

**PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT****Date: February 19, 2009****SUBDIVISION NAME**

Gates at the Palms Subdivision

DEVELOPMENT NAME

Gates at the Palms Subdivision

LOCATION

South side of Southland Drive, 800'+ West of Knollwood Drive, extending to the West terminus of Southland Drive.

REMARKS

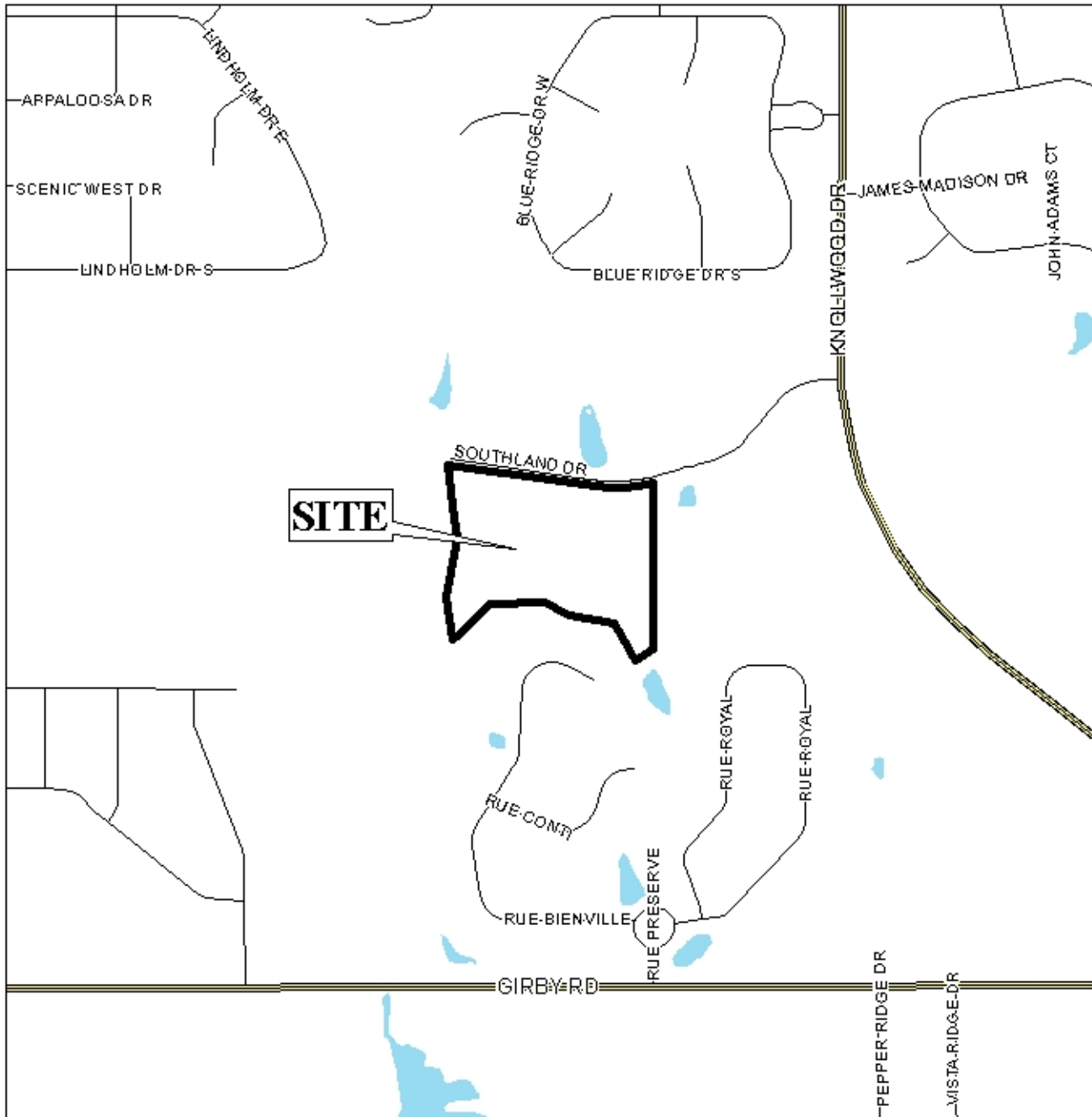
The applicant is requesting one-year extensions of a previously approved one-lot subdivision and Planned Unit Development to allow seven apartment buildings (183 total units) and a clubhouse on a single building site.

Both the subdivision and PUD applications were approved on February 7, 2008, and this is the first 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. However, as no street construction is proposed, the applicant should be advised that a second extension is unlikely.

RECOMMENDATION

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

LOCATOR MAP



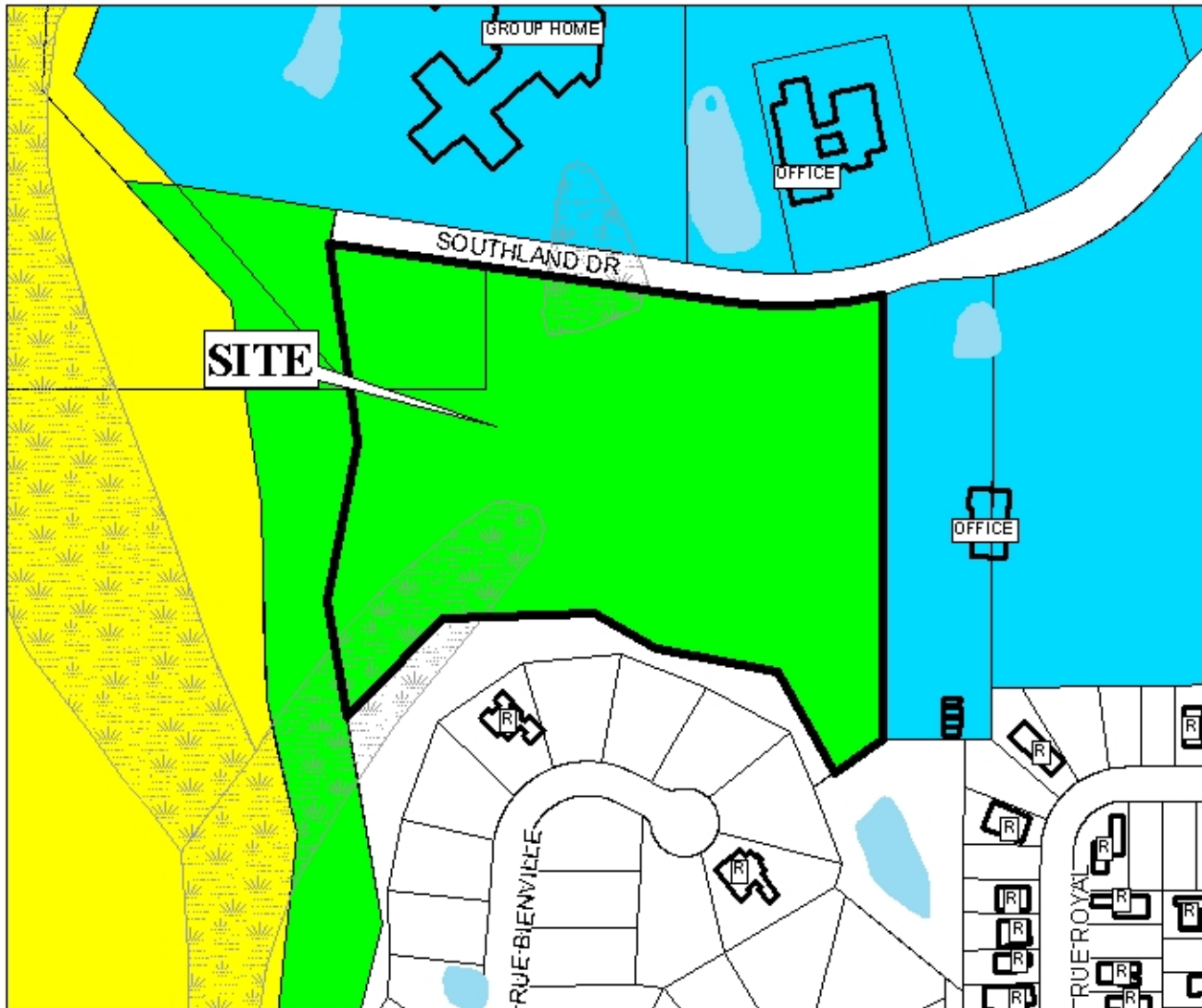
APPLICATION NUMBER 10 & 11 DATE February 19, 2009

APPLICANT Gates at the Palms Subdivision

REQUEST Subdivision, Planned Unit Development

N
NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



This site is surrounded by commercial land use with residential land use to the south.

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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 |
|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



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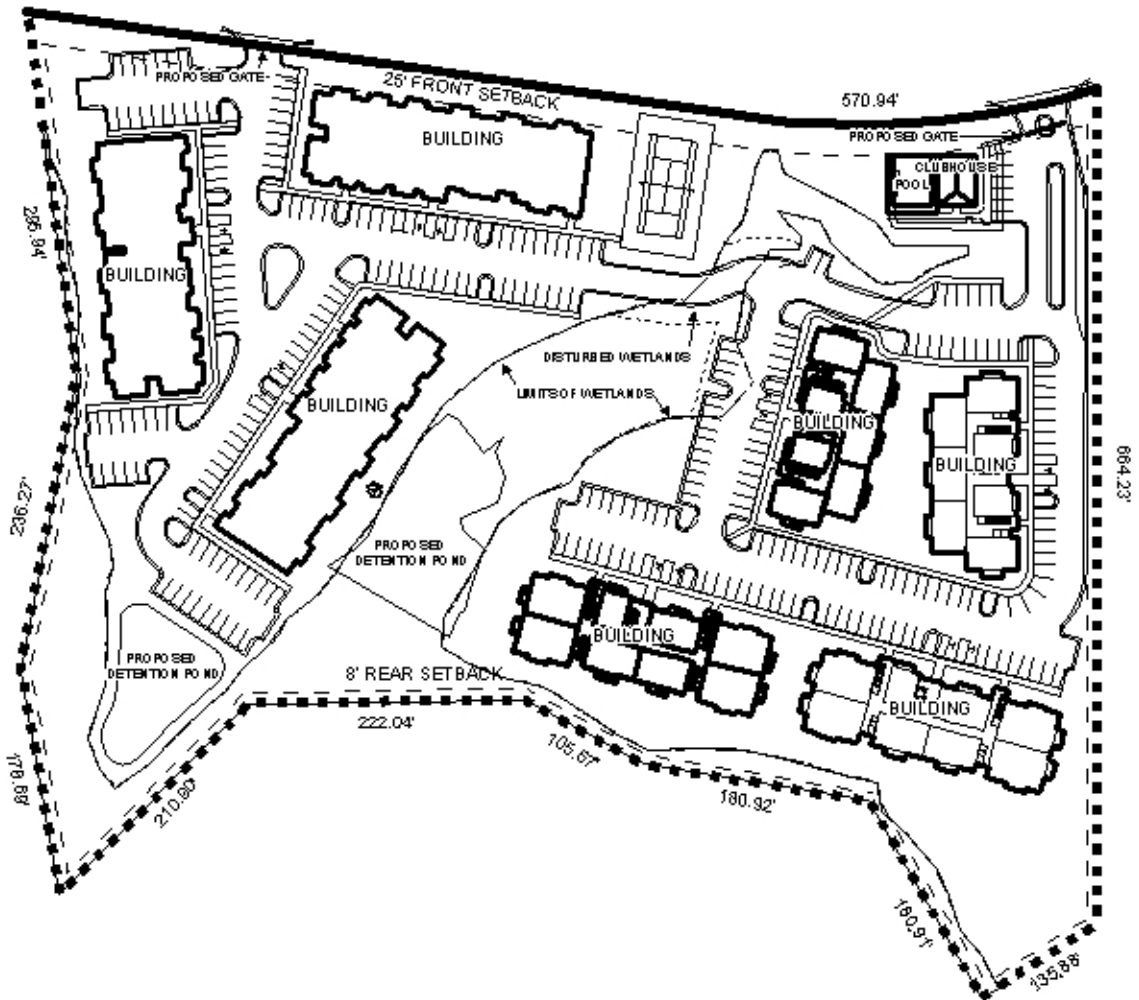
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SITE PLAN



This site plan illustrates the proposed subdivision and development.

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