

**PLANNED UNIT DEVELOPMENT  
& SUBDIVISION STAFF REPORT****Date: September 2, 2010****DEVELOPMENT NAME**

Fowler Cove Subdivision

**SUBDIVISION NAME**

Fowler Cove Subdivision

**LOCATION**2465 Venetia Road B  
(At the end of a private Road, 950'± South of the East  
terminus of Venice Court).**REMARKS**

The applicant is requesting one-year extensions of a previously approved 3-lot subdivision and Planned Unit Development to allow construction of a private street subdivision.

This is the first extension since the PUD and subdivision applications were approved in 2009. There have been no changes 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. Neither have there been any changes to the Subdivision Regulations which would affect the previous approval.

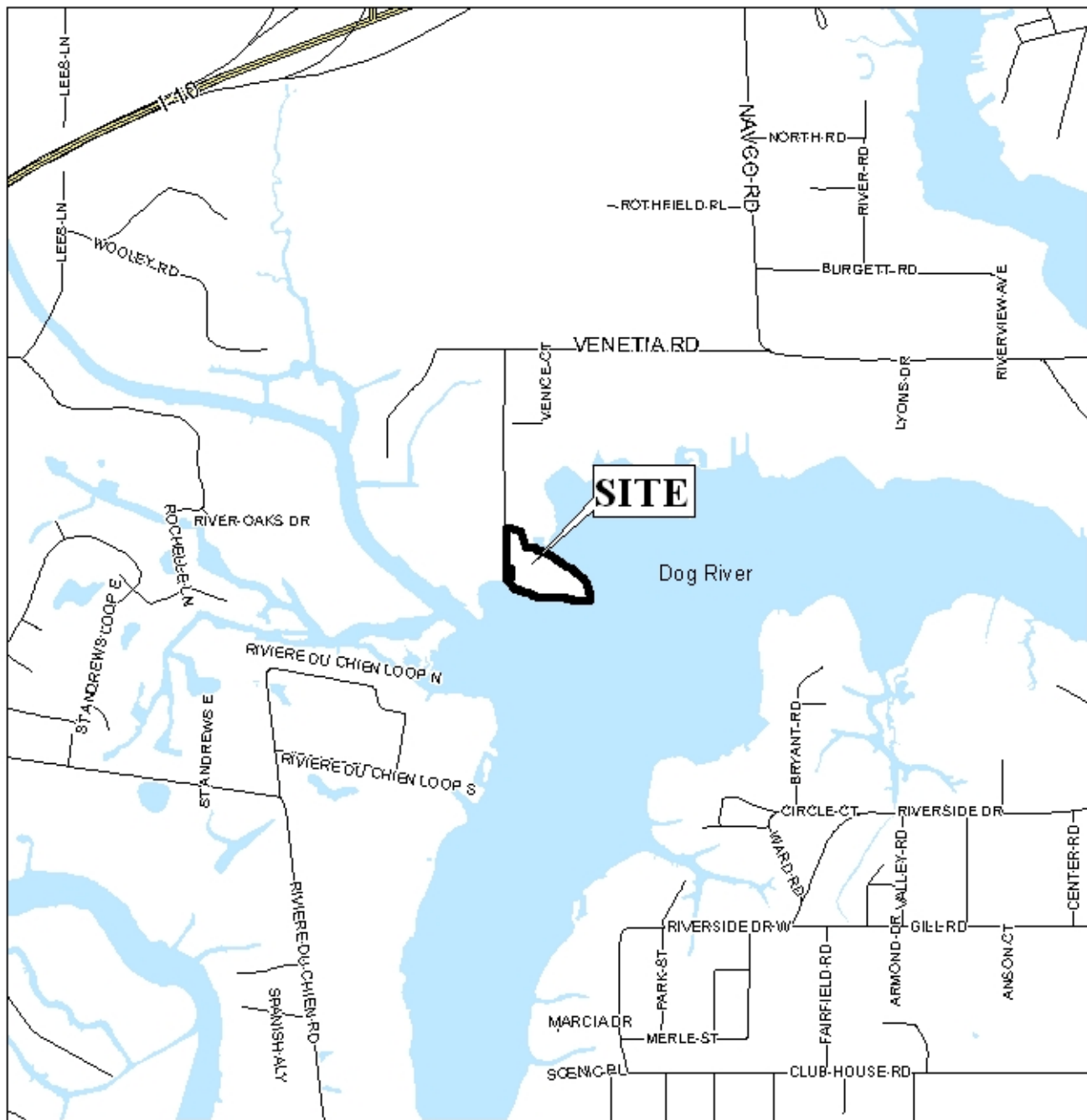
As no street construction is proposed, no building permits or land disturbance permits have been applied for; the applicant should be made aware that a second extension would be unlikely since no road construction is required.

**RECOMMENDATION**

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

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

# LOCATOR MAP



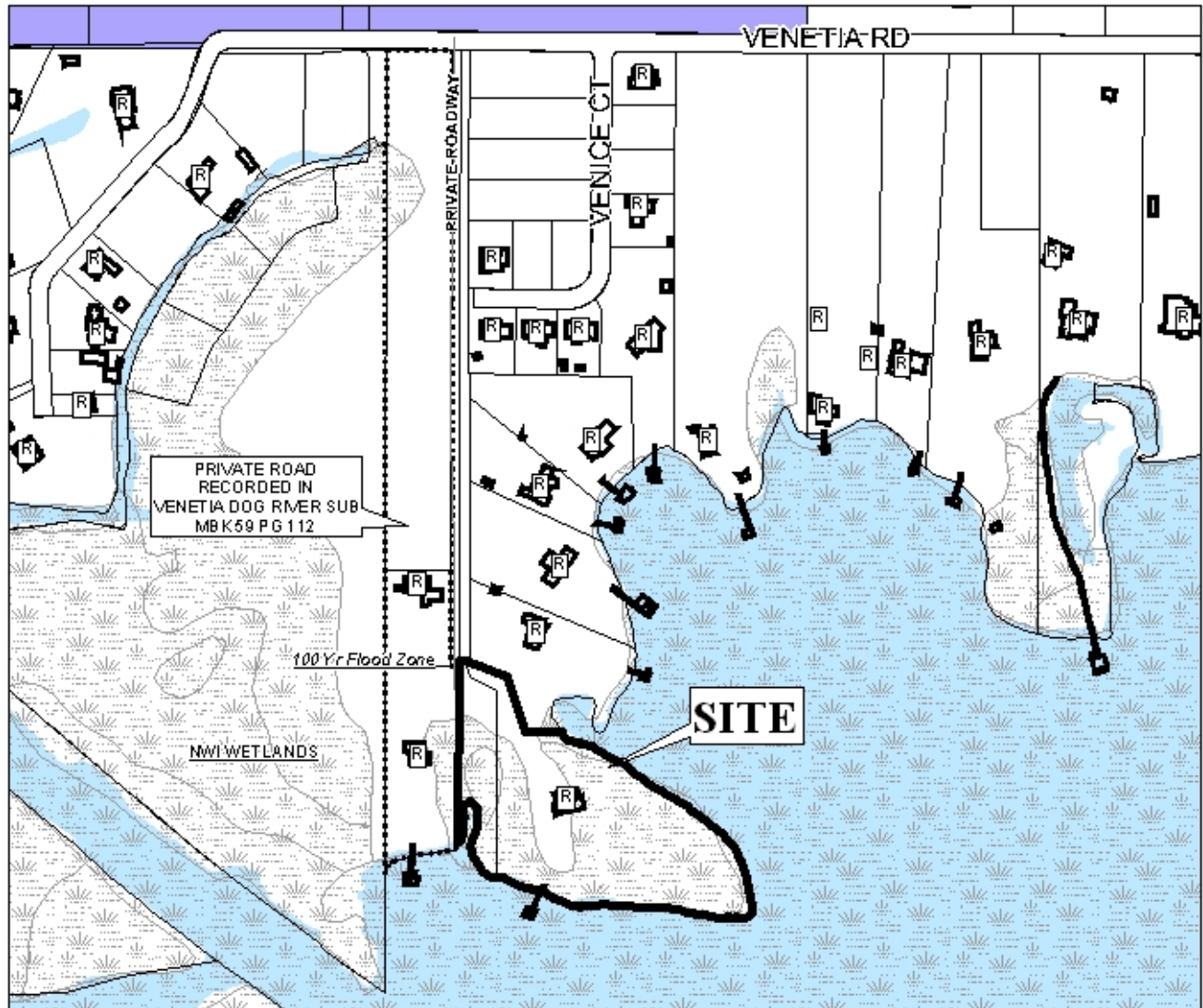
APPLICATION NUMBER 9 & 10 DATE September 2, 2010

APPLICANT Fowlers Cove Subdivision

REQUEST Subdivision, Planned Unit Development



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single-family residential units.

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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
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NTS



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



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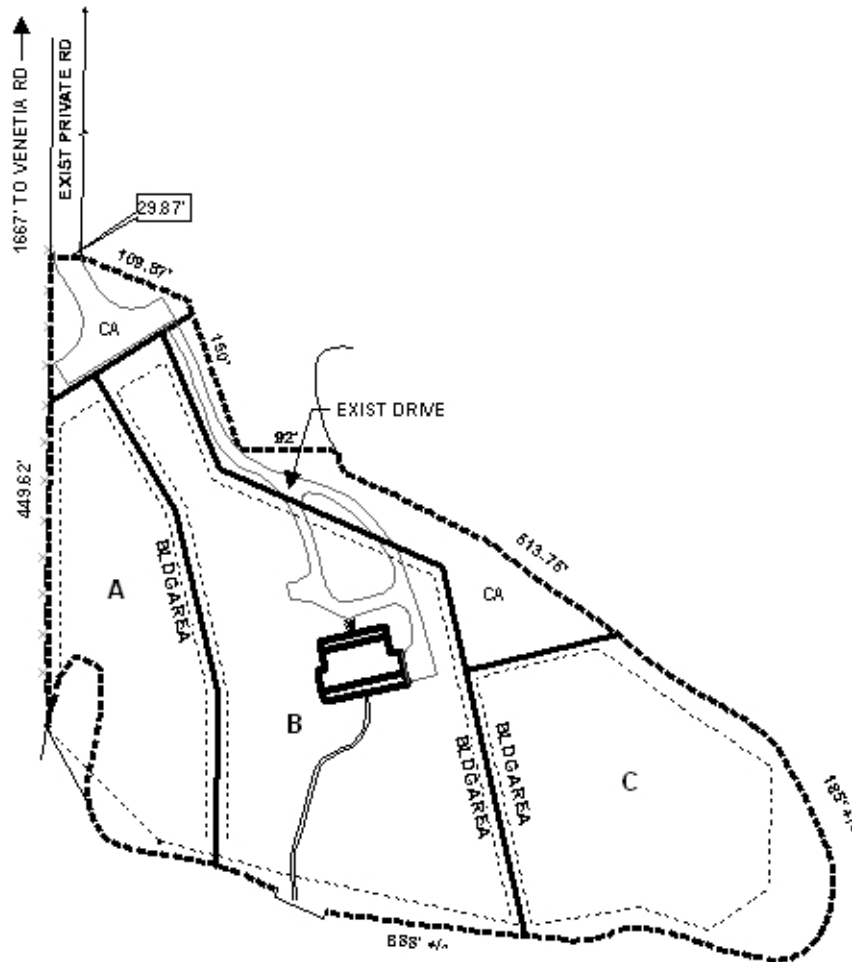
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# SITE PLAN



The site plan illustrates the existing residence, drive, and proposed lot configuration.

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