

**PLANNED UNIT DEVELOPMENT  
STAFF REPORT****Date: July 24, 2008****NAME**

Robert Moore Park Subdivision

**SUBDIVISION NAME**

Robert Moore Park Subdivision

**LOCATION**4213 Halls Mill Road  
(East side of Halls Mill Road, 185'± North of Alden Drive).**CITY COUNCIL****DISTRICT**

District 4

**AREA OF PROPERTY**

1 Lot / 16.6 ± Acres

**CONTEMPLATED USE**

One year extension of a previously approved Planned Unit Development Approval to allow multiple buildings on a single building site.

**TIME SCHEDULE****FOR DEVELOPMENT**

Immediate

**REMARKS**

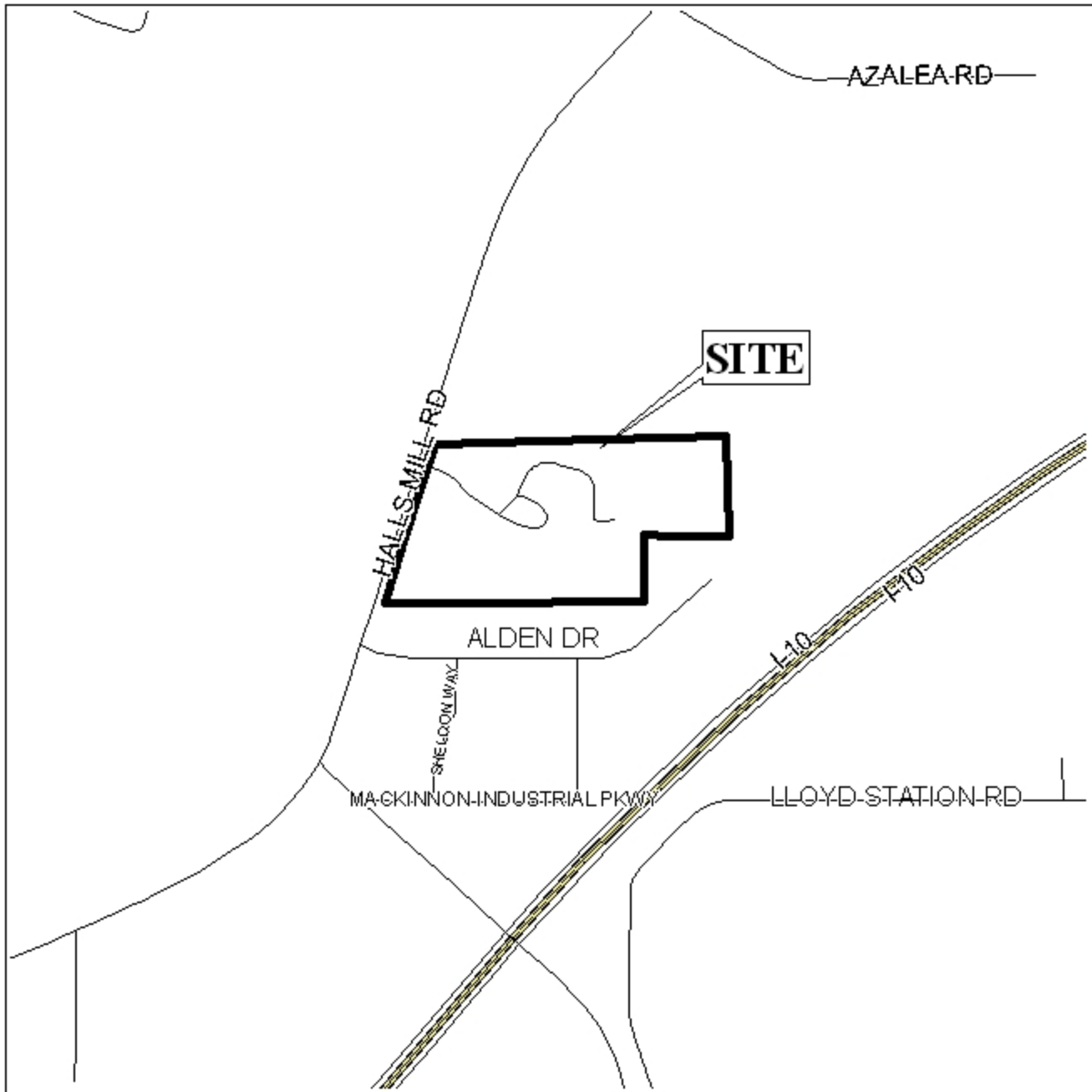
The applicant is requesting a one year extension of a previously approved PUD. The application was originally approved in 2007 in conjunction with a Subdivision application to create one lot (approved and recorded), and rezoning to eliminate a split-zoned condition. The applicant has applied for permits to construct the proposed new commercial buildings, however, no revised PUD site plan was submitted per the requirements of the 2007 approval. It should also be pointed out that the commercial site plan submitted for building permits showed an "existing" building in a location at least 30 feet from its location on any other previously approved site plan for any previous application to the Planning Commission or Board of Zoning Adjustment.

**RECOMMENDATION**

**Planned Unit Development:** Based upon the preceding, this application for a one-year extension is recommended for Denial for the following reasons:

- 1) A revised PUD site plan reflecting the conditions of approval was never submitted, per the approval requirements; and
- 2) The site plan submitted for commercial building permits in June 2008 differs significantly enough to warrant a new application for PUD approval.

# LOCATOR MAP



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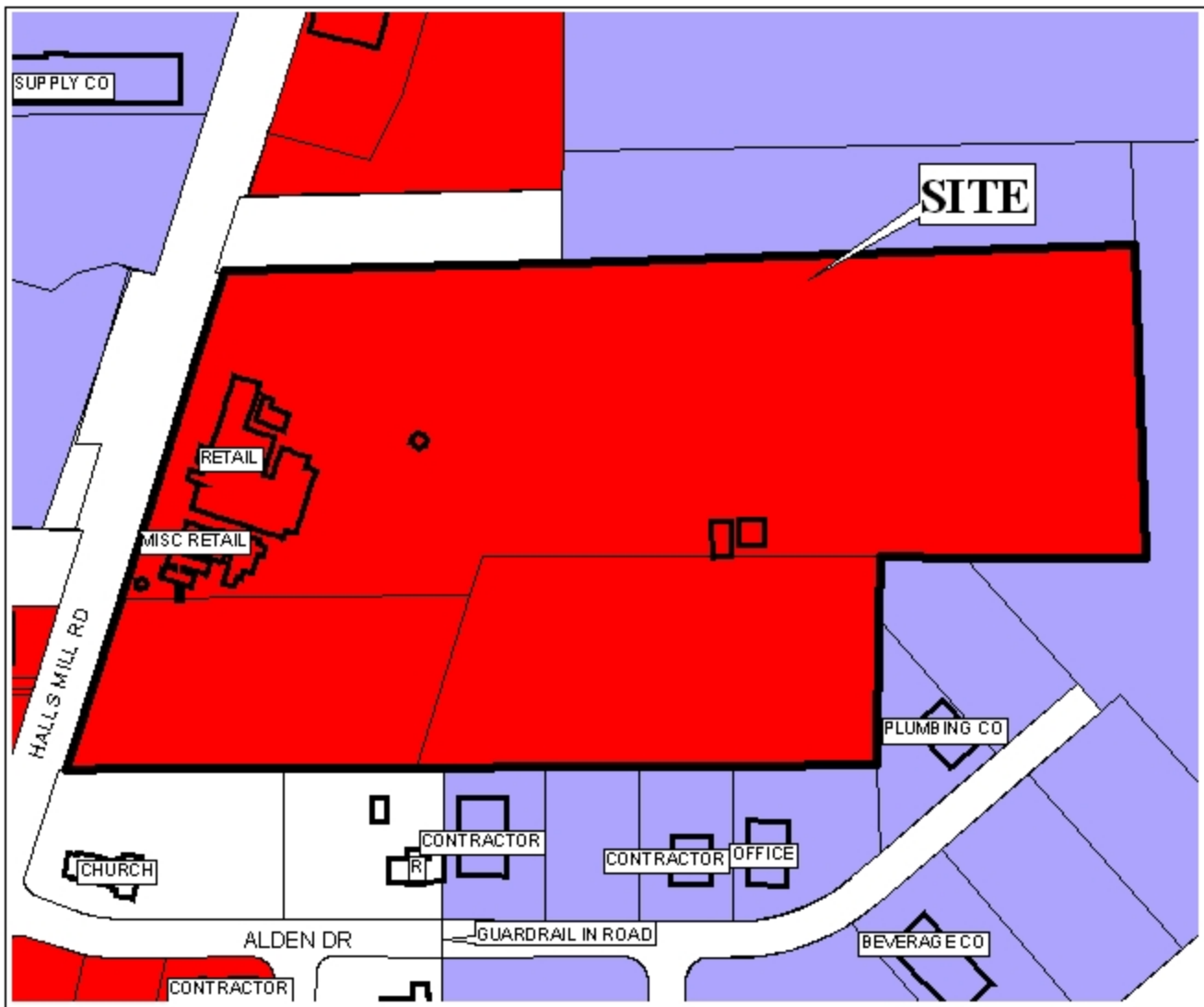
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# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by mixed land use

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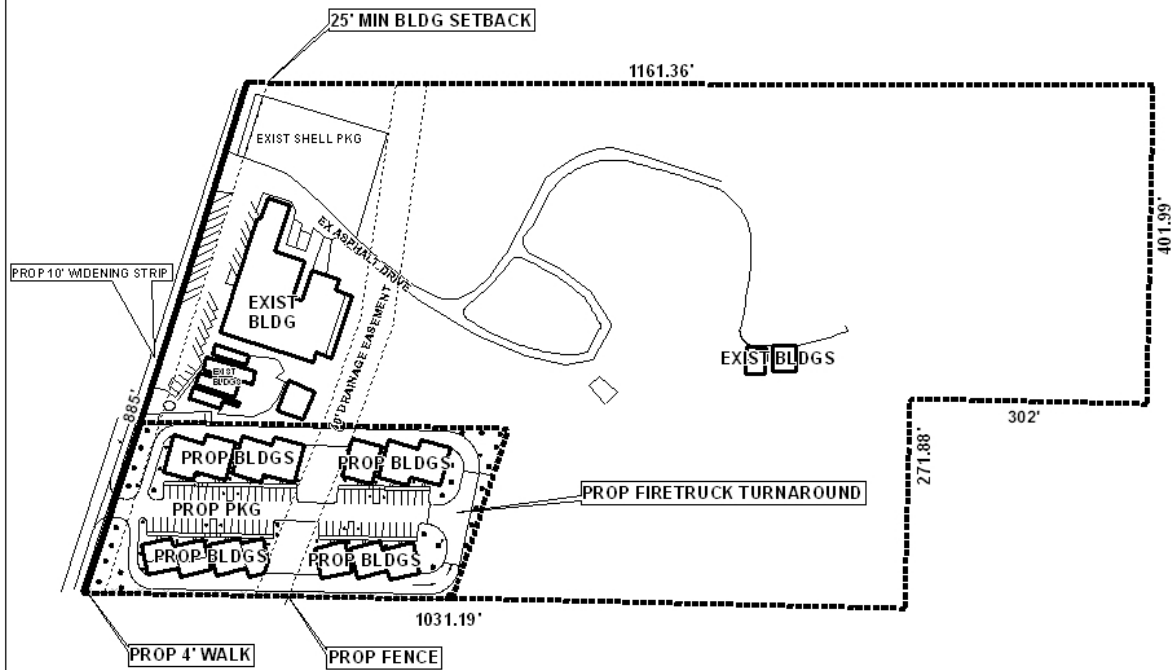
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LEGEND

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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# SITE PLAN



The site plan illustrates the existing buildings, parking, proposed buildings, and proposed parking

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