

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

Mock Subdivision

**LOCATION**6377 Old Shell Road  
(Southeast corner of Old Shell Road and Hillcrest Road).**CITY COUNCIL  
DISTRICT**

District 6

**PRESENT ZONING**

B-2, Neighborhood Business District

**AREA OF PROPERTY**

2 Lots / 2.4± Acres

**CONTEMPLATED USE**

Planned Unit Development Approval to allow multiple buildings on a single building site and shared access between two building sites.

**TIME SCHEDULE  
FOR DEVELOPMENT**

Upon approval.

**REMARKS**

The applicant is requesting a one-year extension of a previously approved PUD. The application was originally approved in June, 2014, and this is the first extension request.

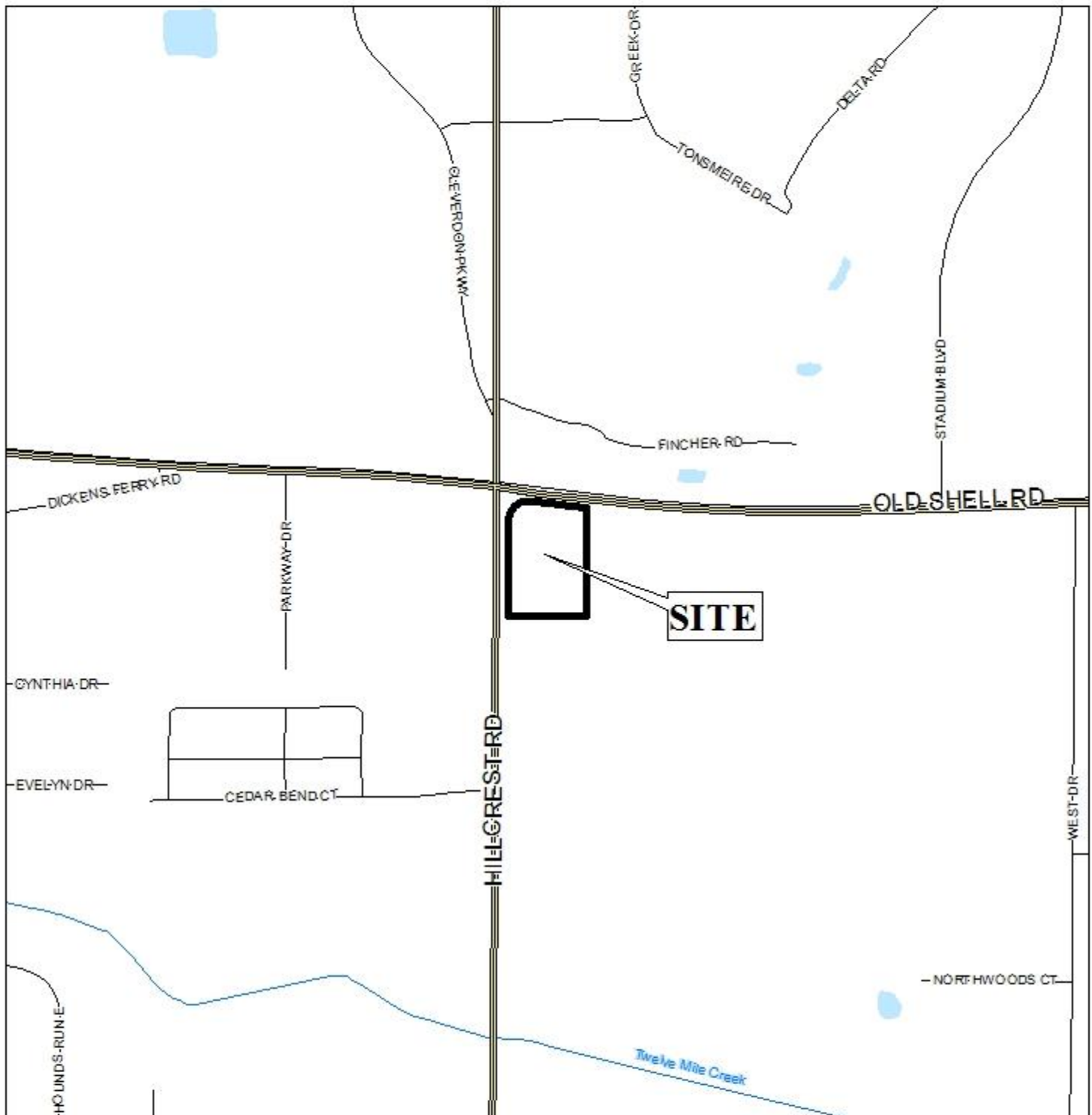
The applicant states *“An extension is being requested because the Applicant had to wait until a Request for Vacation of a portion of the Old Shell Road Right of Way adjacent to this development was completed prior to completing the design of the facility and submitting for Land Disturbance Permit and Building permit. Additionally, the procurement of certain items of equipment delayed the Applicant’s ability to complete the design. This extension request is being made in the event the LD and Building Permits have not been approved prior to June 9, 2015, which is the Official date the presently approved PUD will expire.”*

There have been no changes in the area, nor have there been any changes to the regulations that would impact the original approval. The applicant is actively pursuing the Land Disturbance and Building Permits and the review process for such should be complete after some minor changes to the site plans submitted. The associated two-lot Subdivision plat has been signed.

**RECOMMENDATION**

**Planned Unit Development:** Based on the preceding, it is recommended that this request for extension be approved and the applicant be advised that future extensions will be unlikely.

# LOCATOR MAP



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APPLICANT Mock Subdivision

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# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by miscellaneous commercial and residential units.

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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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# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



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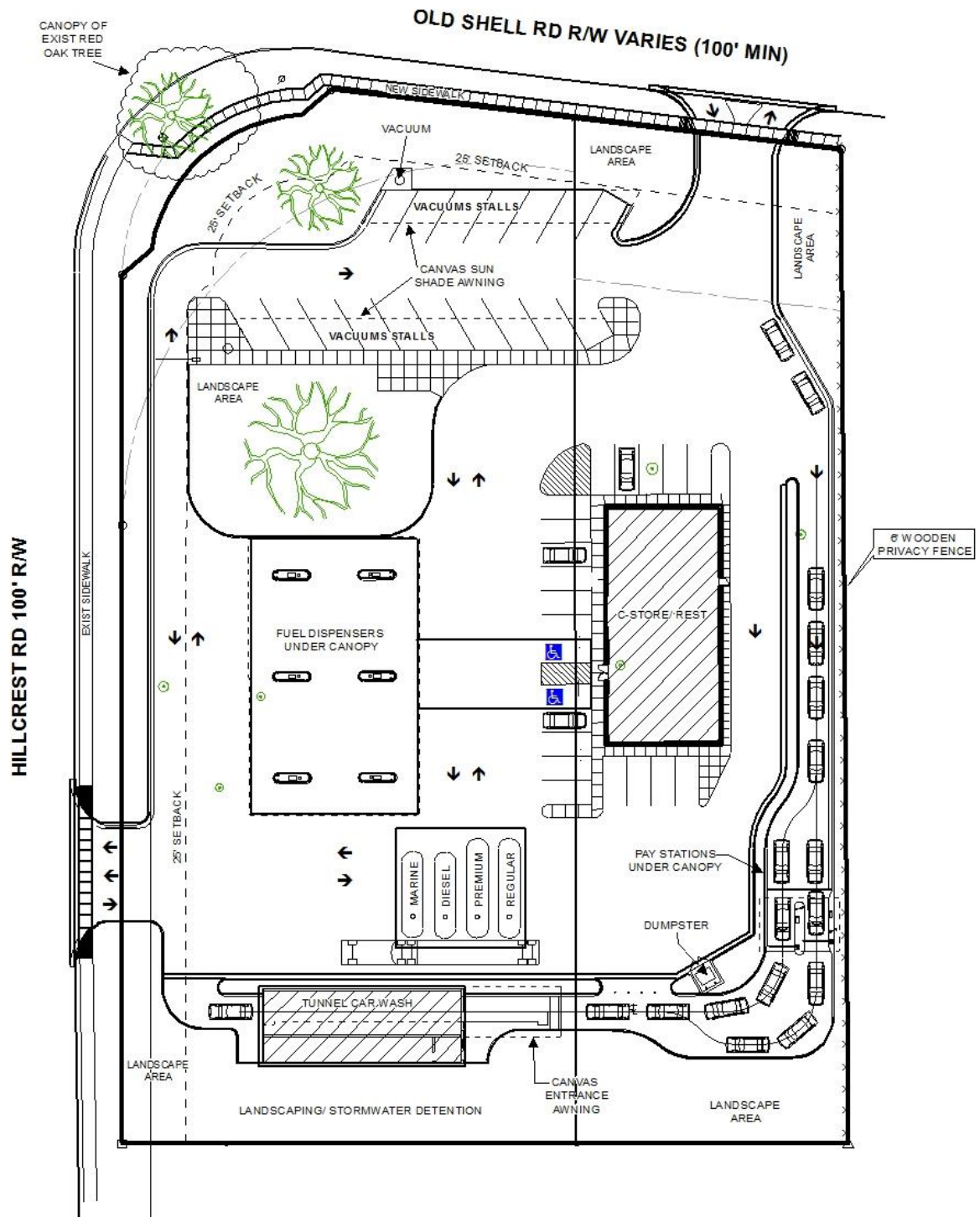
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# SITE PLAN



The site plan illustrates the proposed convenience store, new sidewalk, fuel tanks, canopies, and car wash area.

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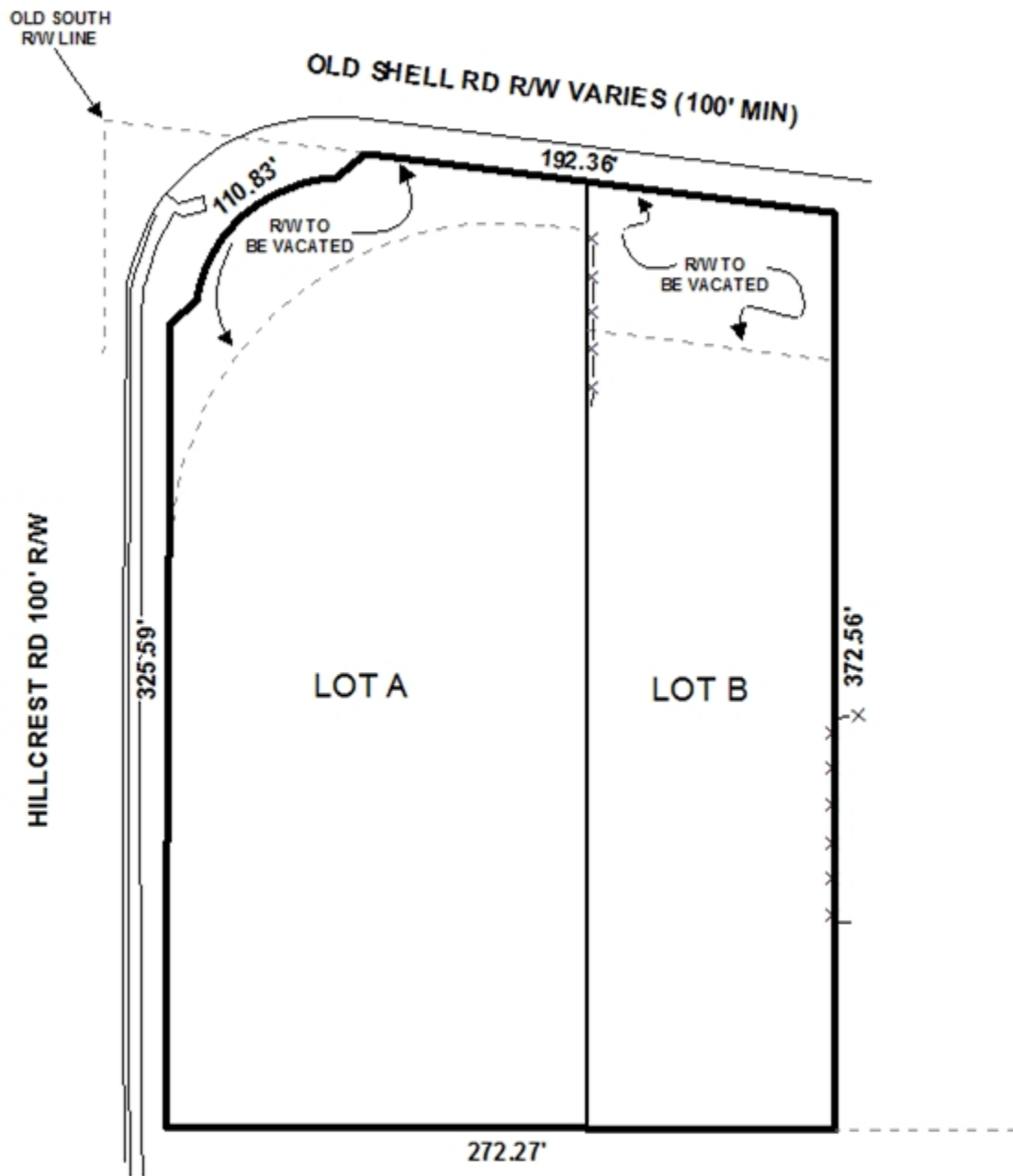
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# DETAIL SITE PLAN



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