

**PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT****Date: February 18, 2010****DEVELOPMENT NAME**

Forest Cove Subdivision, Unit Three and Unit Four

SUBDIVISION NAME

Forest Cove Subdivision, Unit Three and Unit Four

LOCATION

South side of Tulane Drive, 125'± East of Belle Wood Drive East, extending to the West side of Forest Dell Road, 725'± North of its South terminus.

REMARKS

The applicant is requesting a one-year extension of a previously approved 137-lot subdivision and Planned Unit Development to amend a previously approved Planned Unit Development to allow reduced lot widths and sizes, reduced building setbacks, and increased site coverage in a single-family residential subdivision.

Both the PUD and subdivision applications were originally approved on May 19, 2005, and this is the fourth request for extension since the subdivision and PUD were originally approved. Unit Three was recorded on February 22, 2008 renamed as Forest Glen Unit One; therefore, Unit Four is the only unit remaining. It should be noted that the applicant should submit to the Planning Section of Urban Development seven copies of the Final Plat for Forest Glen Unit One.

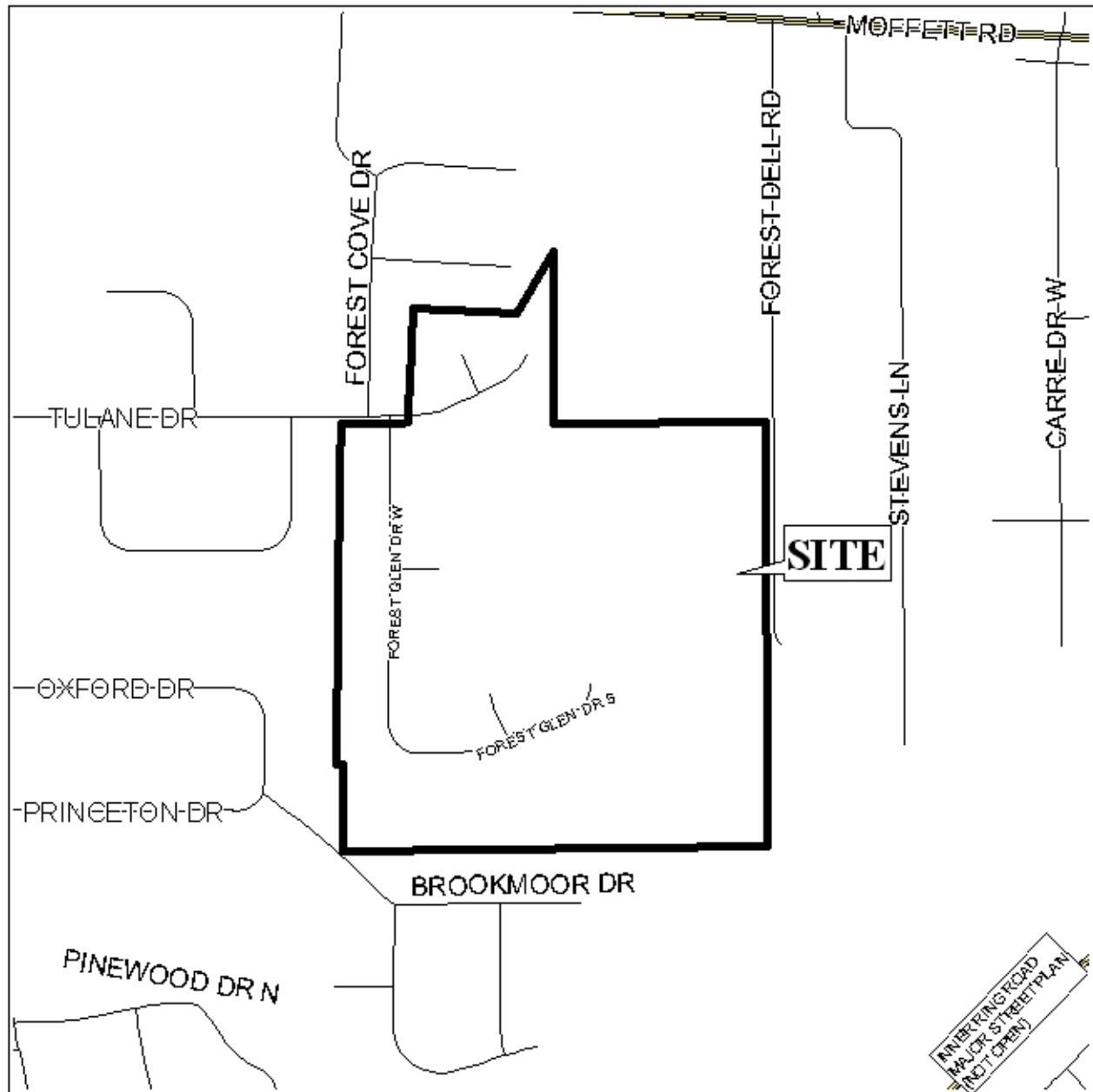
There has been no change in the conditions within the surrounding area that would affect the PUD as previously approved; nor have there been changes to the Zoning Ordinance that would affect the previous approval. Since road construction is required for the remaining unit, the extension should be granted.

RECOMMENDATION

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

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

LOCATOR MAP



APPLICATION NUMBER 13 & 14 DATE February 18, 2010

APPLICANT Forest Cove Subdivision, Unit Three and Four

REQUEST Subdivision, Planned Unit Development



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single-family residential units

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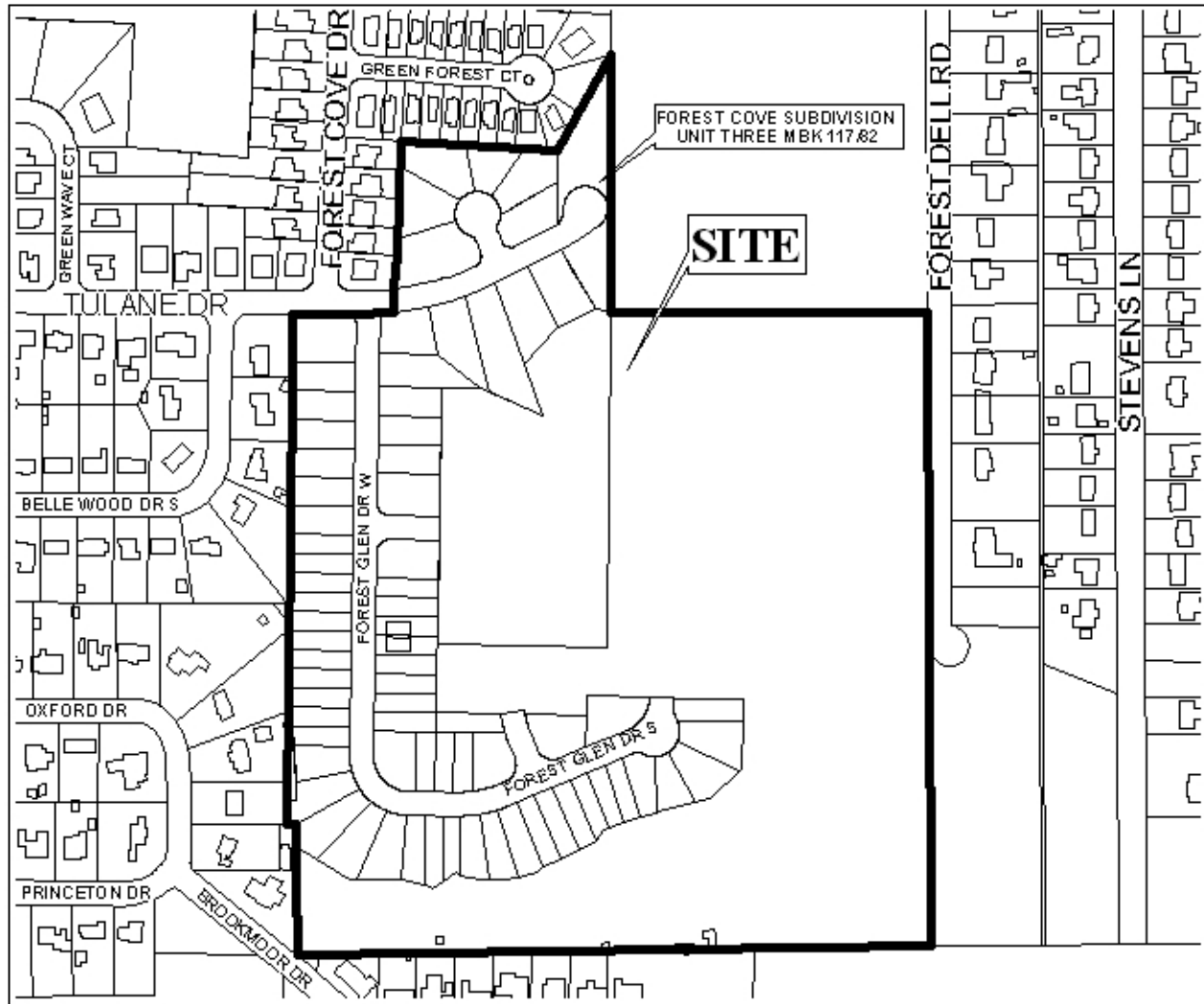
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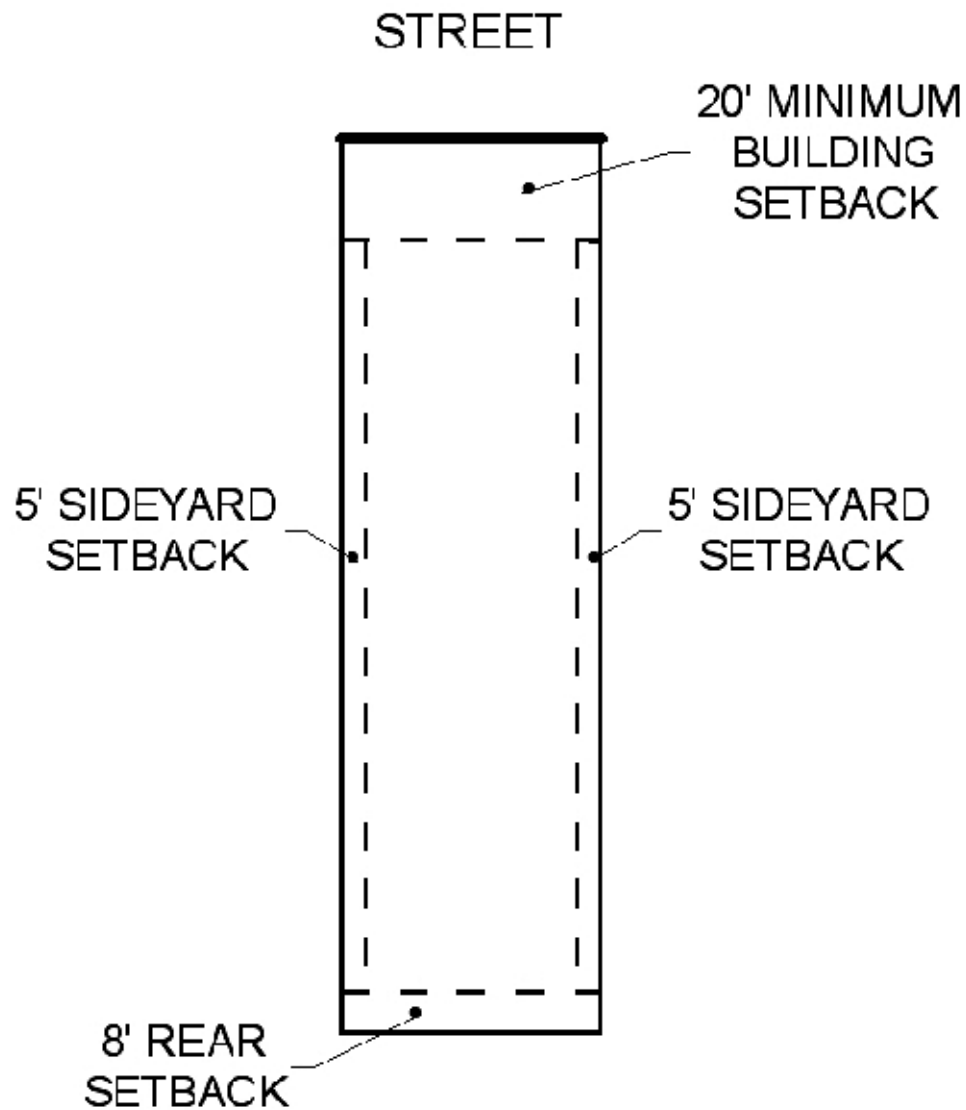
REQUEST Subdivision, Planned Unit Development

LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2	NTS
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DETAIL SITE PLAN



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