

**PLANNED UNIT DEVELOPMENT &
SUBDIVISION STAFF REPORT****Date: April 17, 2008****APPLICANT**

Loupe Development, LLC

DEVELOPMENT NAME

The Woodlands at the Preserve Subdivision, Resubdivision of Lot 27

LOCATION

North side of Rue Royal, 1250 ± North of Rue Preserve

**CITY COUNCIL
DISTRICT**

District 6

PRESENT ZONING

R-1, Single-Family Residential

AREA OF PROPERTY

0.1± Acres/1 Lot

CONTEMPLATED USE

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow increased site coverage.

REMARKS

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

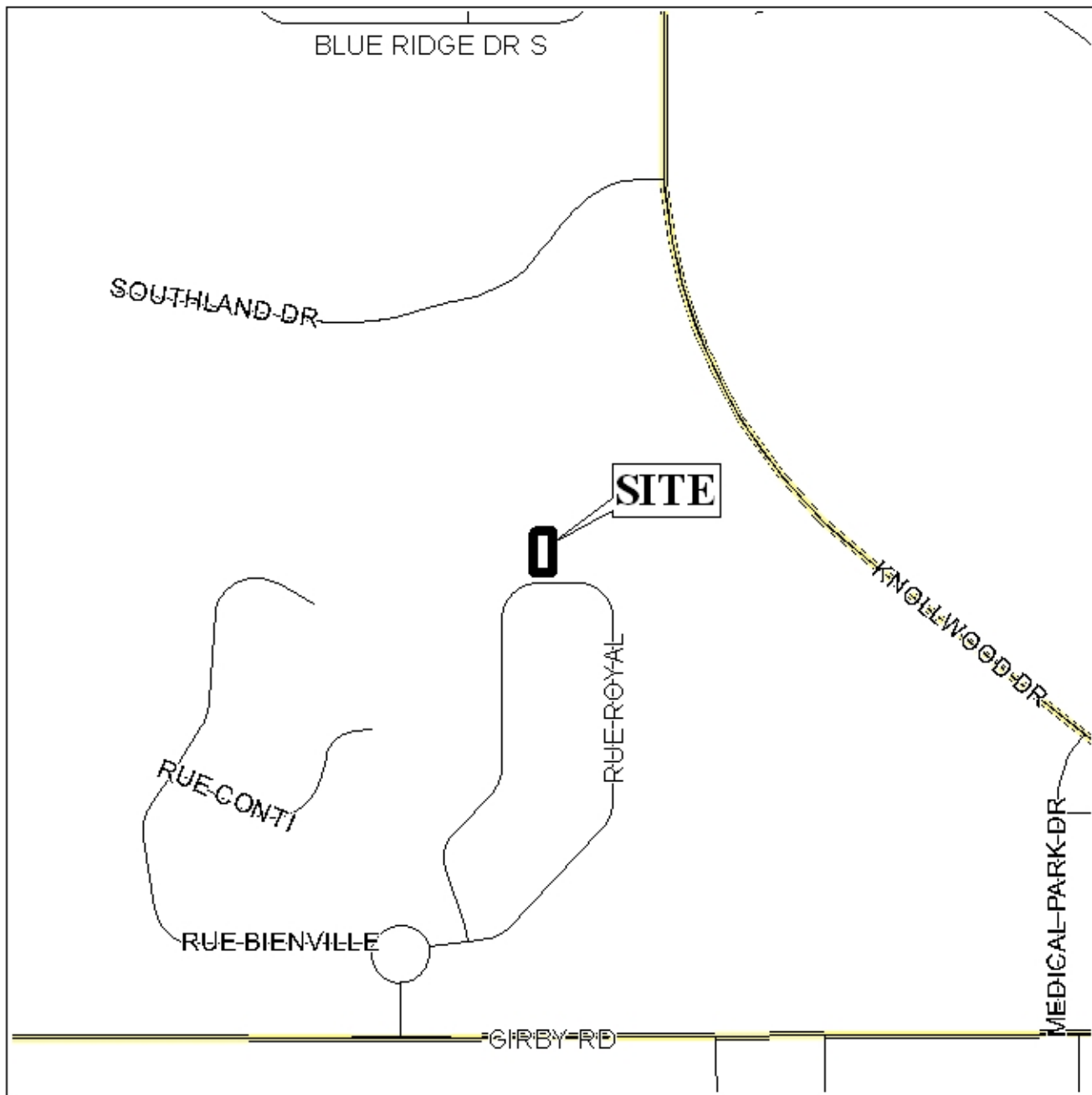
This is the first request for extension since the original approvals in 2007. There have been no changes in conditions in the surrounding area that would affect the PUD or subdivision as approved, nor have there been changes to the Zoning Ordinance or Subdivision Regulations that would affect the previous approvals. However, future extensions are unlikely due to no road construction being required.

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



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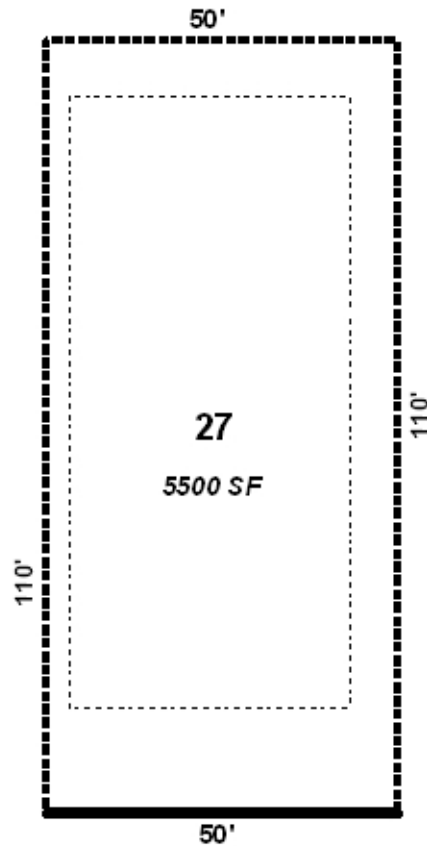
APPLICANT The Woodlands at the Preserve Subdivision, Resubdivision of Lot 27

REQUEST Subdivision, Planned Unit Development



NTS

SITE PLAN



RUE ROYAL

The site plan illustrates the existing lot configuration and building setbacks

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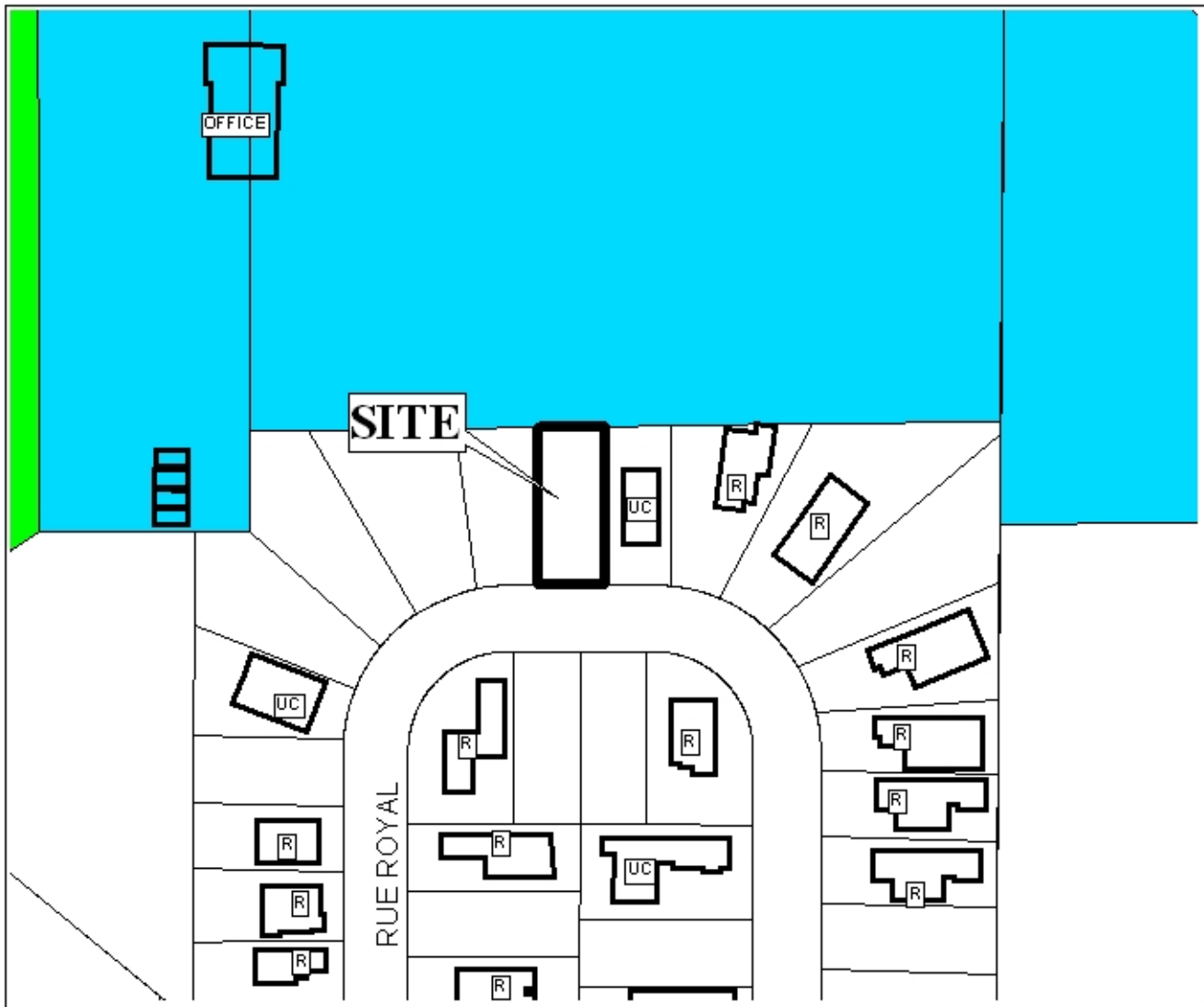
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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



An office is located to the north of the site. Single-family residential units are located to the south and east 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
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NTS