

**PLANNED UNIT DEVELOPMENT
STAFF REPORT**

Date: July 19, 2007

DEVELOPMENT NAME

Spring Hill College (Dr. Charmaine May, Agent)

LOCATION

4000 Dauphin Street
(North side of Dauphin Street, 1800' ± West of Interstate
65)

PRESENT ZONING

R-1, Single-Family Residential

REMARKS

The applicant is requesting a one-year extension of a previously approved Planned Unit Development (PUD) approval, to amend a previously-approved Master Plan for an existing college in an R-1, Single-Family Residential district.

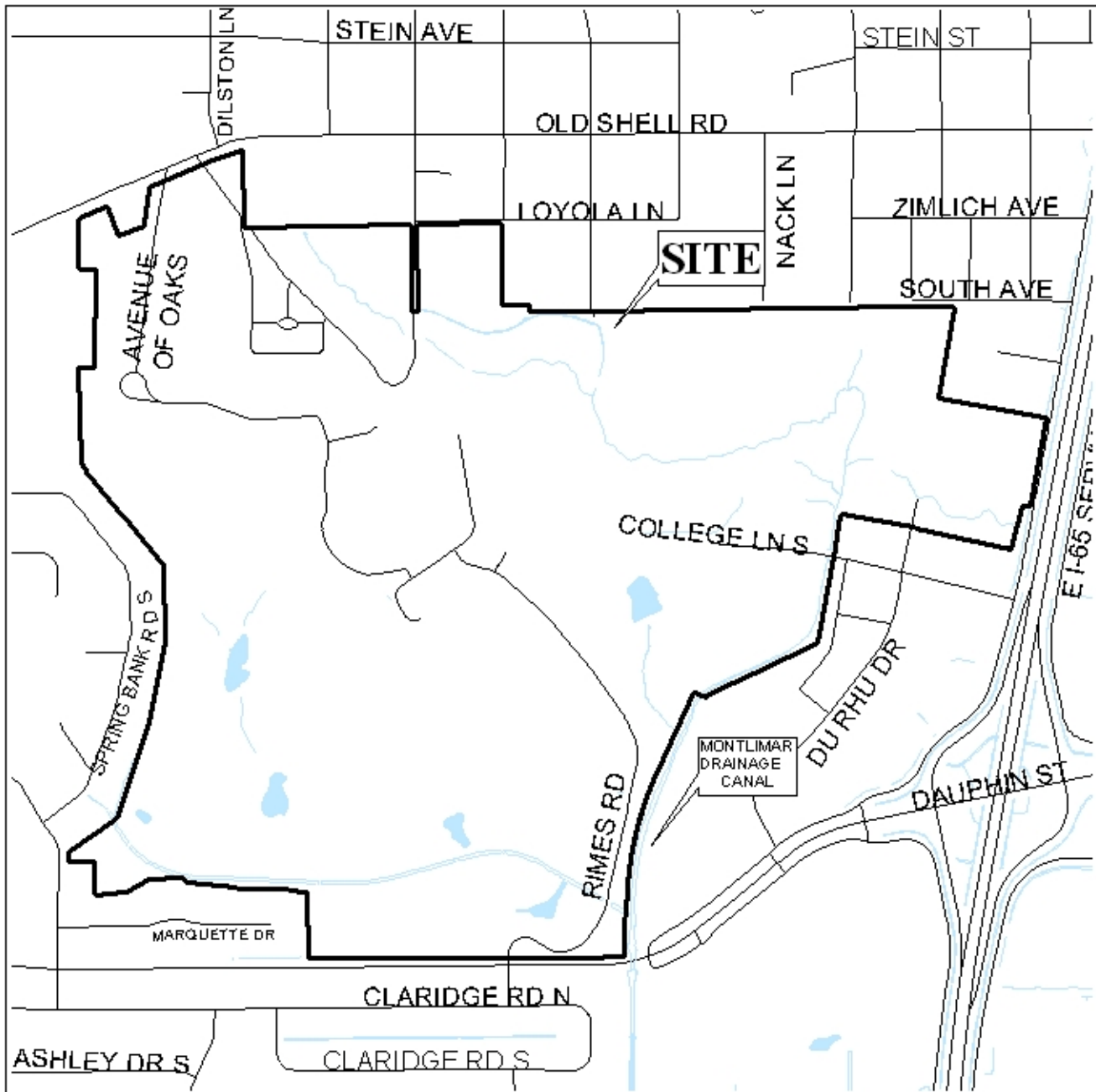
Planned Unit Development review examines the site with regard to its location to ensure that it is generally compatible with neighboring uses; that adequate access is provided without generating excess traffic along minor residential streets in residential districts outside the PUD; and that natural features of the site are taken into consideration. PUD review also examines the design of the development to provide for adequate circulation within the development; to ensure adequate access for emergency vehicles; and to consider and provide for protection from adverse effects of adjacent properties as well as provide protection of adjacent properties from adverse effects from the PUD.

There has been no change in conditions within the surrounding area that would affect the previous approval ; nor have there been changes to the regulations that would affect the previous approval.

RECOMMENDATION

Based on the preceding, it is recommended that this application be approved.

LOCATOR MAP



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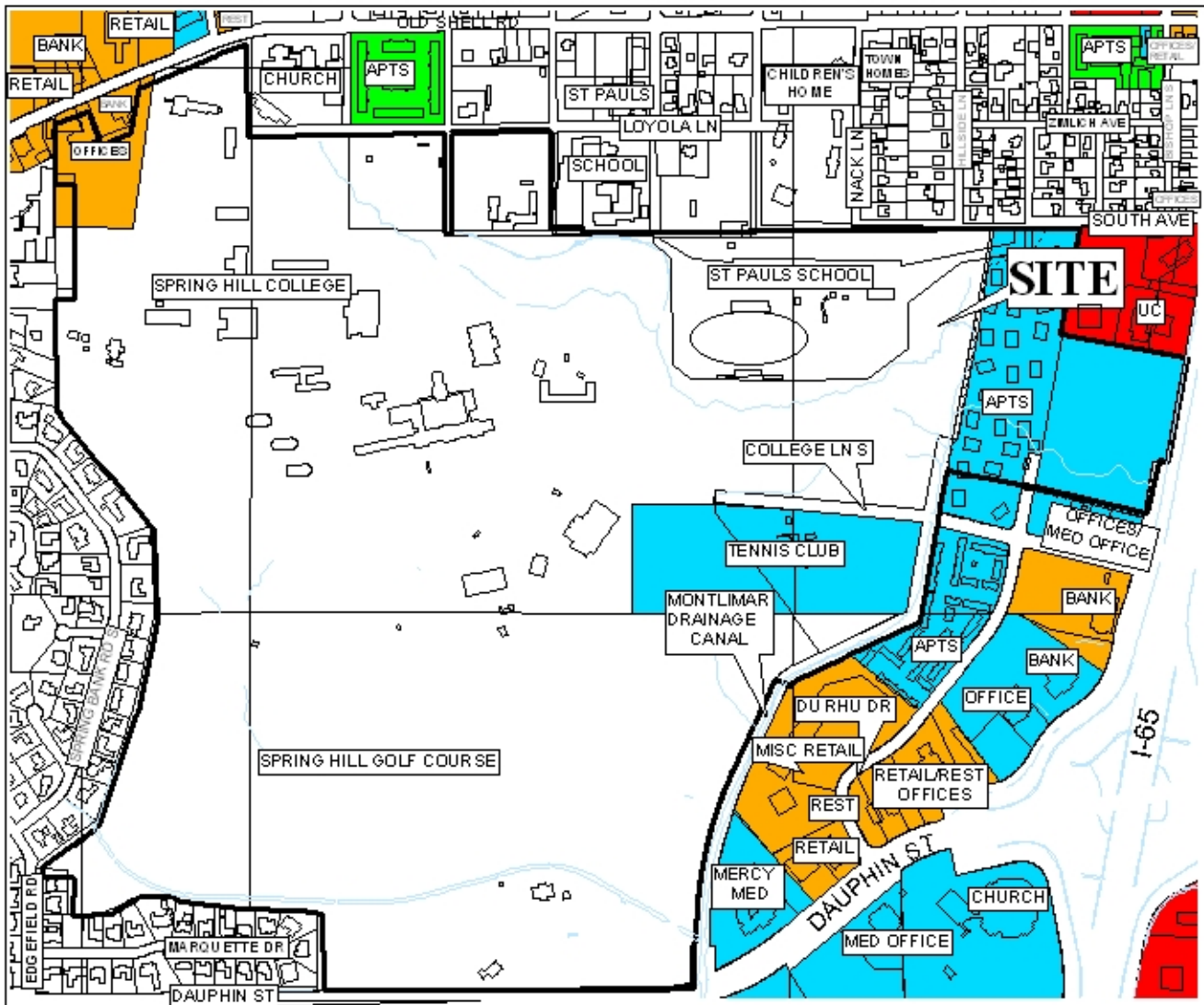
APPLICANT Spring Hill College (Dr. Charmaine May, Agent)

REQUEST Planned Unit Development



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Single-family residential units are located to the west and north of the site. Offices, retail establishments, banks, and medical offices are located to the east, south and north of the site. A church, school, and childrens home are located to the north of the site.

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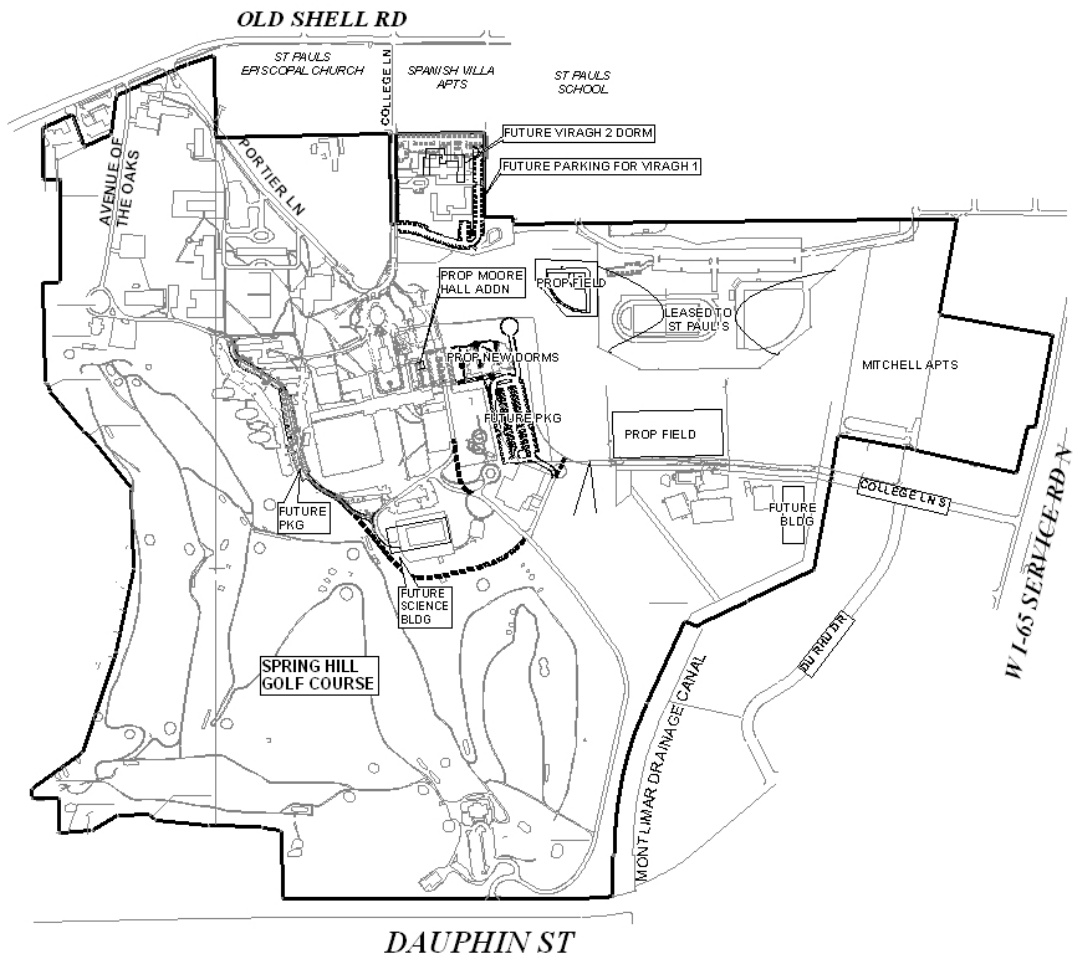
REQUEST Planned Unit Development

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

SITE PLAN



The site plan illustrates the existing buildings, drives, parking, and golf course along with the proposed building and parking additions.

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