

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

The Woodlands at the Preserve Subdivision, Resubdivision of Lot 27

**SUBDIVISION NAME**

The Woodlands at the Preserve Subdivision, Resubdivision of Lot 27

**LOCATION**

North side of Rue Royal, 1250' + North of Rue Preserve

**REMARKS**

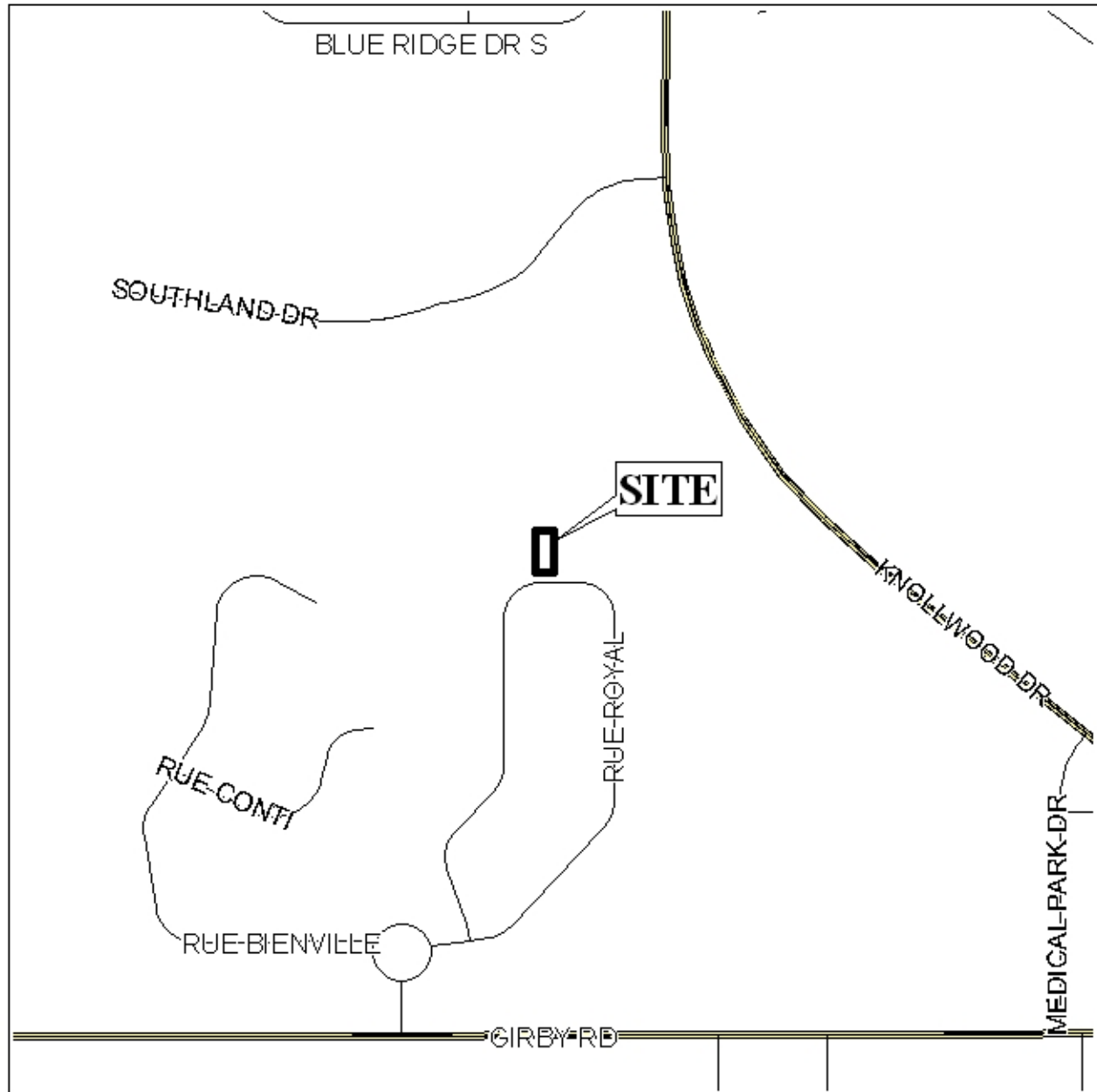
The applicant is requesting one-year extensions of a previously approved 1 lot subdivision and Planned Unit Development to amend a previously approved Planned Unit Development to allow increased site coverage.

This is the THIRD extension since the PUD and subdivision applications were approved in 2007. It should be noted that, in receiving the first extension, the applicant was advised that future extensions would be unlikely. Then in May 2009, upon receiving approval of the second, the Commission only granted 6 months to the applicant, feeling that this would be more than adequate time to allow the applicant to record a one-lot subdivision. With that said, staff can find no justification in approving a third extension.

**RECOMMENDATION**

Based on the preceding, it is recommended that these requests for extension be denied.

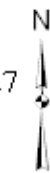
## LOCATOR MAP



APPLICATION NUMBER 8 & 9 DATE January 7, 2010

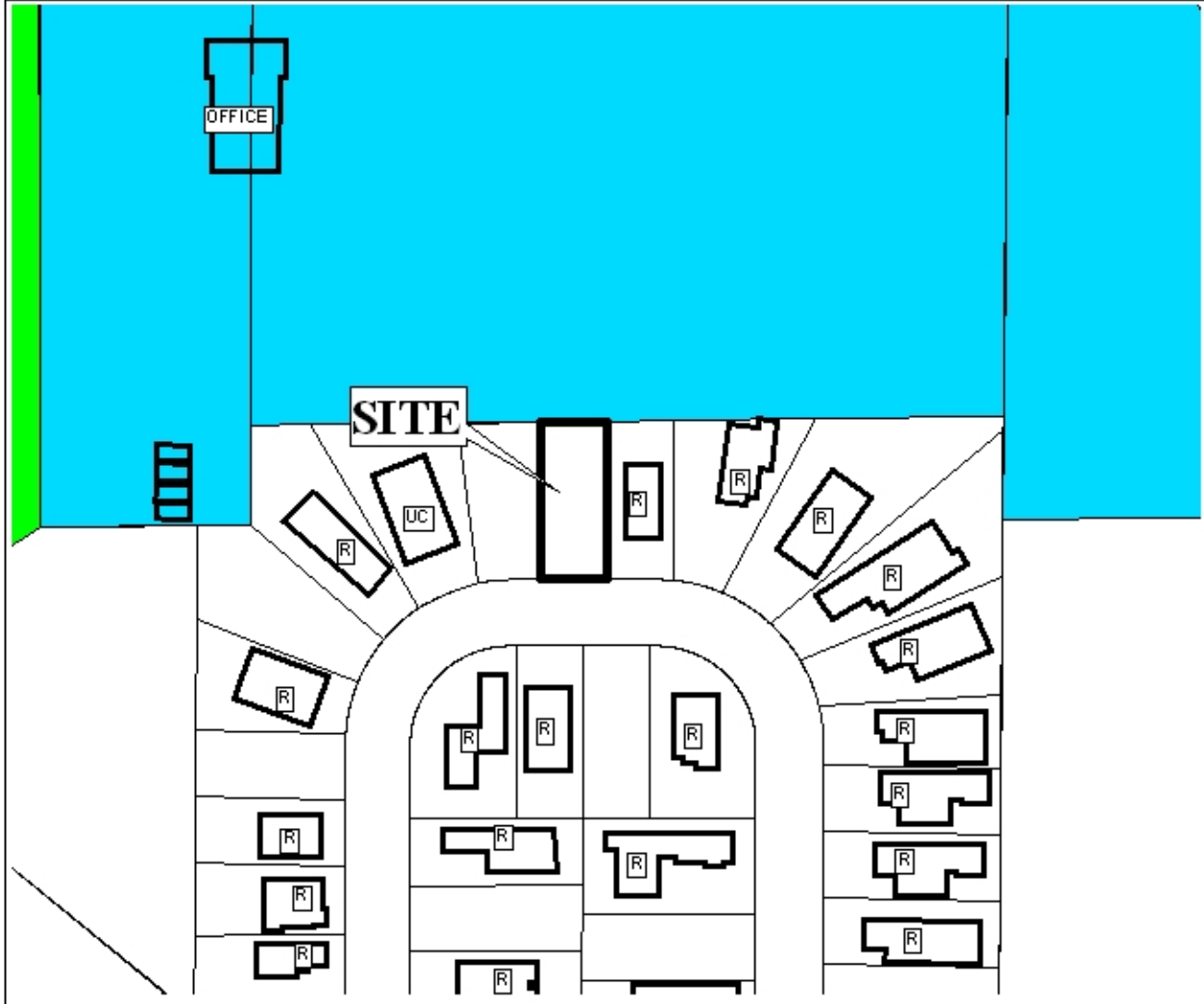
APPLICANT The Woodlands at the Preserve Subdivision, Resubdivision of Lot 27

REQUEST Subdivision, Planned Unit Development



NTS

# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



An office is located to the north of the site. Single-family residential units are located to the south and east of the site.

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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	NTS
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## PLANNING COMMISSION VICINITY MAP - EXISTING ZONING

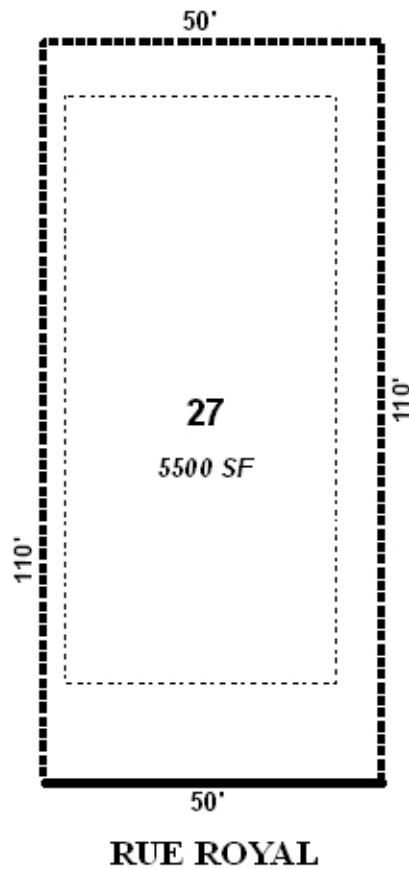


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## SITE PLAN



The site plan illustrates the existing lot configuration and building setbacks

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