

**PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT****Date: May 21, 2009****DEVELOPMENT NAME**

Loupe Development, LLC

SUBDIVISION NAMEThe 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 one lot subdivision and Planned Unit Development to amend a previously approved Planned Unit Development to allow increased site coverage.

This is the second extension since the PUD and subdivision applications were approved in 2007. There has been no change 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. However, the applicant was advised upon approval of the last extension that, as no street construction is proposed, a second extension would be unlikely. Staff feels that adequate time has been given to the applicant to record a one lot subdivision.

RECOMMENDATION

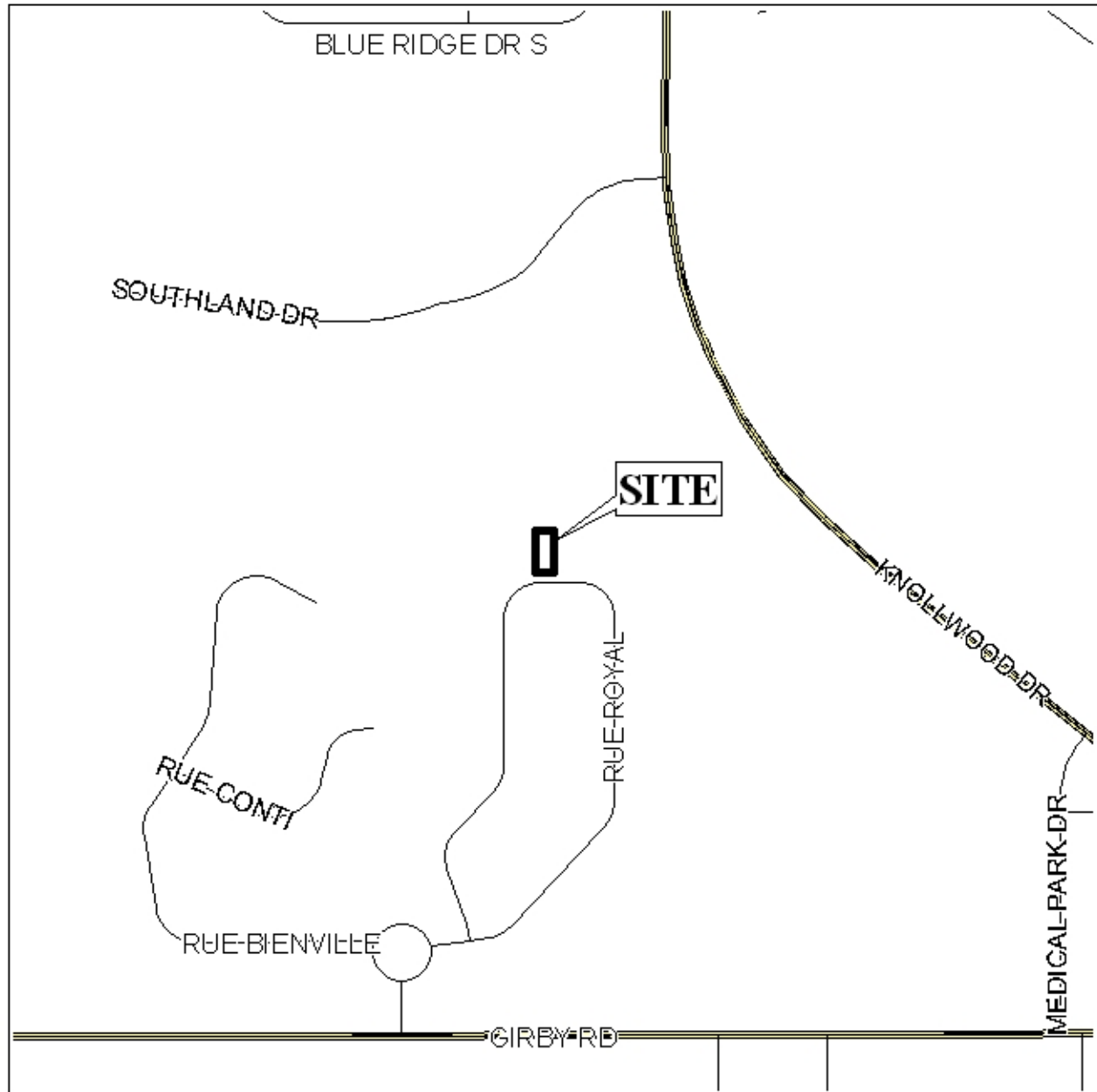
Based on the preceding, it is recommended that these requests for extension be denied.

Revised for the June 4th meeting:

This application was held over at the May 21st meeting because the Commission was unable to vote due to a lack of quorum.

As no new information has been provided, the original recommendation stands.

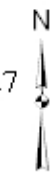
LOCATOR MAP



APPLICATION NUMBER 9 & 10 DATE June 4, 2009

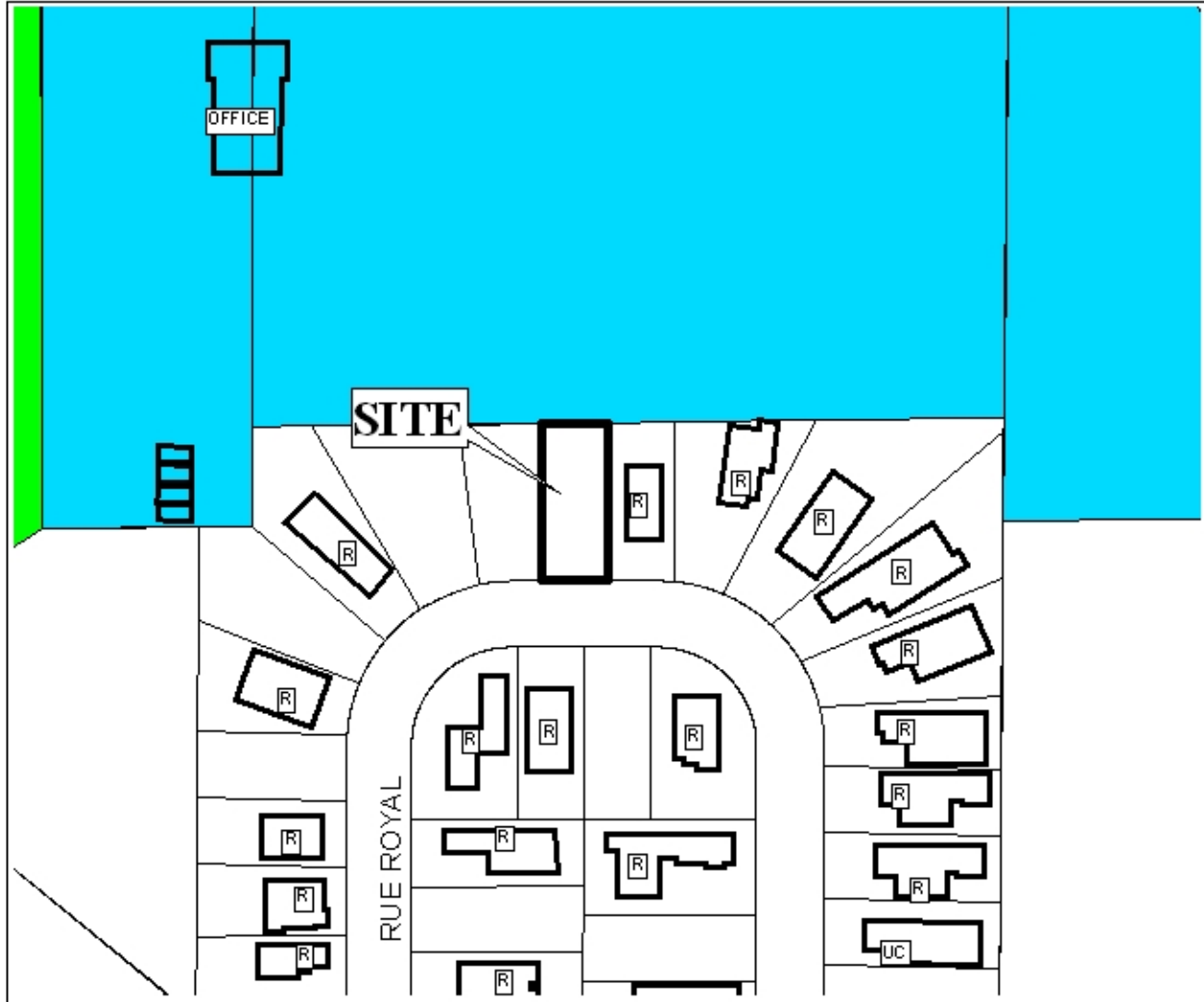
APPLICANT The Woodlands at the Preserve Subdivision, Resubdivision of Lot 27

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

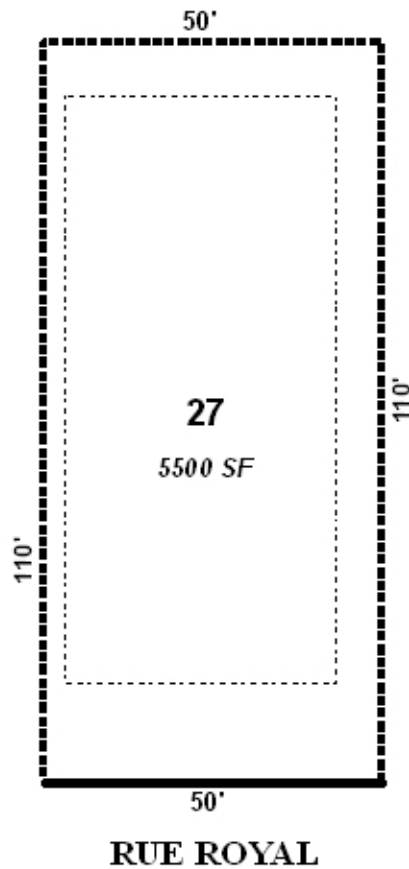


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NTS

SITE PLAN



The site plan illustrates the existing lot configuration and building setbacks

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