

**PLANNED UNIT DEVELOPMENT  
STAFF REPORT****Date: April 2, 2009****NAME**

Southern Earth Sciences, Inc.

**SUBDIVISION NAME**

Regal Investments LLC Subdivision

**LOCATION**North side of Government Boulevard Service Road, 560'±  
West of West I-65 Service Road South.**CITY COUNCIL  
DISTRICT**

District 4

**AREA OF PROPERTY**

1 Lot / 4.5± Acres

**CONTEMPLATED USE**

Planned Unit Development Approval to amend the site plan of a previously approved planned Unit Development to allow multiple buildings on a single building site.

**TIME SCHEDULE  
FOR DEVELOPMENT**

No time frame submitted

**REMARKS**

The applicant is requesting a one year extension of a previously approved PUD. The application was originally approved in 2008 in conjunction with a Sidewalk Waiver application, which was also approved. This application to extend the PUD is to preclude the expiration of the original approval and is the first extension request. Site development plans were submitted in March 2008, but right-of-way issues with ALDOT have delayed the plan review and site plan revisions are pending. The right-of-way issues have now been resolved.

There have been no changes in the area, nor have there been any changes to the regulations that would impact previous approvals.

**RECOMMENDATION**

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

## LOCATOR MAP



APPLICATION NUMBER 11 DATE April 2, 2009

APPLICANT Southern Earth Sciences Inc.

REQUEST Planned Unit Development



NTS

[illegible]

The site is surrounded by commercial land use

NTS

## PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial land use

APPLICATION NUMBER 11 DATE April 2, 2009

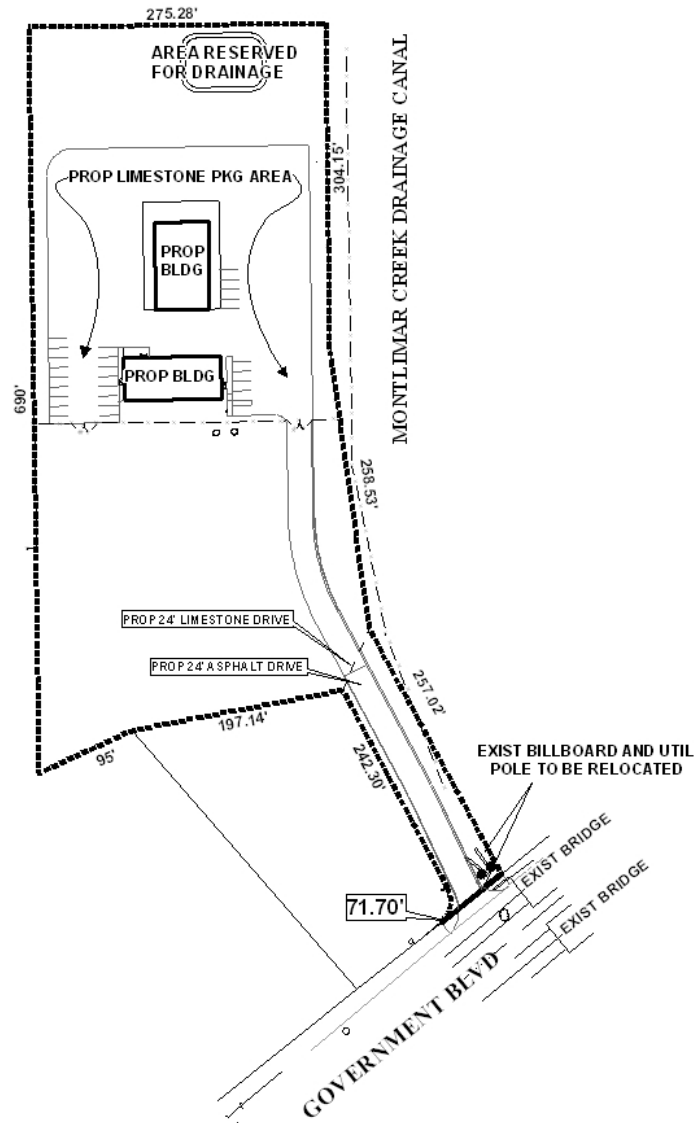
APPLICANT Southern Earth Sciences Inc.

REQUEST Planned Unit Development



NTS

## SITE PLAN



The site plan illustrates the proposed development

APPLICATION NUMBER 11 DATE April 2, 2009

APPLICANT Southern Earth Sciences Inc.

REQUEST Planned Unit Development

