

**PLANNED UNIT DEVELOPMENT  
& SUBDIVISION STAFF REPORT****Date: February 18, 2010****SUBDIVISION NAME**

Montecito Subdivision

**DEVELOPMENT NAME**

Montecito Subdivision

**LOCATION**

Northwest corner of Demetropolis Road and Halls Mill Road, extending to the East side of Government Boulevard at the West terminus of Lansdowne Drive

**REMARKS**

The applicant is requesting one-year extensions of a previously approved 3-lot subdivision and Planned Unit Development to allow 14 apartment buildings (366 total units) and a clubhouse on a single building site.

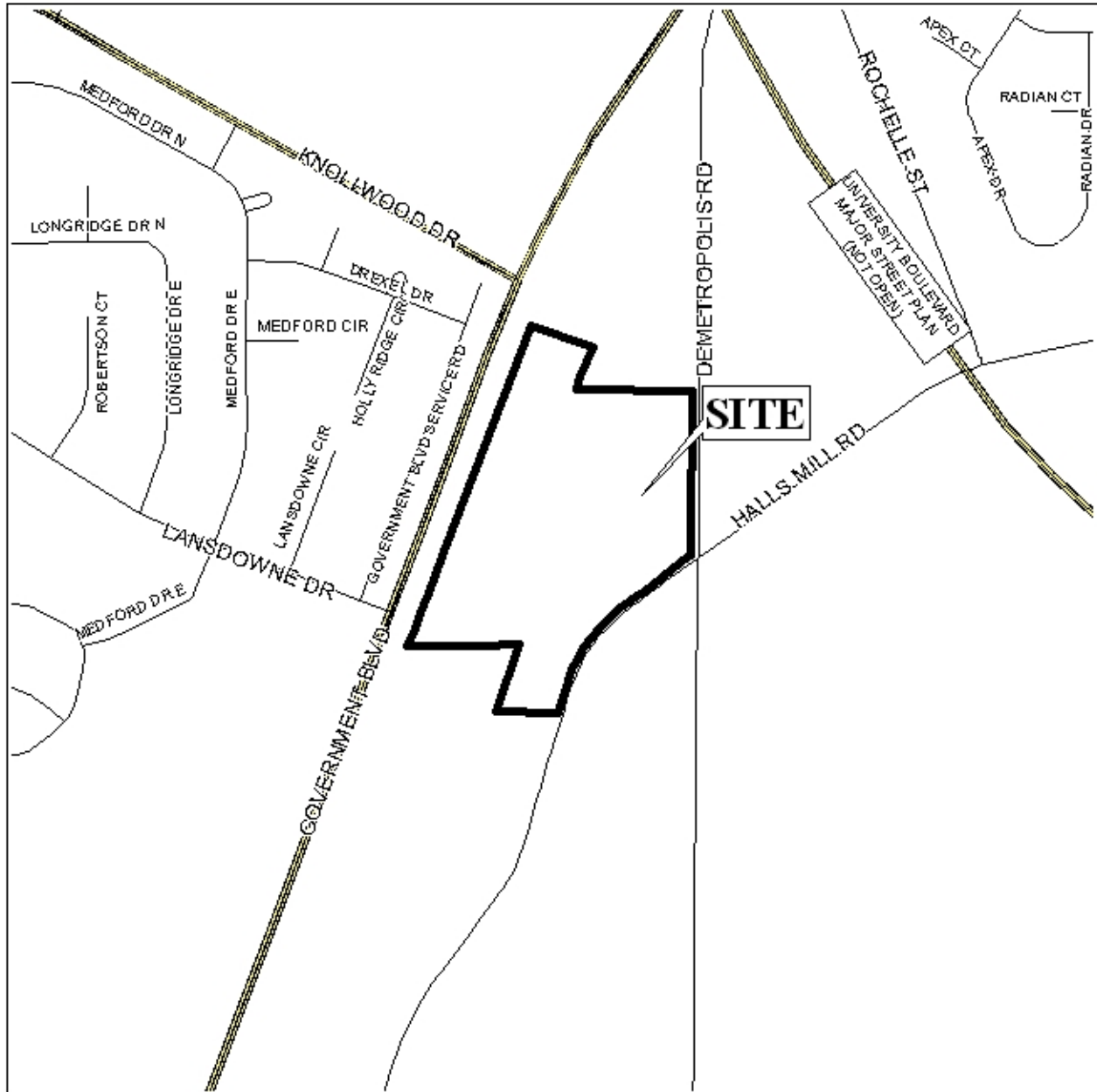
Both the subdivision and PUD applications were approved on February 7, 2008, and this is the second request for extension since the original approvals. There have been no changes in the conditions within the surrounding area that would affect the PUD as previously approved, nor have there been changes 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, and the fact that the applicant was advised that a second extension was unlikely, the request for extension should be denied.

**RECOMMENDATION**

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

## LOCATOR MAP



APPLICATION NUMBER 9 & 10 DATE February 18, 2010

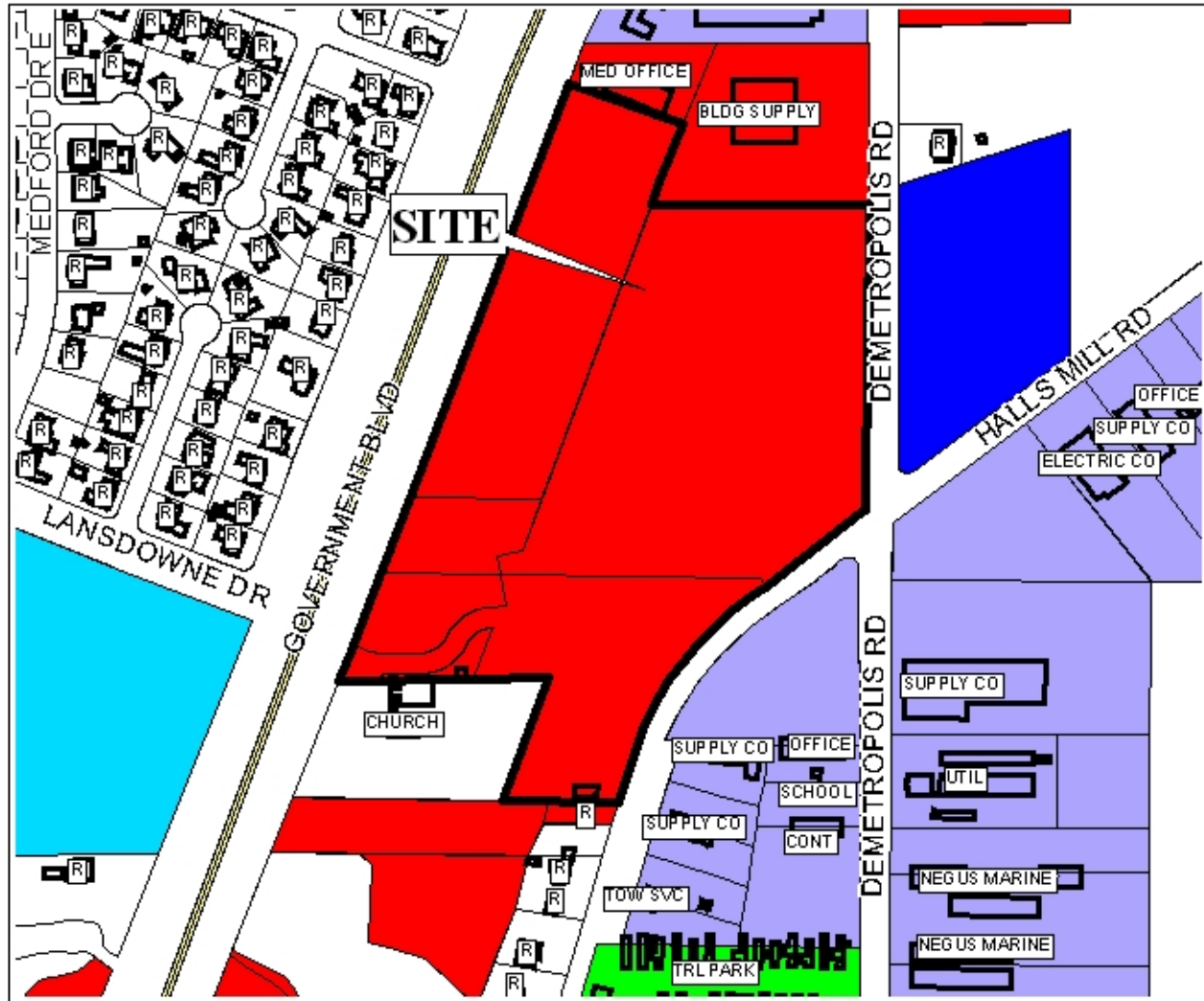
APPLICANT Montecito Subdivision

REQUEST Subdivision, Planned Unit Development



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# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by miscellaneous land use

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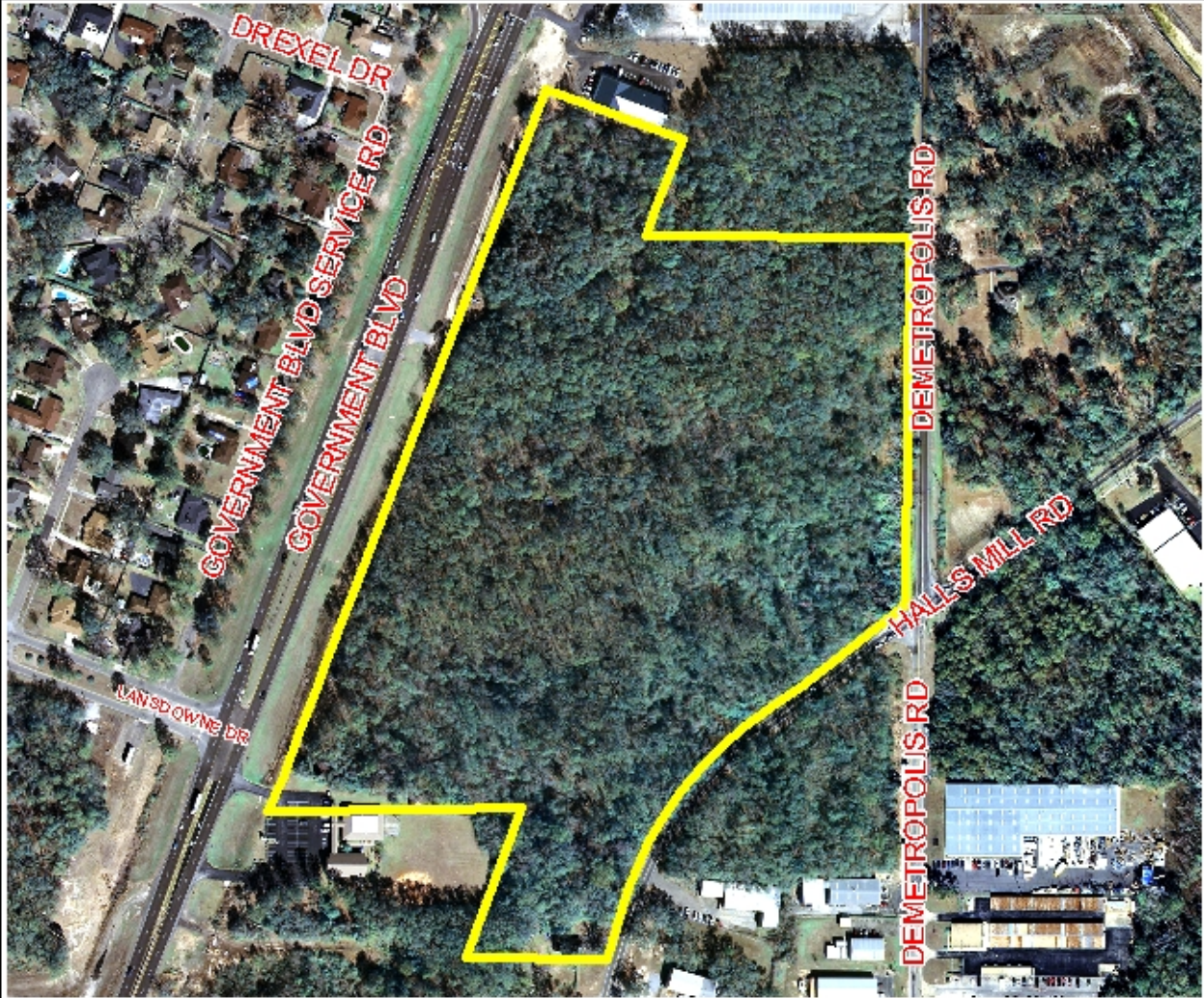
REQUEST Subdivision, Planned Unit Development

LEGEND

R-1	R-2	R-3	R-4	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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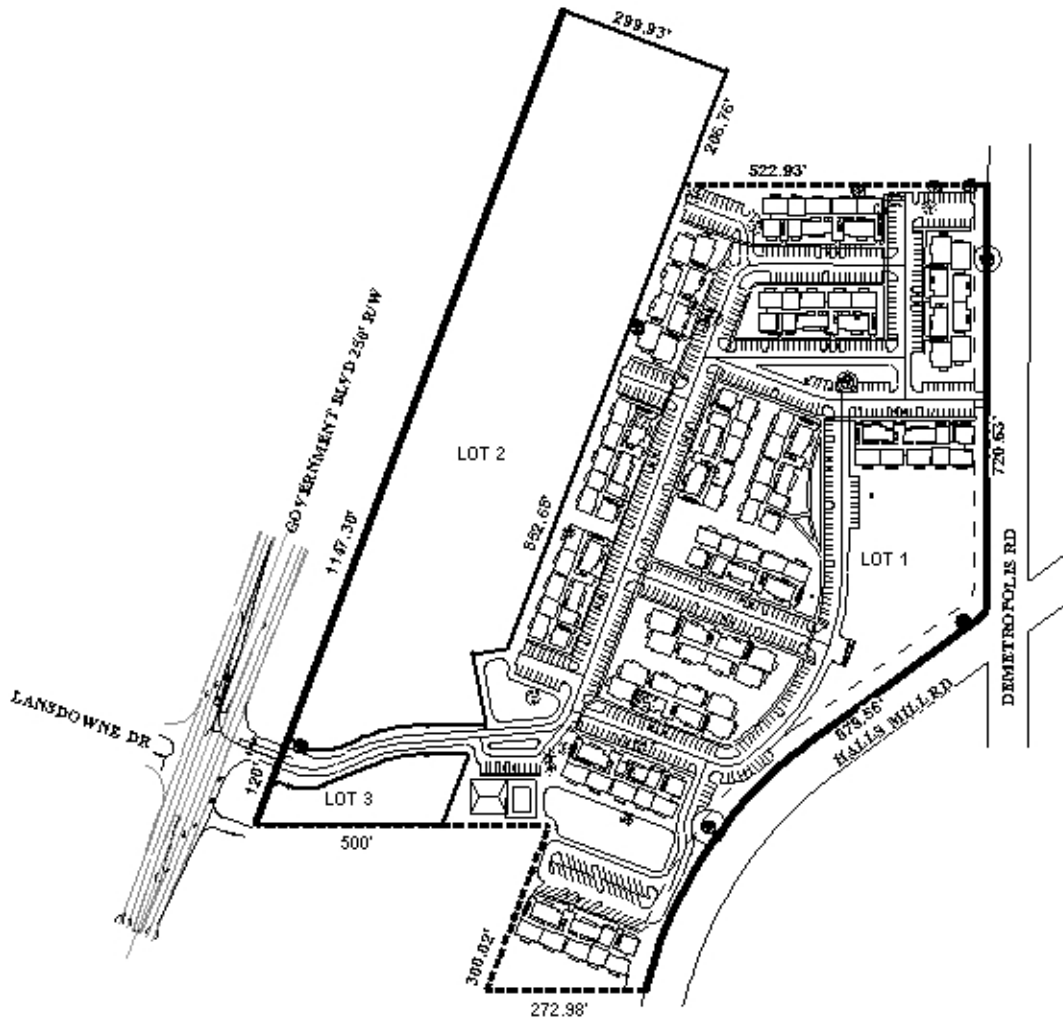
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# SITE PLAN



The site plan illustrates the proposed development

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