

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: November 1, 2012****NAME**

Snowden Place Subdivision

SUBDIVISION NAME

Snowden Place Subdivision

LOCATION6106 Cottage Hill Road
(North side of Cottage Hill Road, 110'± East of
Christopher Drive)**CITY COUNCIL
DISTRICT**

District 6

AREA OF PROPERTY

52 Lots/13.3± Acres

CONTEMPLATED USE

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow a single-family residential subdivision with lots less than 60' wide, reduced lot sizes, reduced building setbacks and increased site coverage, and a private, gated 40' right-of-way street, and Subdivision approval to create 52 lots.

**TIME SCHEDULE
FOR DEVELOPMENT**

No timeframe provided.

REMARKS

The applicant is requesting a one year extension of a previously approved PUD and Subdivision. The applications were originally approved at the February 17, 2011 meeting, and the first phase – 15 lots – was recorded on November 8, 2011. One house has been built since the first phase was recorded. Two more phases remain to be recorded, with a total of 37 additional lots.

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.

Subdivision: Based upon the preceding, this application for a one-year extension is recommended for approval.

LOCATOR MAP



APPLICATION NUMBER 13 & 14 DATE November 1, 2012

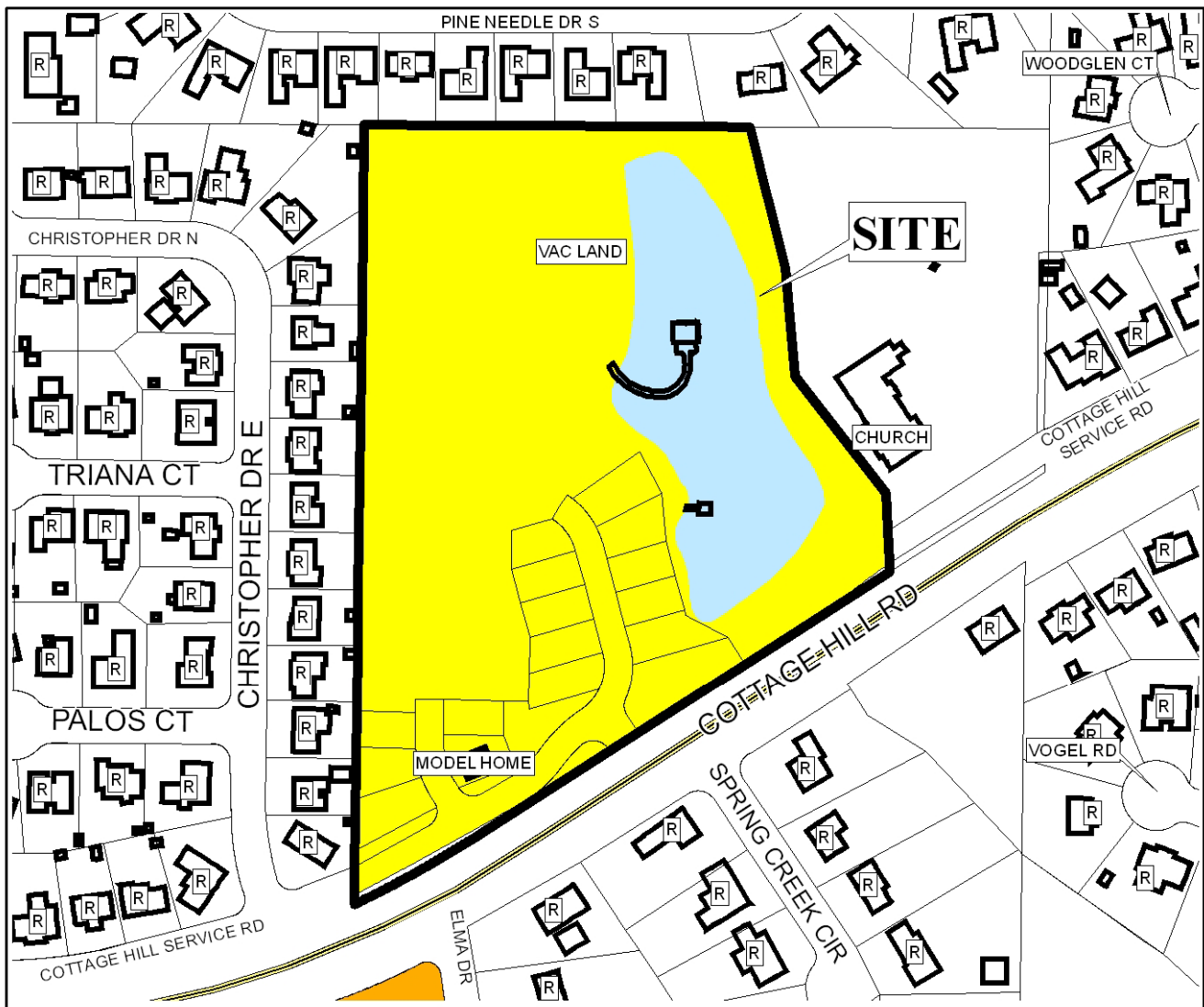
APPLICANT Snowden Place Subdivision

REQUEST Subdivision, Planned Unit Development



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single-family residential units. A church is located to the east of the site.

APPLICATION NUMBER 13 & 14 DATE November 1, 2012

APPLICANT Snowden Place Subdivision

REQUEST Subdivision, Planned Unit Development

LEGEND NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



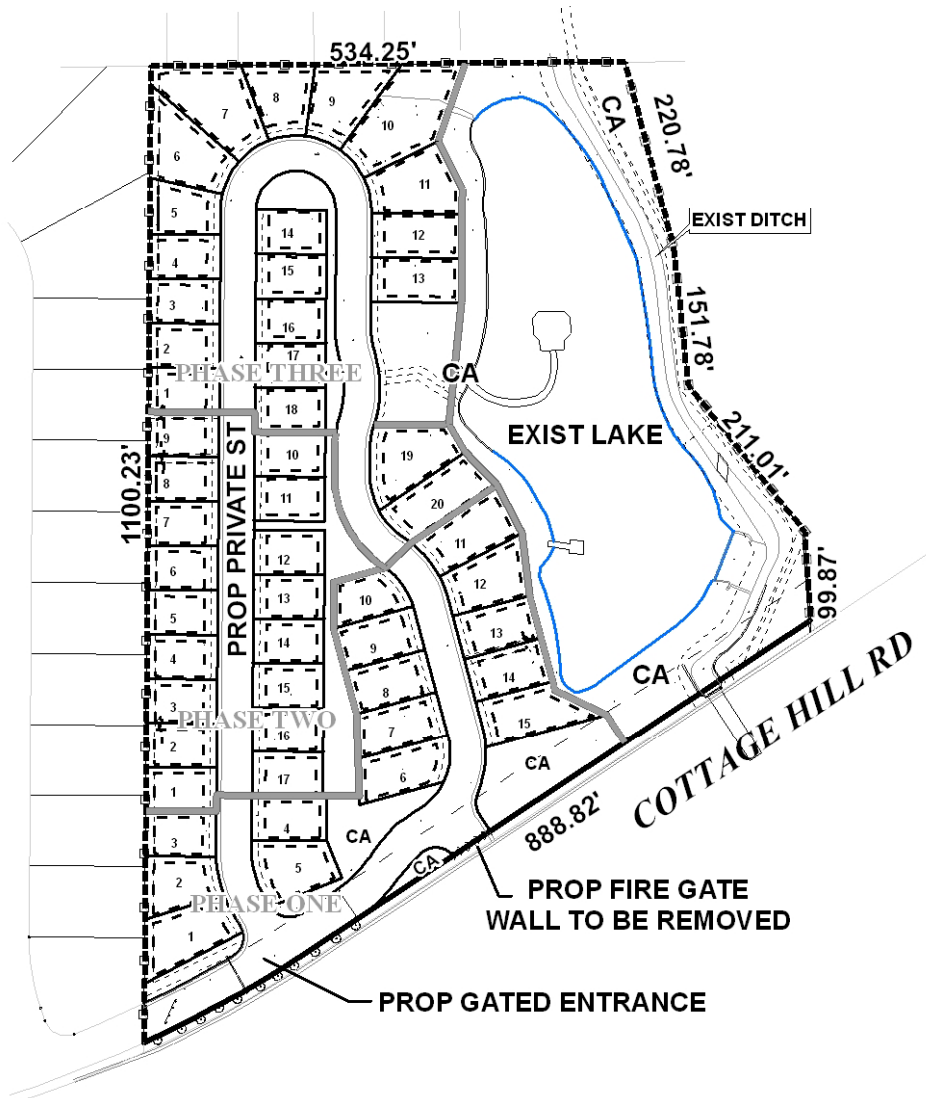
The site is surrounded by single-family residential units. A church is located to the east of the site.

APPLICATION NUMBER 13 & 14 DATE November 1, 2012
APPLICANT Snowden Place Subdivision
REQUEST Subdivision, Planned Unit Development



NTS

SITE PLAN

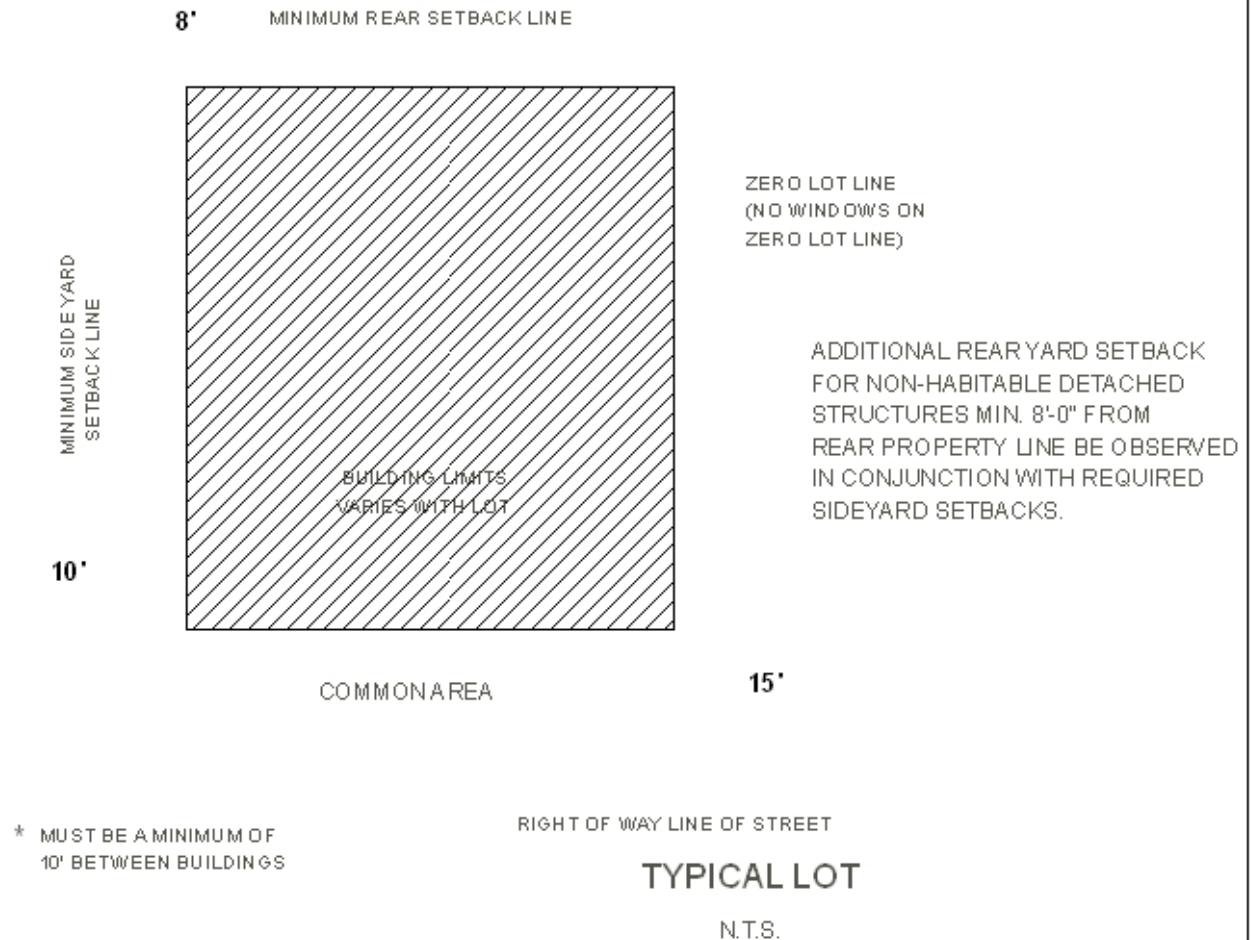


The site plan illustrates the proposed development.

APPLICATION NUMBER 13 & 14 DATE November 1, 2012
APPLICANT Snowden Place Subdivision
REQUEST Subdivision, Planned Unit Development



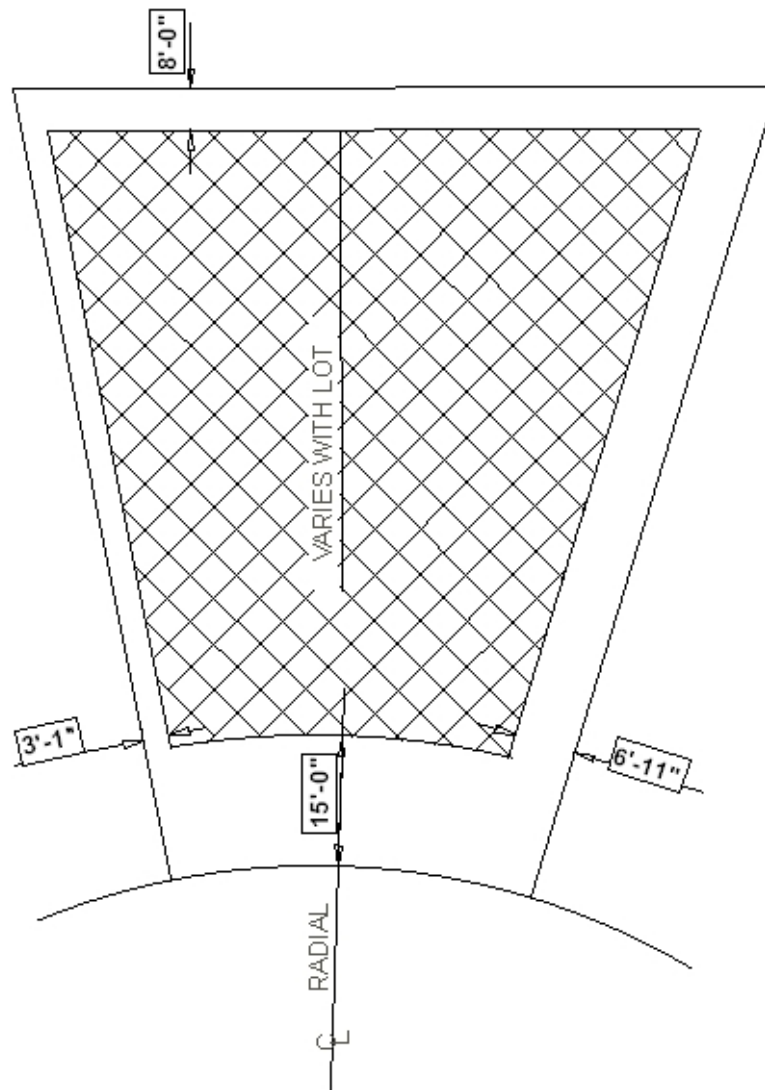
TYPICAL LOT LAYOUT



APPLICATION NUMBER 13 & 14 DATE November 1, 2012
APPLICANT Snowden Place Subdivision
REQUEST Subdivision, Planned Unit Development

N
NTS

TYPICAL LOT LAYOUT



N.T.S.

APPLICATION NUMBER 13 & 14 DATE November 1, 2012

APPLICANT Snowden Place Subdivision

REQUEST Subdivision, Planned Unit Development

N
NTS