

**PLANNED UNIT DEVELOPMENT
& REZONING STAFF REPORT****Date: October 4, 2012****DEVELOPMENT NAME** Rich's Car Wash**APPLICANT'S NAME** Don Williams**LOCATION** 1066 Hillcrest Road
(Northwest corner of Hillcrest Road and Johnston Lane)

REMARKS The applicant is requesting one-year extensions of a previously approved Planned Unit Development to allow multiple buildings on a single building site, and Rezoning from R-1, Single-Family Residential District, and B-2, Neighborhood Business District, to B-2, Neighborhood Business District, to eliminate split zoning.

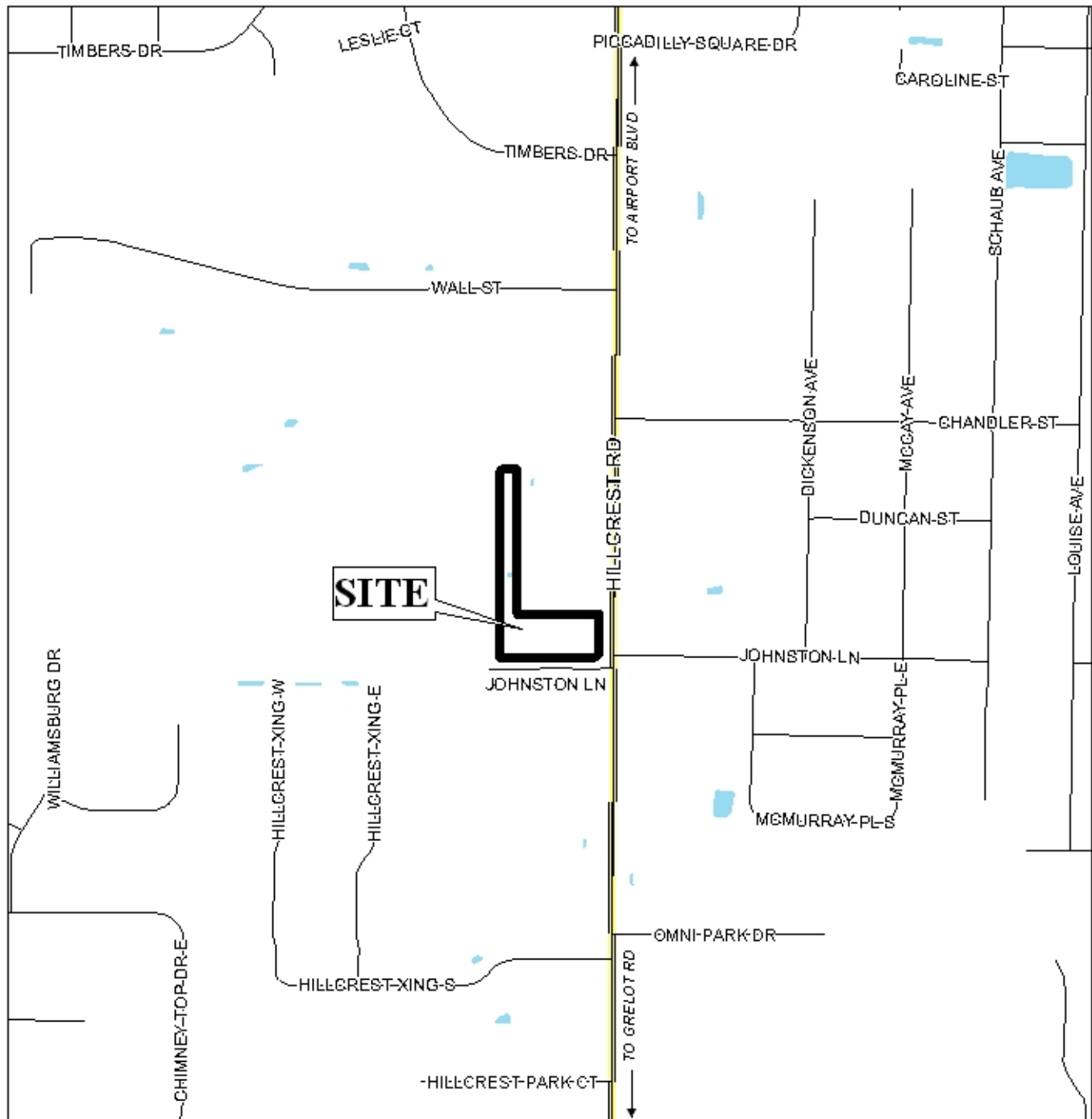
This is the first extension since the PUD and Rezoning applications were approved in August, 2011. The applicant is now ready to obtain permits to bring the site into compliance with the conditions of approval of the applications and requires extensions of the approvals in order to do so.

There have been no changes in the area, nor have there been any changes to the regulations that would impact previous approvals.

Since the original approval, the applicant has only obtained a permit for the dumpster pad and enclosure. No other permits have been obtained for site compliance, especially for the required relocation of the storage building from the existing drainage and utility easement.

RECOMMENDATION Based on the preceding, it is recommended that these requests for extension be approved for a period of **six months**, but the applicant is advised that, if permits for construction are not issued within **six months**, further extensions are unlikely.

LOCATOR



APPLICATION NUMBER 16 & 17 DATE October 4, 2012

APPLICANT Don Williams

REQUEST Planned Unit Development, Rezoning from R-1 and B-2 to B-2



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING

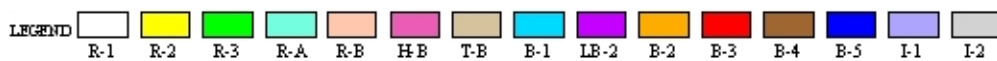


This site is surrounded by commercial land use with residential land use to the west.

APPLICATION NUMBER 16 & 17 DATE October 4, 2012

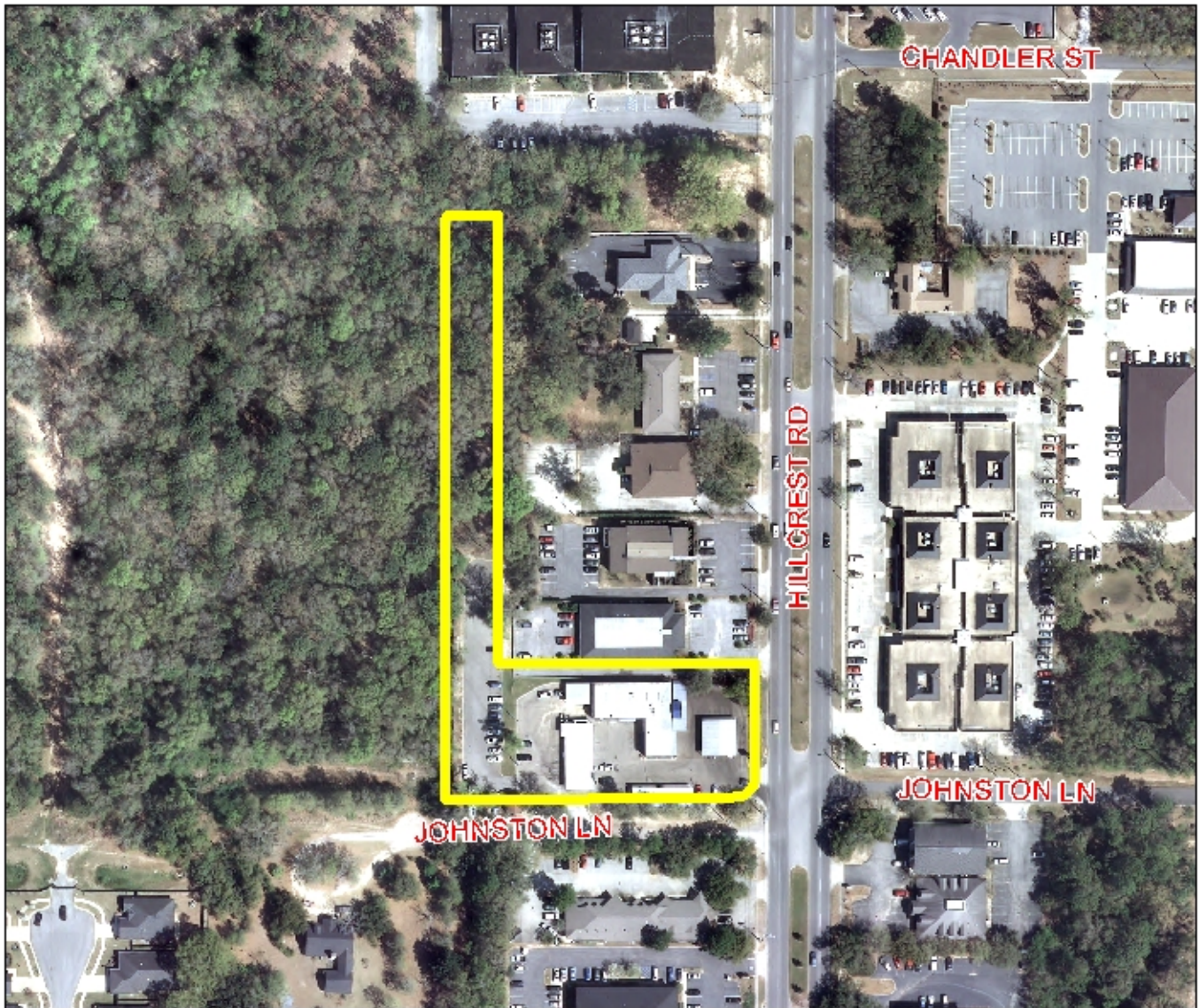
APPLICANT Don Williams

REQUEST Planned Unit Development, Rezoning from R-1 and B-2 to B-2



N
NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



This site is surrounded by commercial land use with residential land use to the west.

APPLICATION NUMBER 16 & 17 DATE October 4, 2012

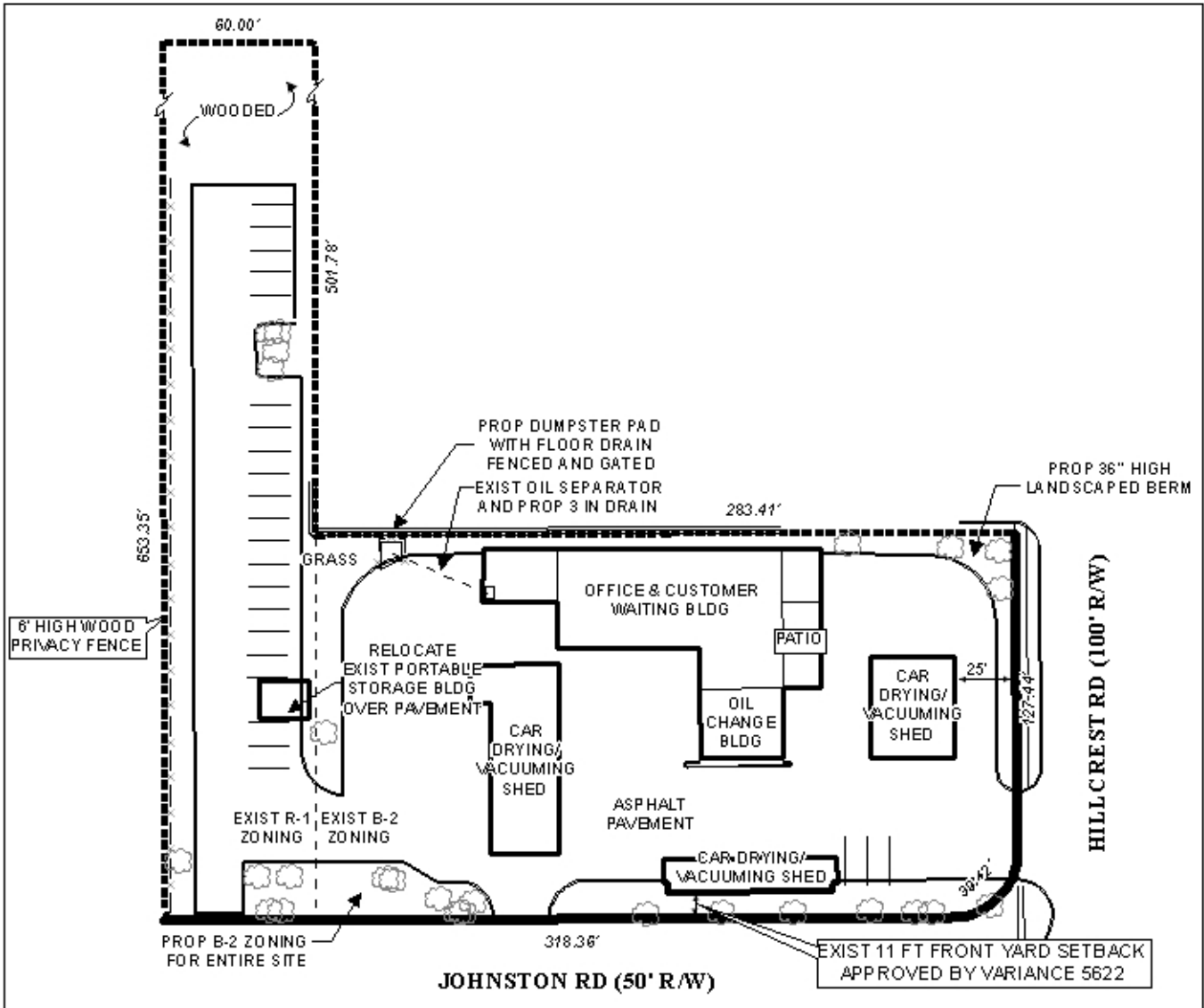
APPLICANT Don Williams

REQUEST Planned Unit Development, Rezoning from R-1 and B-2 to B-2



NTS

SITE PLAN



This site plan illustrates the existing car wash facility, proposed improvements, and proposed zoning.

APPLICATION NUMBER 16 & 17 DATE October 4, 2012
 APPLICANT Don Williams
 REQUEST Planned Unit Development, Rezoning from R-1 and B-2 to B-2

N

 NTS