

**PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT****Date: June 16, 2011****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 one-year extensions of a previously approved 116-lot subdivision and Planned Unit Development Approval 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%.

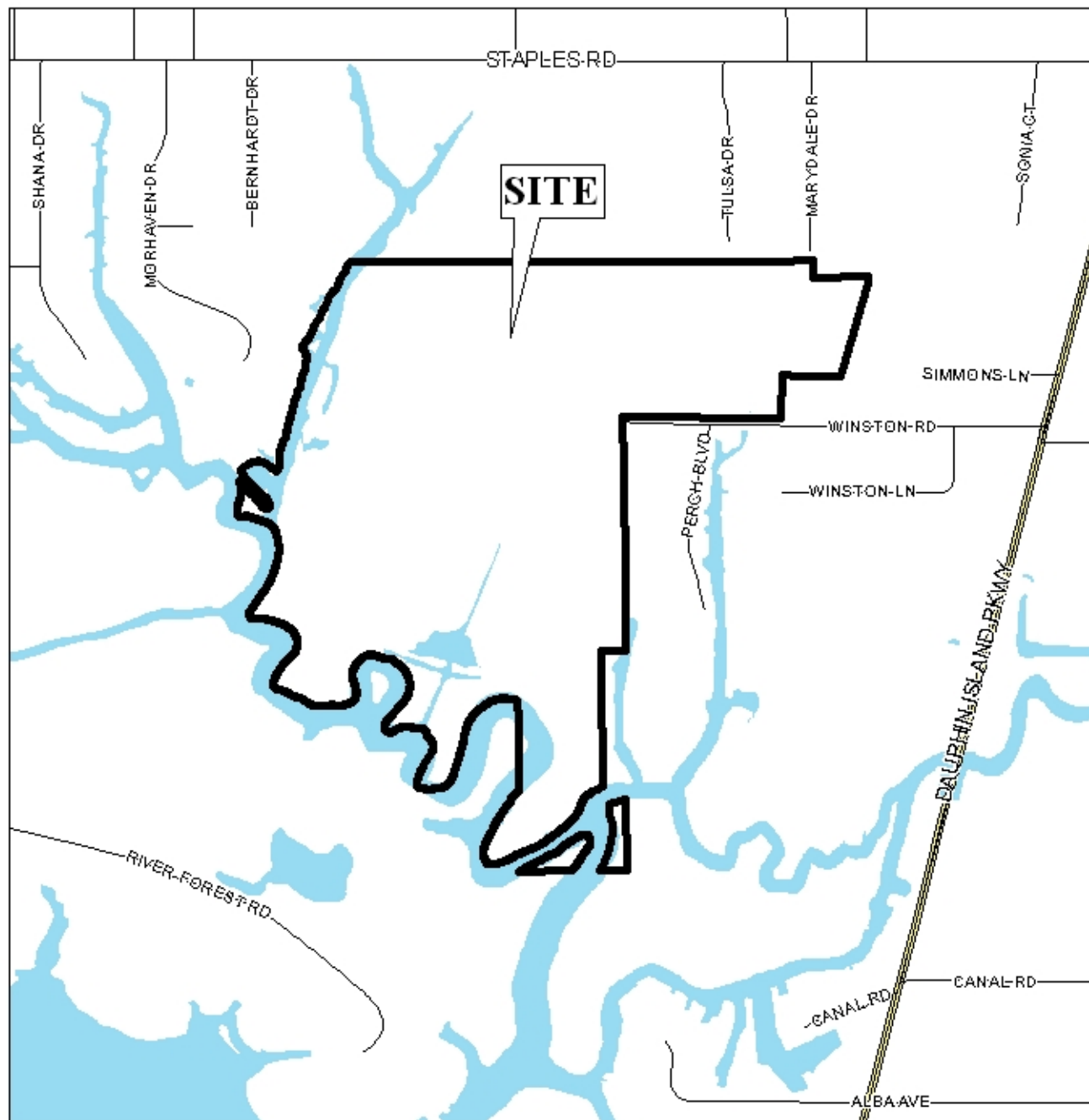
This is the third extension since the PUD and subdivision applications were approved in 2008. It should be noted that, in receiving the first extension, the applicant was advised that future extensions would be unlikely without units being recorded or road construction underway. With that said, staff can find no justification in approving a third extension.

Finally, it should be pointed out that FEMA recently revised its flood maps, and the entire site appears to be located within the AE flood zone.

RECOMMENDATION

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

LOCATOR



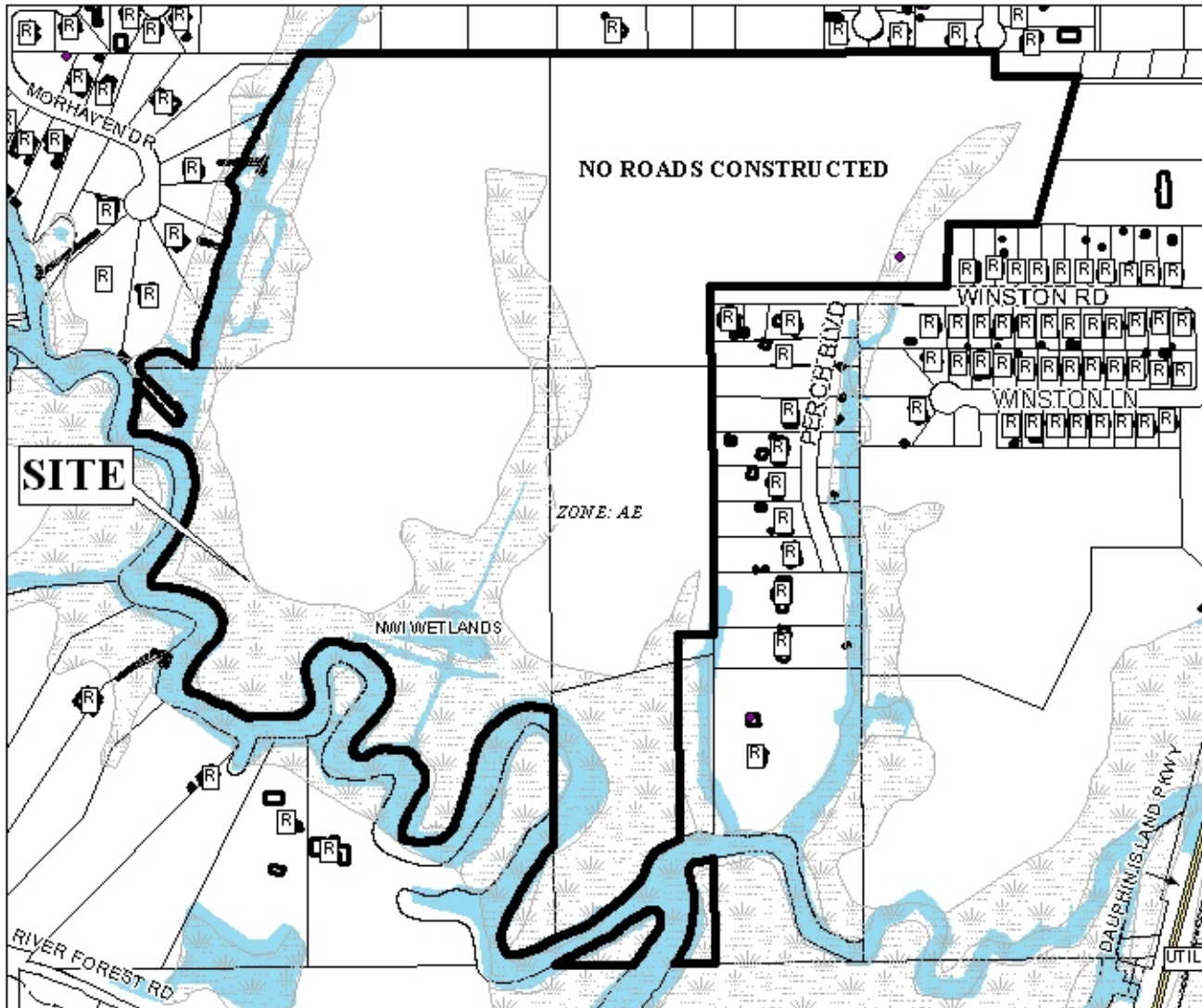
APPLICATION NUMBER 9 & 10 DATE June 16, 2011

APPLICANT Perch Creek Preserve Subdivision

REQUEST Subdivision, Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



This site is surrounded by residential land use.

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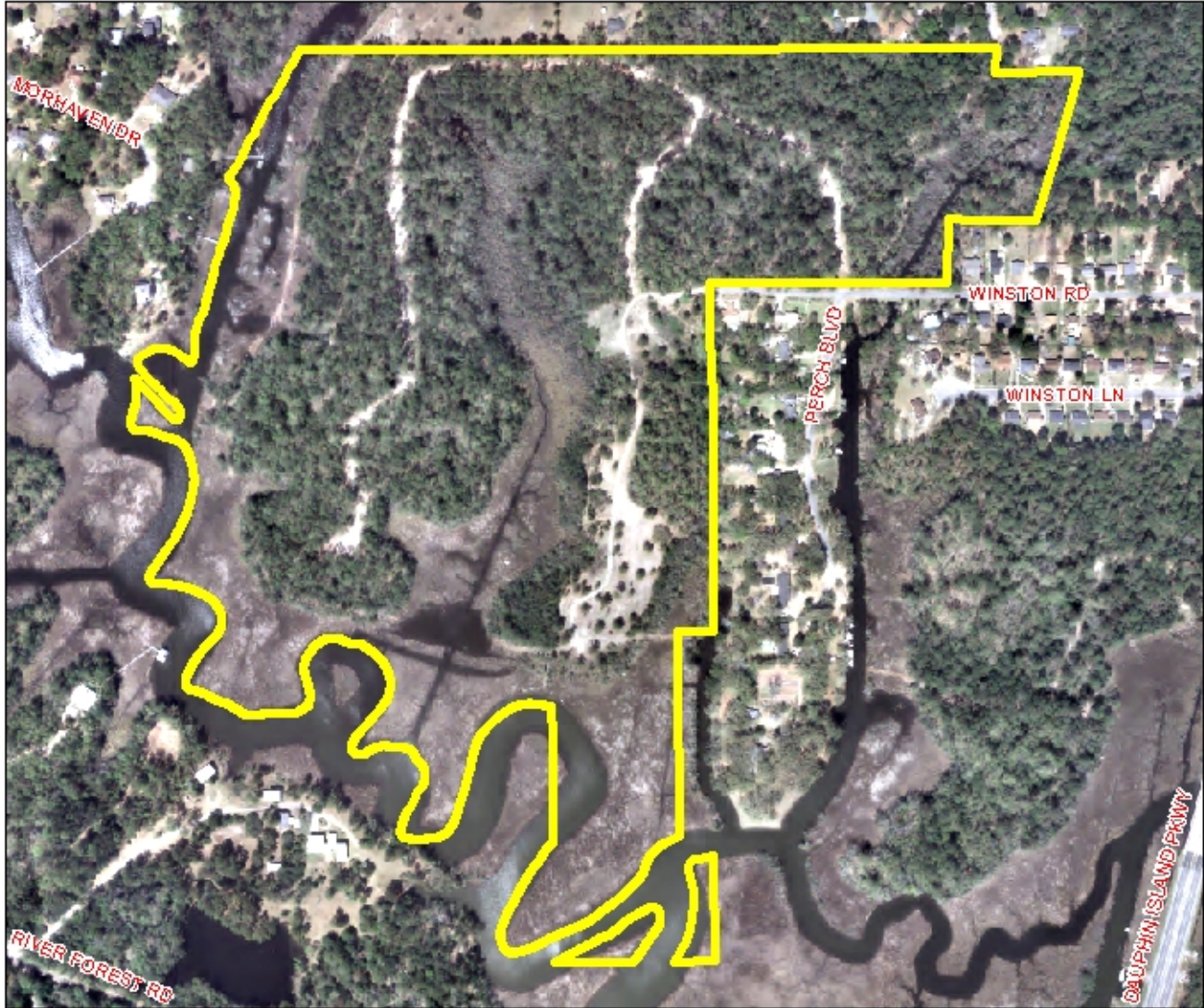
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LEGEND

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



This site is surrounded by residential land use.

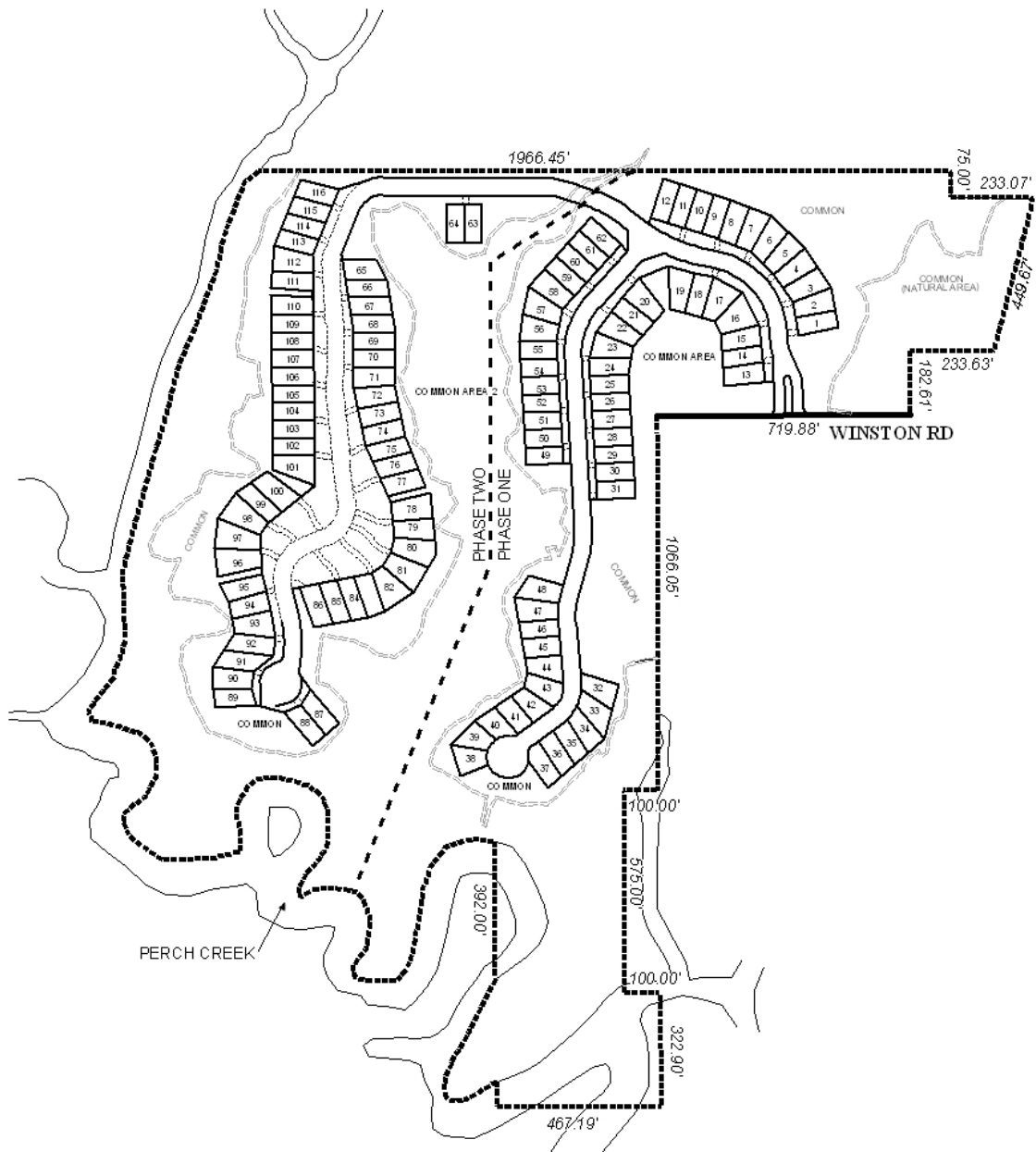
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NTS

SITE PLAN



This site plan illustrates the proposed lot configuration.

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