

**PLANNED UNIT DEVELOPMENT &
SUBDIVISION STAFF REPORT**

Date: March 6, 2008

APPLICANT

O.A Pesnell, Jr.

DEVELOPMENT NAME

Brookview at Brookside Unit No. 2

LOCATION

North and East sides of Pesnell Court at its North terminus, extending to the West side of Inverness Subdivision, Unit 2.

**CITY COUNCIL
DISTRICT**

District 6

PRESENT ZONING

R-1, Single-Family Residential and R-3, Multi-Family Residential

AREA OF PROPERTY

18.0 + Acres

CONTEMPLATED USE

Rezoning from R-1, Single-Family Residential, and R-3, Multi-Family Residential, to R-3, Multi-Family Residential, to eliminate split zoning in a proposed one-lot residential subdivision and planned unit development, Planned Unit Development to allow 22 single-family residential dwellings on a single building site with private street access, and Subdivision of two parcels and two lots into one lot.

It should be noted, however, that any use permitted in the proposed district would be allowed at this location if the zoning is changed. Furthermore, the Planning Commission may consider zoning classifications other than that sought by the applicant for this property.

REMARKS

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

This is the first request for extension since the original approval. 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.

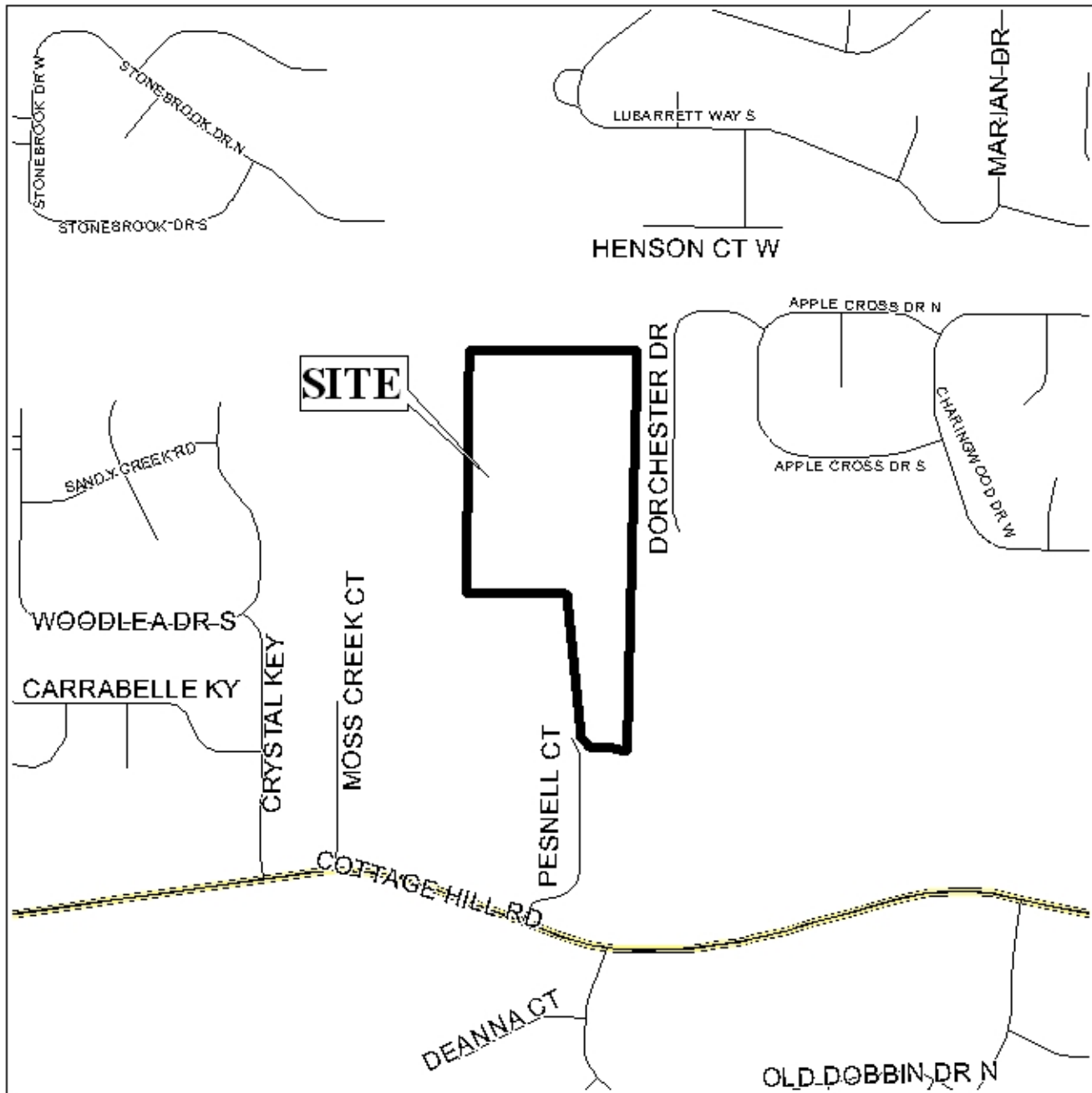
It should be noted that street construction and several conditions concerning drainage were required as a result of these approvals could be considered justification for extension.

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 14 & 15 DATE March 6, 2008

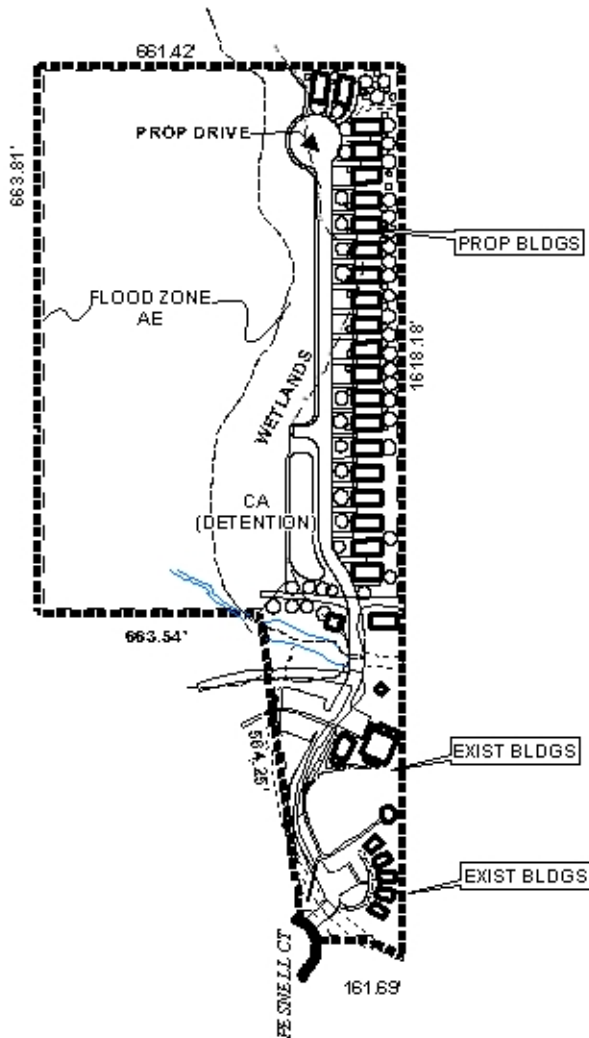
APPLICANT Brookview at Brookside Subdivision

REQUEST Subdivision, Planned Unit Development



NTS

SITE PLAN



The site plan illustrates the proposed drive, buildings, and existing buildings.

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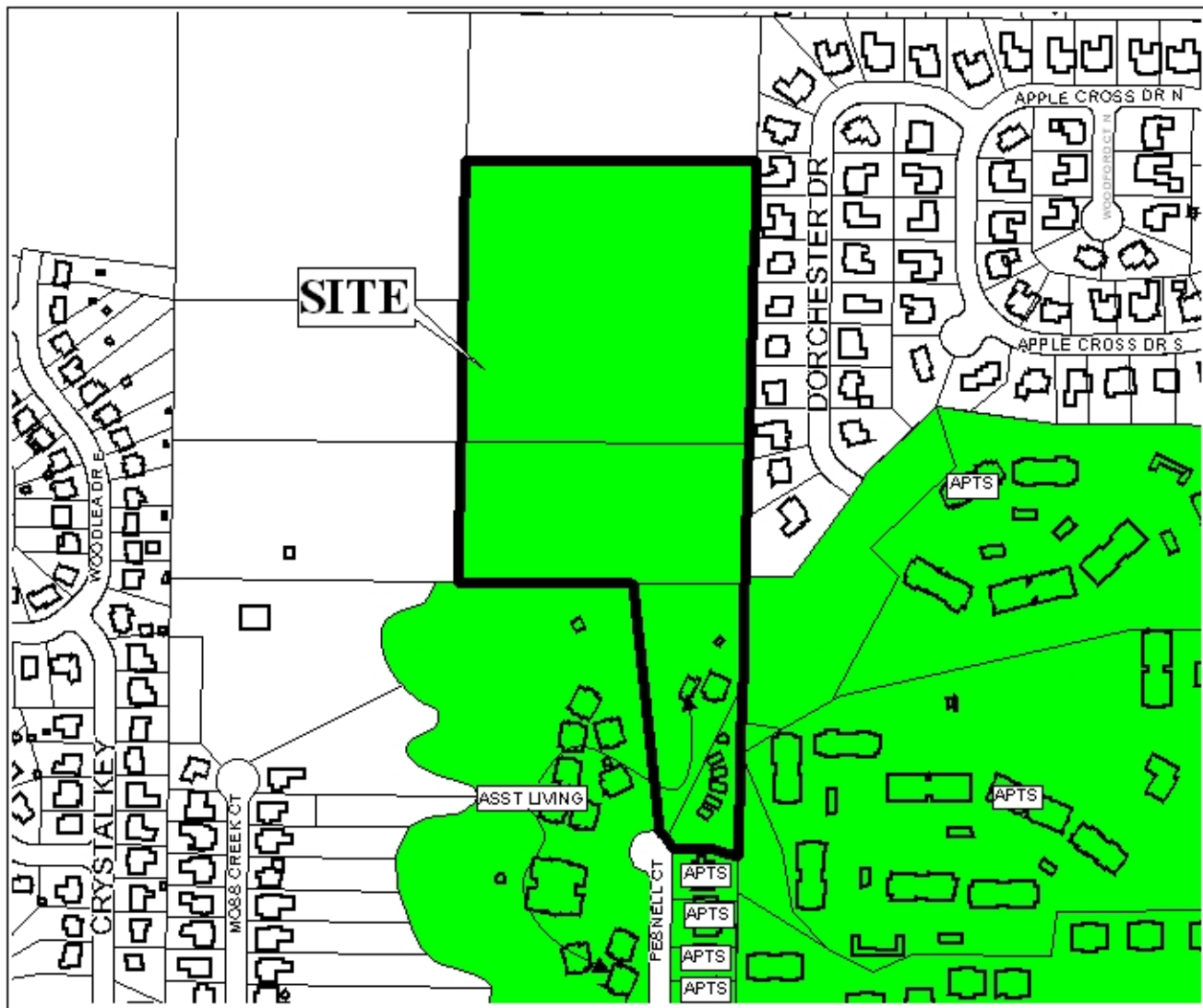
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NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Single-family residential units are located to the west and east of the site. Apartments are located to the east of the site. Assisted living facilities are located to the south of the site.

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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
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