

**PLANNED UNIT DEVELOPMENT &  
SUBDIVISION STAFF REPORT****Date: October 18, 2007**

<b><u>DEVELOPMENT NAME</u></b>	Belle Isle Subdivision, Unit 1, Resubdivision of Lots 1-6
<b><u>SUBDIVISION NAME</u></b>	Belle Isle Subdivision, Unit 1, Resubdivision of Lots 1-6
<b><u>LOCATION</u></b>	4710 Belle Isle Lane (North terminus of Belle Isle Lane)
<b><u>CITY COUNCIL DISTRICT</u></b>	Council District 4
<b><u>PRESENT ZONING</u></b>	R-1, Single-Family Residential
<b><u>AREA OF PROPERTY</u></b>	6 Lots / 3.3± Acres
<b><u>CONTEMPLATED USE</u></b>	Planned Unit Development Approval to allow a private street single-family residential subdivision.
<b><u>TIME SCHEDULE FOR DEVELOPMENT</u></b>	Immediate
<b><u>TRAFFIC ENGINEERING</u></b>	Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.
<b><u>URBAN FORESTRY COMMENTS</u></b>	Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).
<b><u>REMARKS</u></b>	The applicant is requesting a one year extension of a Subdivision and PUD which were approved in 2006. There have been no changes in conditions in the area, nor have there been changes to the regulations that would affect the previous approvals. The applicant has initiated the vacation of right-of-way on Belle Isle Lane, as conditioned in the original approval, but has not returned the necessary documentation required by the City Clerk to proceed with the vacation process.
<b><u>RECOMMENDATION</u></b>	<b>Subdivision:</b> Based on the preceding, it is recommended that this application for extension be granted, but the applicant should be aware that, unless the vacation of right-of-way process advances, no further extensions are likely.

**RECOMMENDATION**

**PUD:** Based on the preceding, it is recommended that this application for extension be granted, but the applicant should be aware that, unless the vacation of right-of-way process advances, no further extensions are likely.

## LOCATOR MAP



APPLICATION NUMBER 19 & 20 DATE October 18, 2007

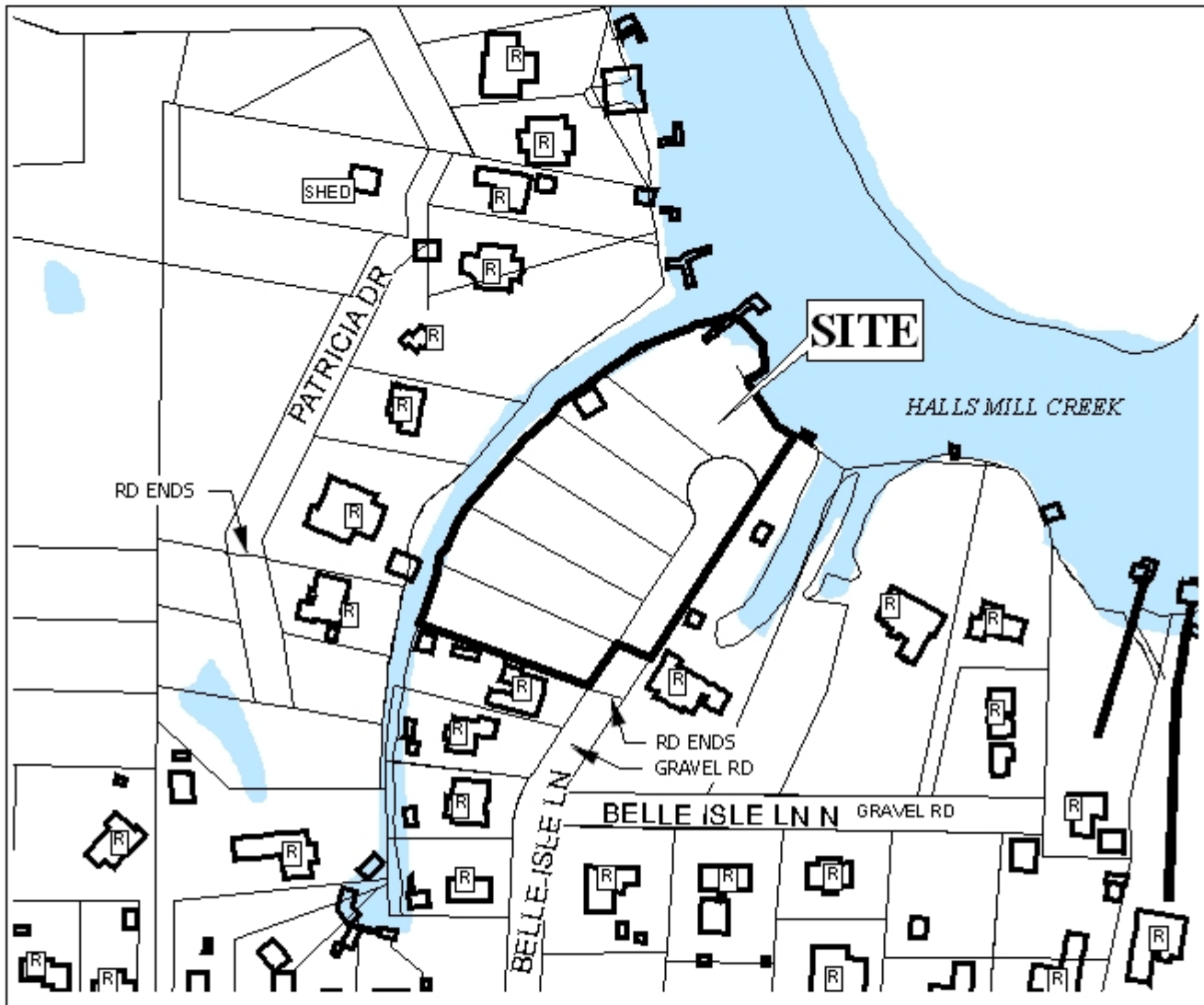
APPLICANT Belle Isle Subdivision, Resubdivision of Lots 1-6

REQUEST Subdivision, Planned Unit Development



NTS

# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single family residential units.

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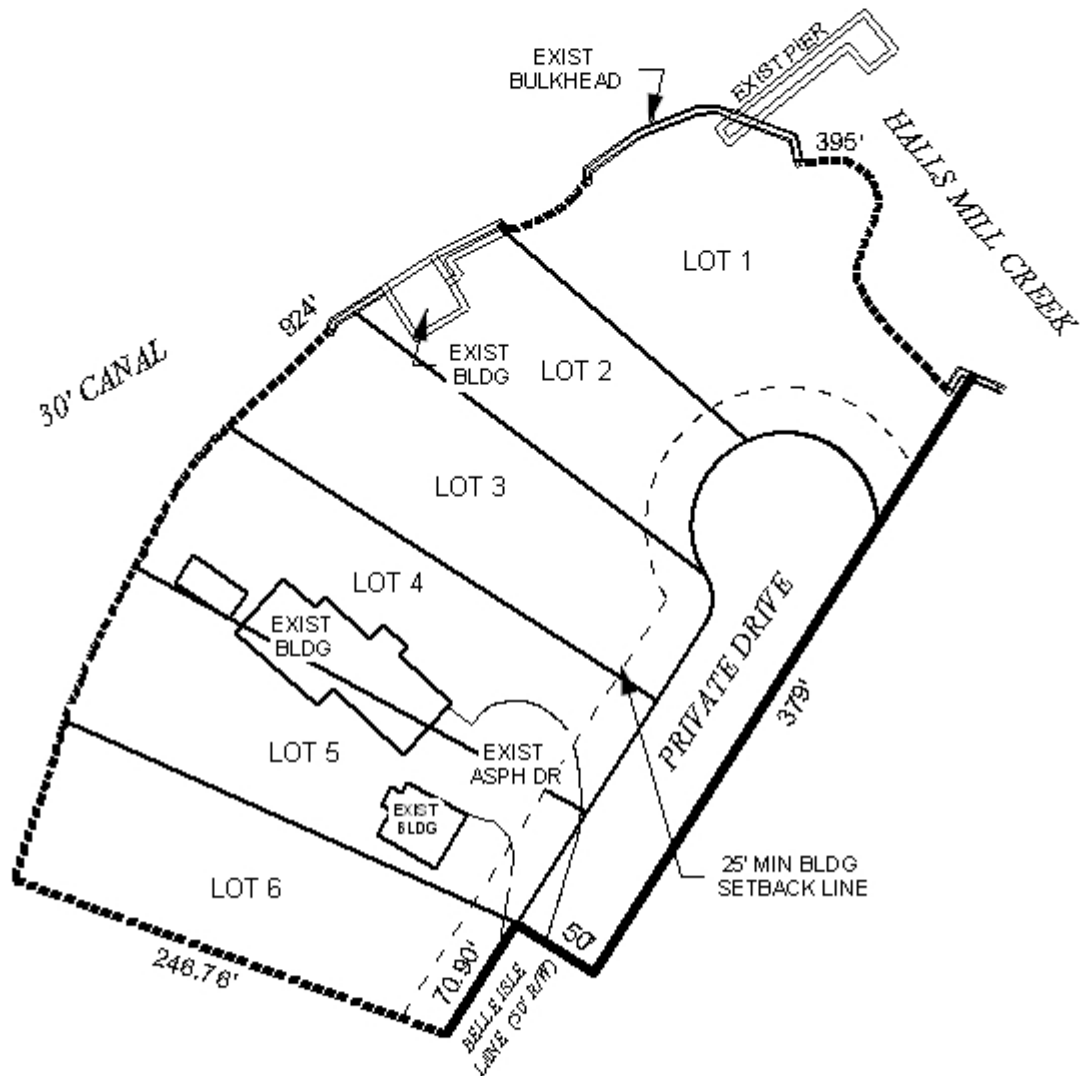
REQUEST Subdivision, Planned Unit Development

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	NTS
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# SITE PLAN



The site plan illustrates proposed lot lines, proposed drive, existing buildings, asphalt drive, and bulkheads.

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