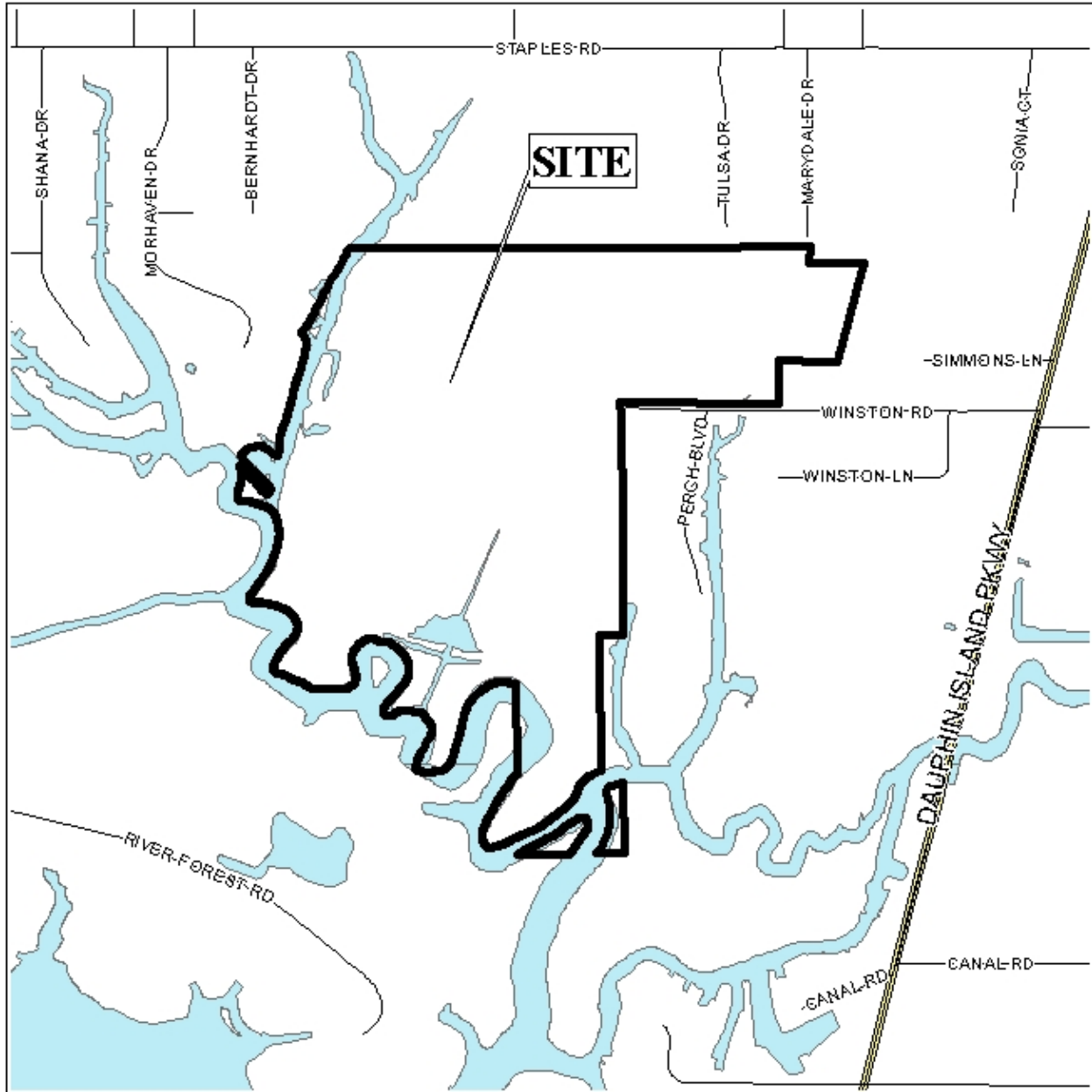
Both the PUD and subdivision applications were originally approved on April 17, 2008, and this is the first request for extension since the subdivision and PUD were originally approved. No units have been recorded, and street construction has not yet begun. The original staff report states that construction was expected to begin in "late 2008".

There has been no change in the conditions within the surrounding area that would affect the PUD as previously approved; nor have there been changes to the Zoning Ordinance that would affect the previous approval. Road construction is required for this subdivision.

**RECOMMENDATION**

Based on the preceding, it is recommended that these requests for extension be approved, with the advisement that future extensions will be unlikely without some units being recorded or road construction being underway.

## LOCATOR MAP



APPLICATION NUMBER 8 & 9 DATE May 21, 2009

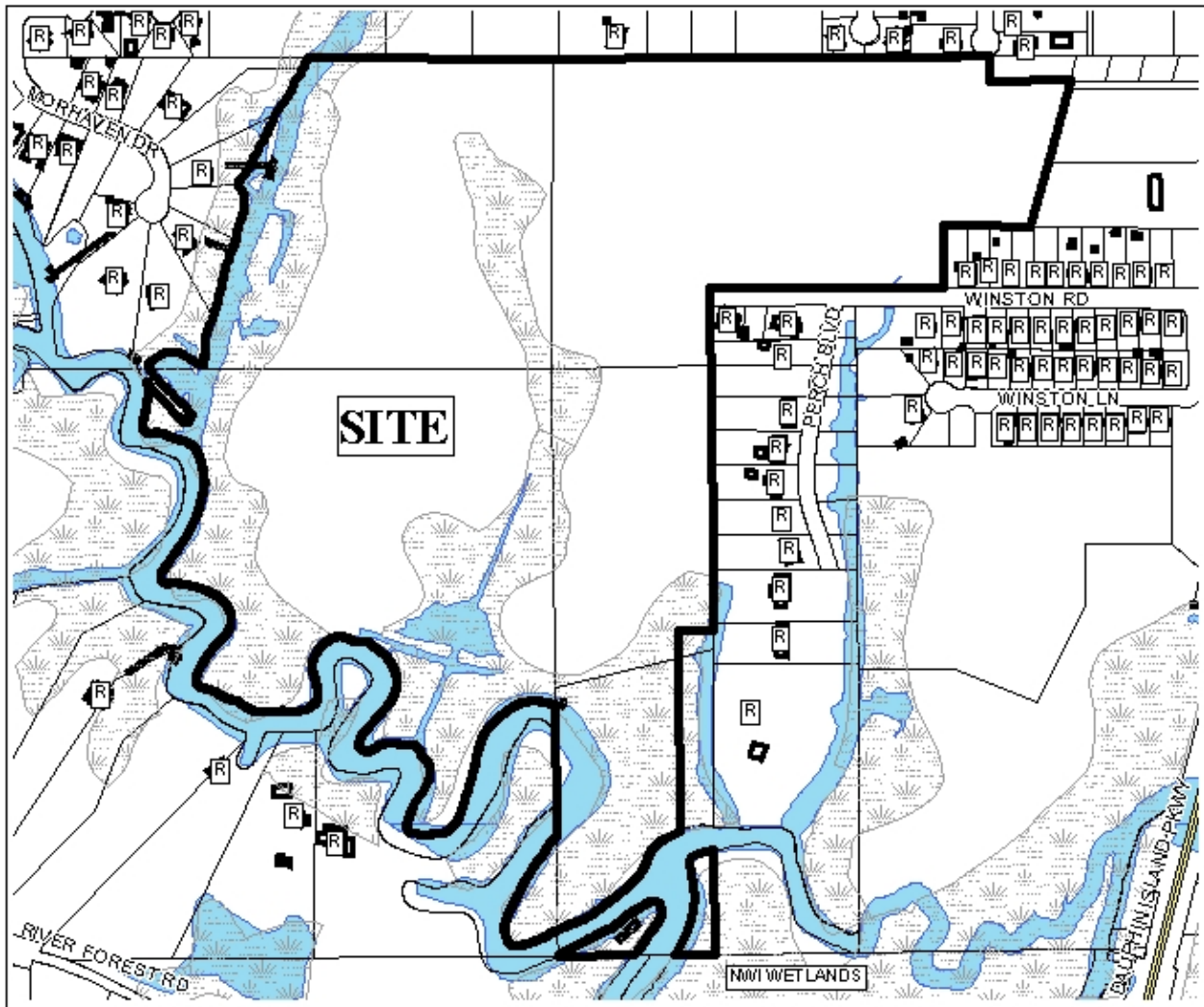
APPLICANT Perch Creek Preserve Subdivision

REQUEST Subdivision, Planned Unit Development



NTS

# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



This site is surrounded by residential land use.

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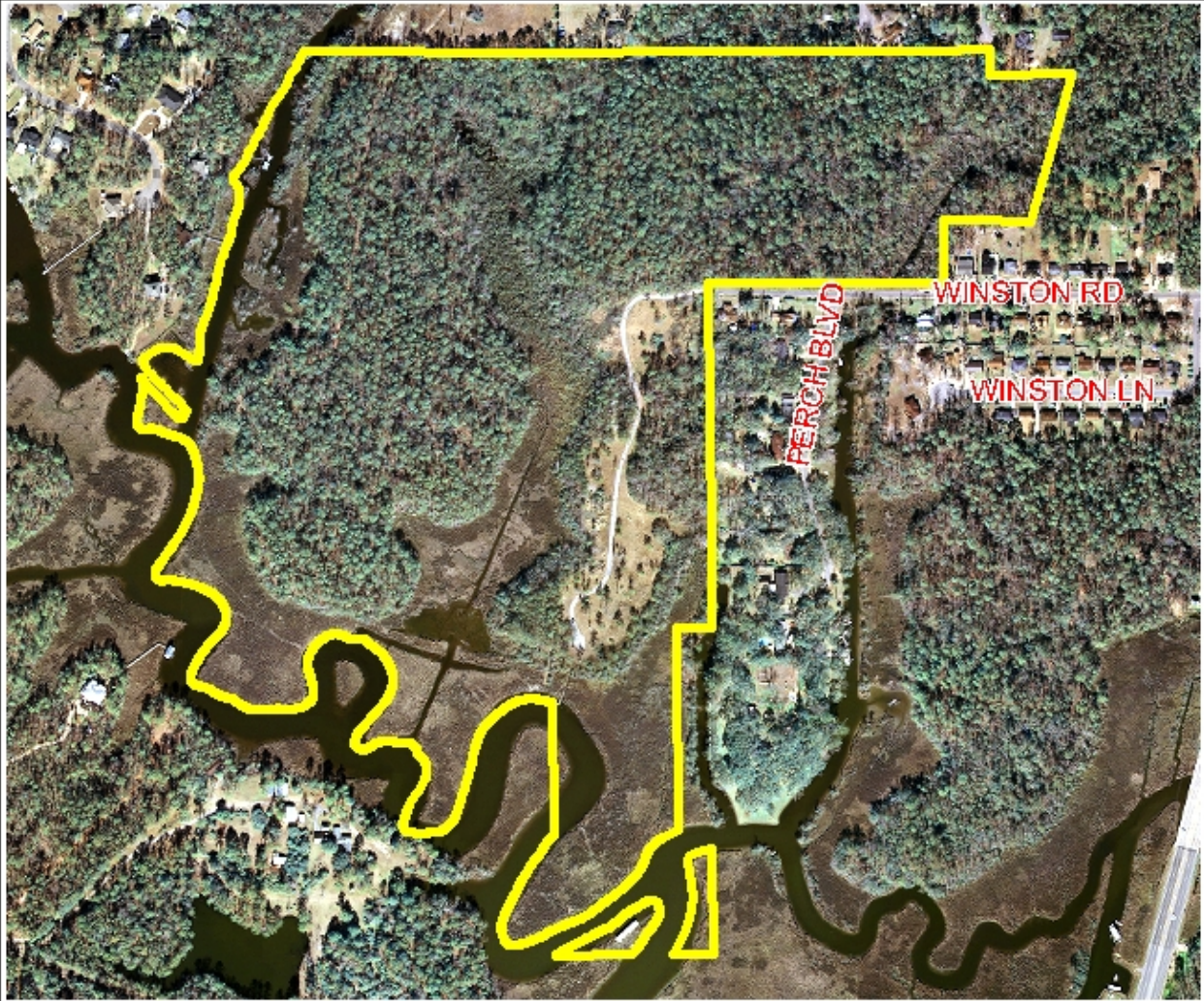
REQUEST Subdivision, Planned Unit Development

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





## PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



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The site plan illustrates a residential development divided into two phases. Phase One, located on the right, contains lots 1 through 31, with a 'GATED ENTRANCE' indicated. Phase Two, on the left, contains lots 32 through 118. The plan also shows 'COMMON AREA (NATURAL AREA)' at the top right and another 'COMMON AREA' at the bottom left. 'PERCH CREEK' is shown flowing along the bottom left boundary. The site is bounded by 'WINSTON ROAD (50' R/W)' to the east and 'PERCH BLVD (50' R/W)' to the south. Various dimensions are provided for the boundaries and internal lot divisions, such as 1966.45' along the top, 719.88' along the road frontage, and 1066.05' for a central vertical boundary. A 'GATED ENTRANCE' is marked near the top right. The plan also shows a 'COMMON AREA (NATURAL AREA)' at the top right and another 'COMMON AREA' at the bottom left. 'PERCH CREEK' is shown flowing along the bottom left boundary. The site is bounded by 'WINSTON ROAD (50' R/W)' to the east and 'PERCH BLVD (50' R/W)' to the south. Various dimensions are provided for the boundaries and internal lot divisions, such as 1966.45' along the top, 719.88' along the road frontage, and 1066.05' for a central vertical boundary.

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