

**PLANNED UNIT DEVELOPMENT &
SUBDIVISION STAFF REPORT**

Date: July 19, 2007

APPLICANT

Loupe Development, LLC

DEVELOPMENT NAME

D'Iberville Town Homes Subdivision

LOCATION

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

**CITY COUNCIL
DISTRICT**

District 6

PRESENT ZONING

R-3, Multi-Family Residential

AREA OF PROPERTY

10.8± Acres/53-Lots

CONTEMPLATED USE

Planned Unit Development Approval to allow reduced lot widths, reduced building setbacks, increased site coverage, shared parking, and reduced street widths in a private street, single-family residential town home subdivision.

REMARKS

The applicant is requesting a one year extension of a previously approved PUD and Subdivision.

This is the second request for extension since the original approvals in 2005. There have been no changes in conditions in the surrounding area that would affect the PUD or subdivision as approved, nor have there been changes to the Zoning Ordinance or Subdivision Regulations that would affect the previous approvals.

It should be noted that street construction and several conditions concerning drainage were required as a result of these approvals could be considered justification for extension.

RECOMMENDATION

PUD: Based on the preceding, it is recommended that this application for extension be approved.

SUBDIVISION: Based on the preceding, it is recommended that this application for extension be approved.

LOCATOR MAP



APPLICATION NUMBER 13 & 14 DATE July 19, 2007

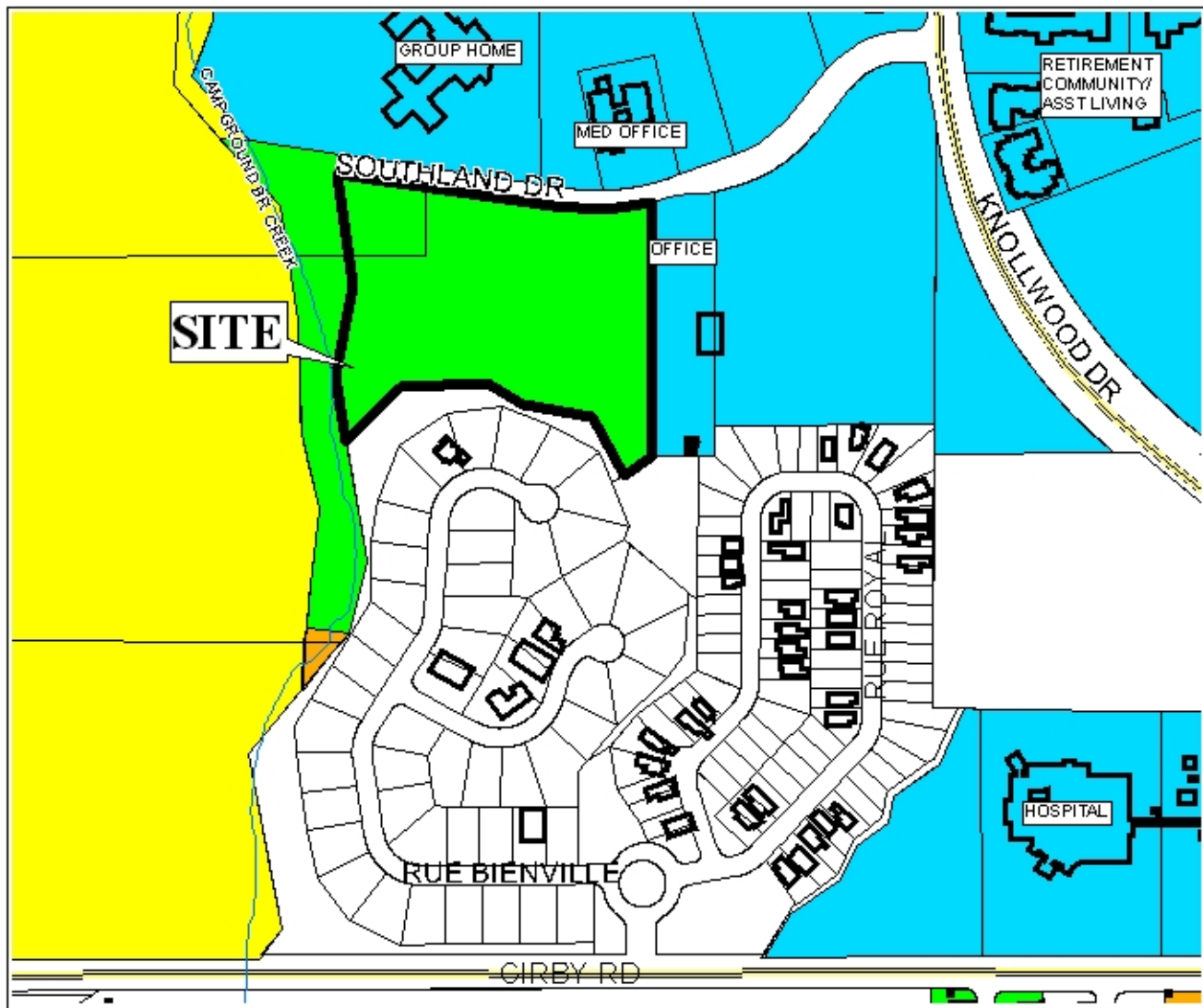
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REQUEST Subdivision, Planned Unit Development



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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



A group home and a health facility are located to the north of the site. An office and a retirement community are located to the east of the site. A hospital is located to the south of the site.

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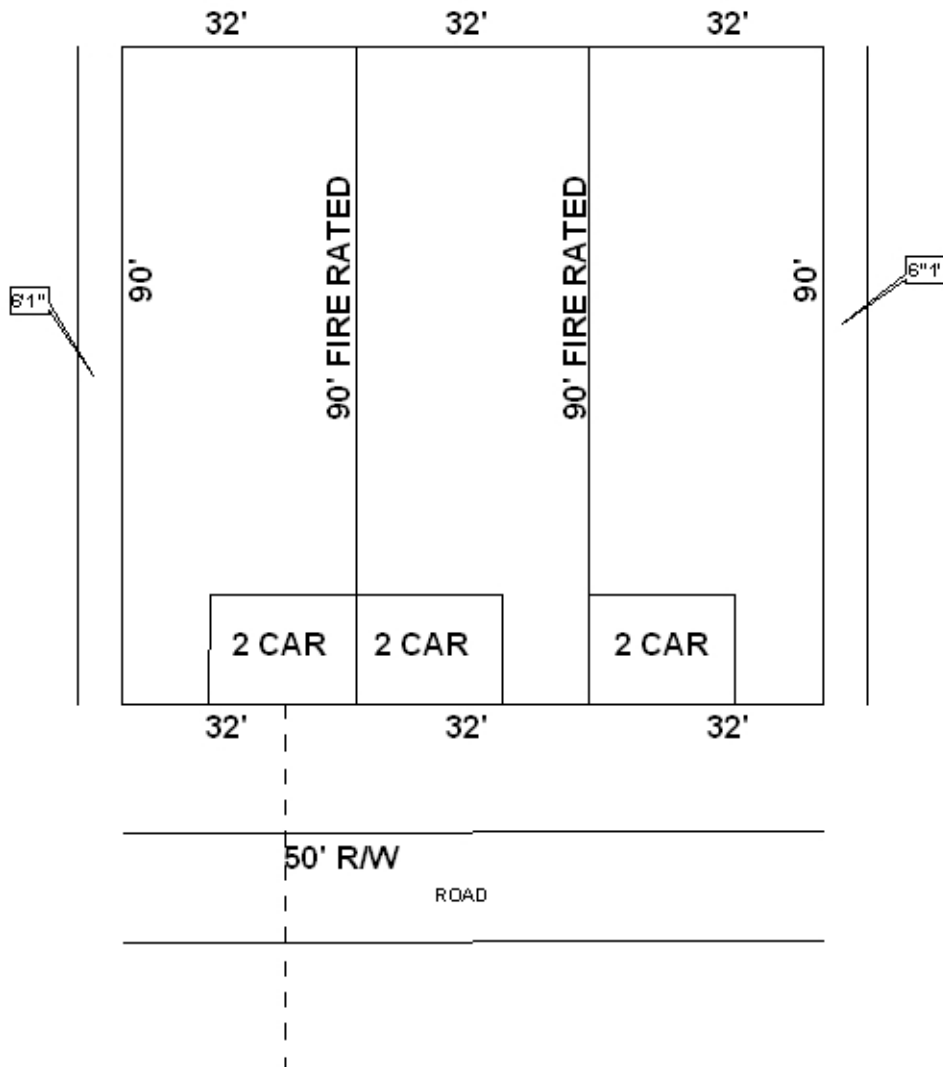
REQUEST Subdivision, Planned Unit Development

LEGEND

| | | | | | | | | | | | | | | |
|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|
| | | | | | | | | | | | | | | NTS |
| 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 |



TYPICAL LOT LAYOUT

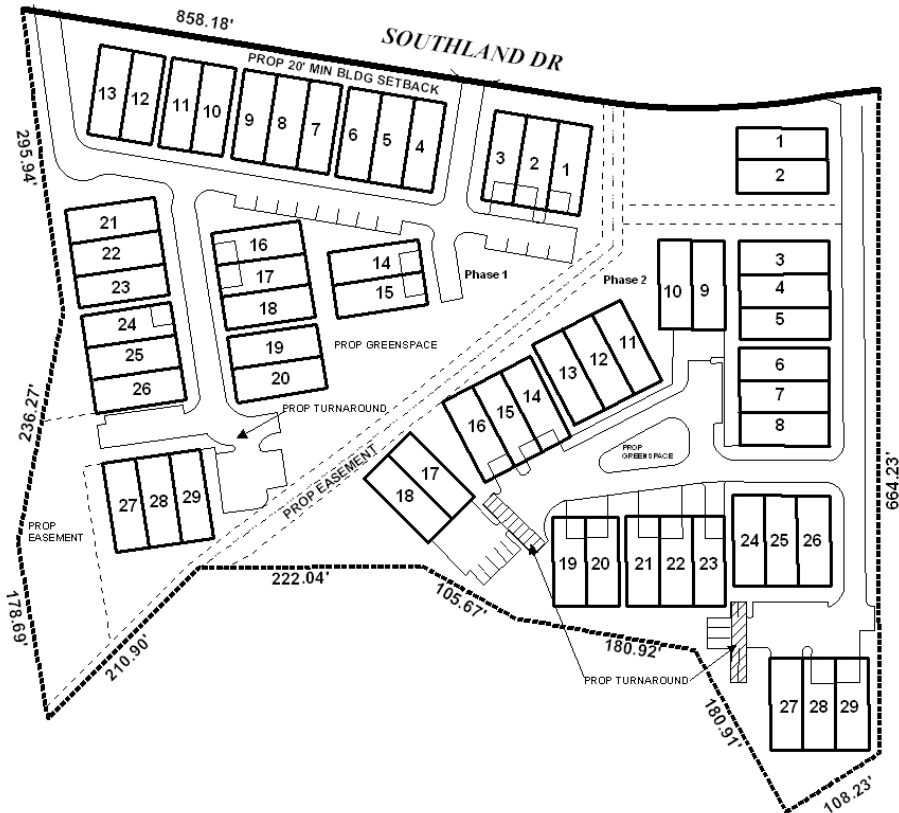


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SITE PLAN



The site plan illustrates the proposed development

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