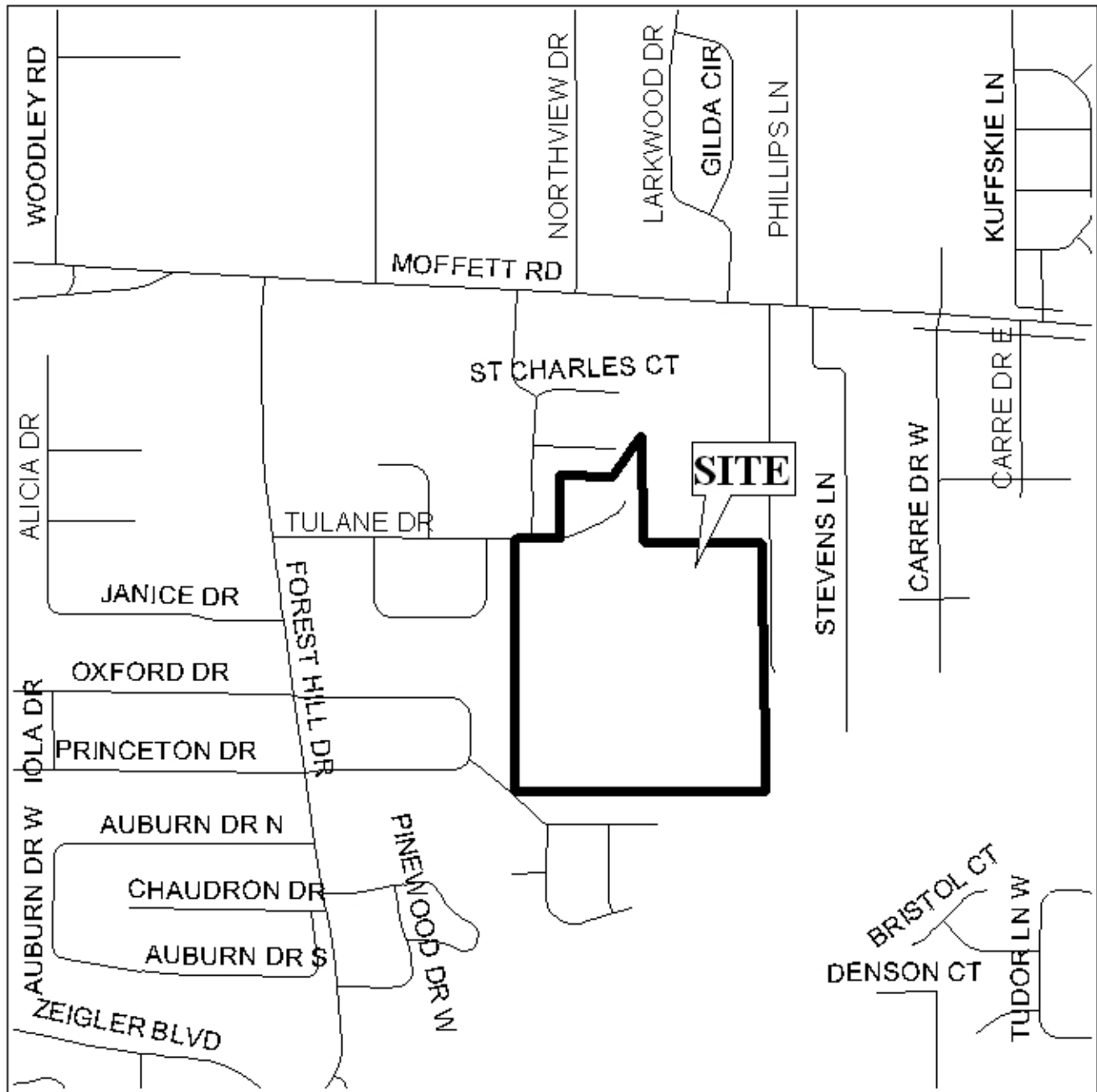


**PLANNED UNIT DEVELOPMENT &
SUBDIVISION STAFF REPORT****Date: May 18, 2006**

<u>NAME</u>	Forest Cove Subdivision, Unit Three and Unit Four (Rester & Coleman Engineers, Inc., Agent)
<u>SUBDIVISION NAME</u>	Forest Cove Subdivision, Unit Three and Unit Four
<u>LOCATION</u>	(South side of Tulane Drive, 125'± East of Belle Wood Drive East, extending to the West side of Forest Dell Road, 725'± North of its South terminus)
<u>CITY COUNCIL DISTRICT</u>	District 7
<u>PRESENT ZONING</u>	R-1, Single-Family Residential
<u>AREA OF PROPERTY</u>	137 lots/ 44.4± acres
<u>CONTEMPLATED USE</u>	Reduced lot widths and sizes, reduced building setbacks, and increased site coverage in a single-family residential subdivision.
<u>TIME SCHEDULE FOR DEVELOPMENT</u>	Immediately
<u>REMARKS</u>	<p>The applicant is requesting a one year extension of a previously approved PUD and Subdivision. The applications were originally approved in 2005, no units have been recorded, and this is the first request for extension.</p> <p>There have been no changes in the area, nor have there been changes to the regulations that would impact the previous approvals.</p>
<u>RECOMMENDATION</u>	<p><i>Planned Unit Development:</i> Based on the preceding, it is recommended that the application for extension be approved.</p> <p><i>Subdivision:</i> Based on the preceding, it is recommended that the application for extension be approved.</p>

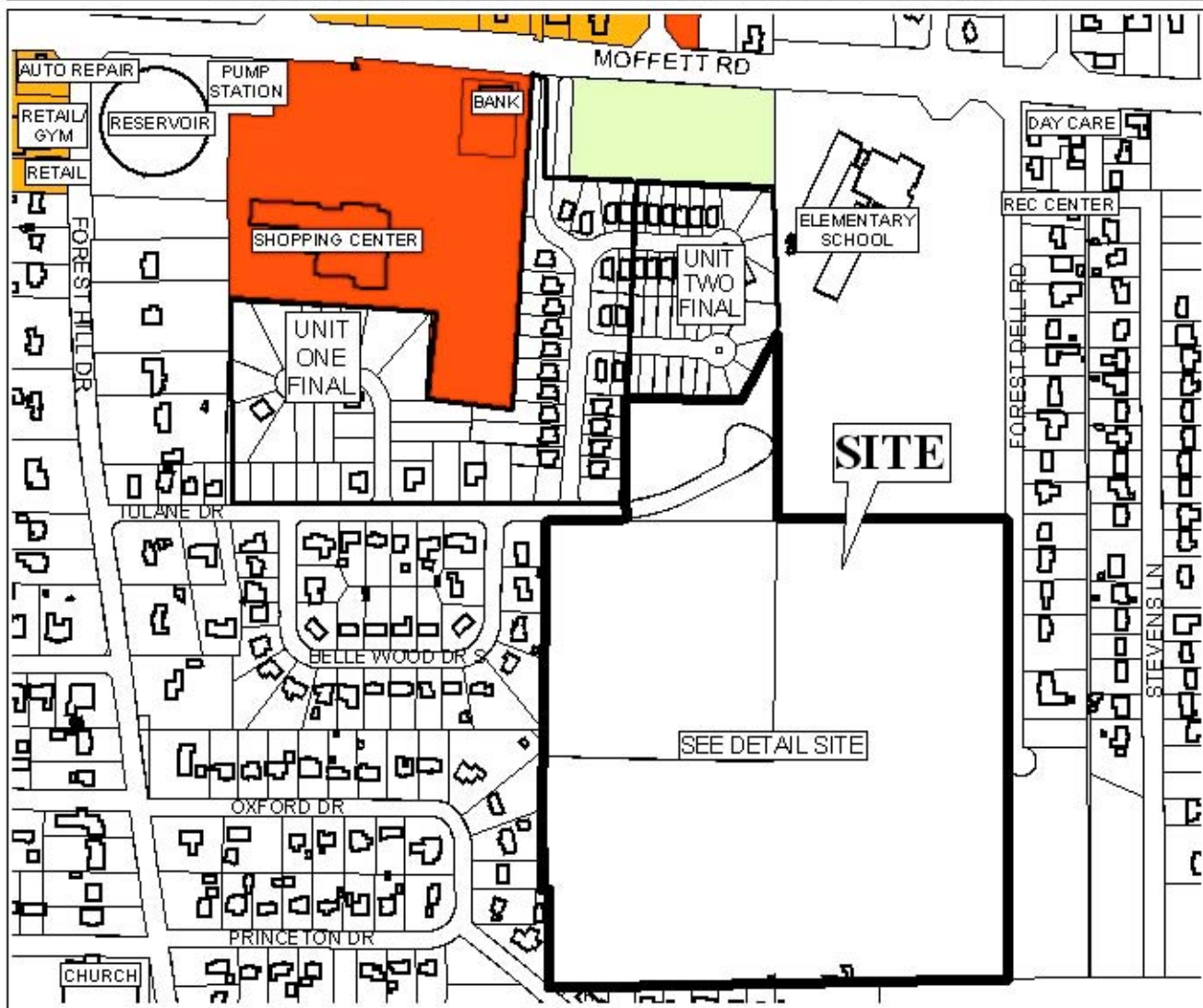
LOCATOR MAP



APPLICATION NUMBER Extension DATE May 18, 2006
APPLICANT Forest Cove Subdivision, Unit Three and Unit Four
REQUEST Planned Unit Development and Subdivision



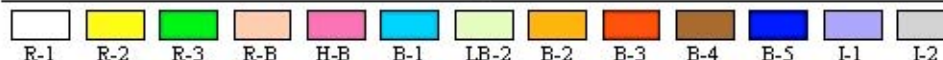
PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is located in an area of mixed land use.

APPLICATION NUMBER Extension DATE May 18, 2006
 APPLICANT Forest Cove Subdivision, Unit Three and Unit Four
 REQUEST Planned Unit Development and Subdivision

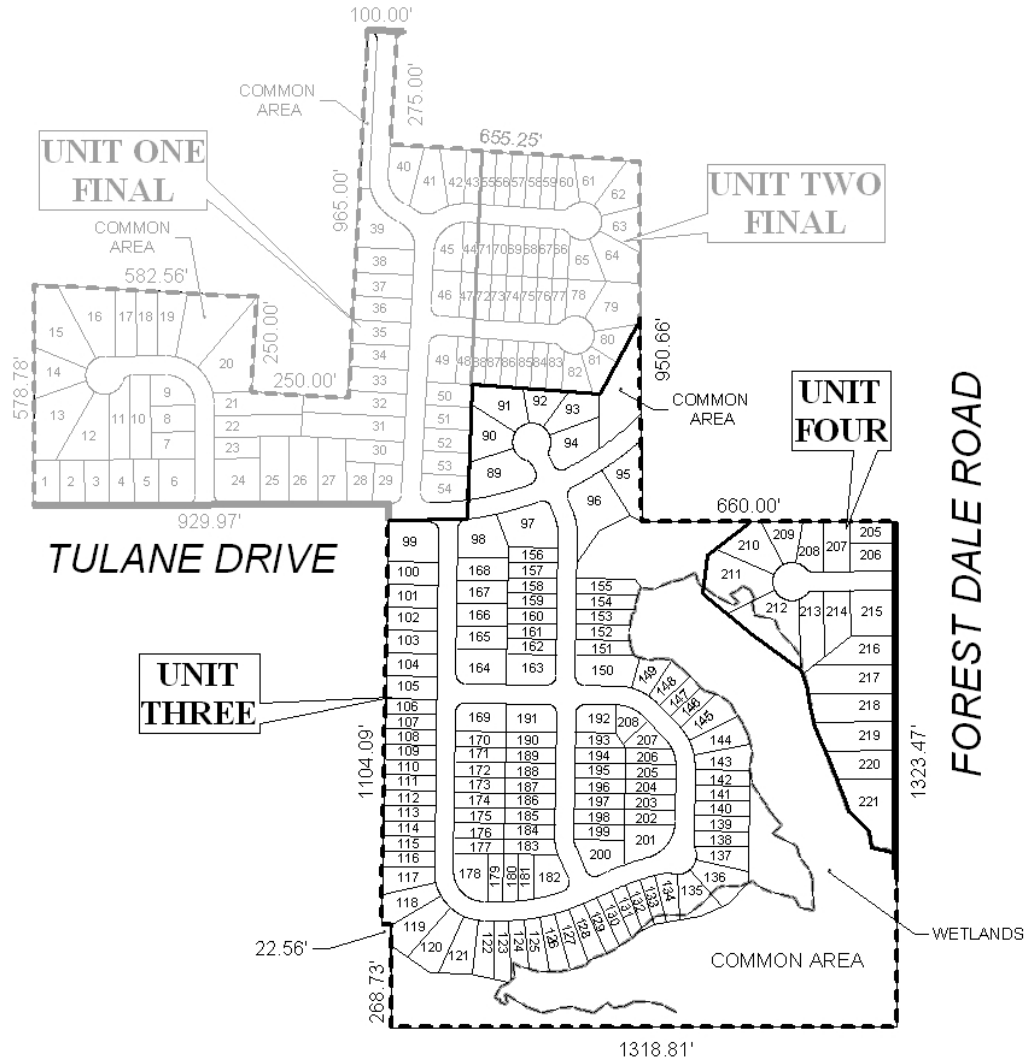
LEGEND



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SITE PLAN

MOFFETT ROAD

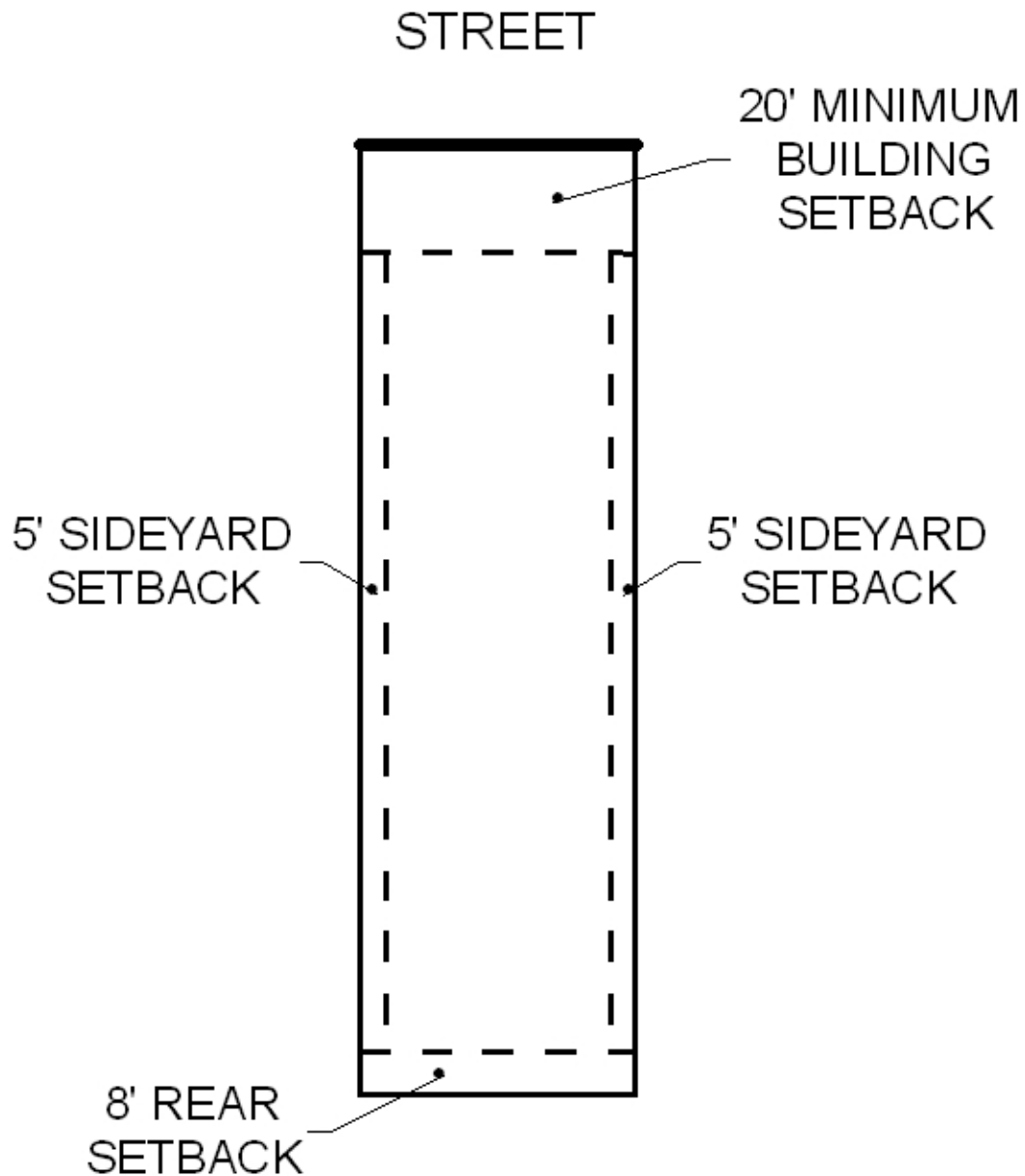


The site is located on the South side of Moffett Road at the South terminus of Northview Drive.
The plan illustrates the proposed lots and existing wetlands.

APPLICATION NUMBER Extension DATE May 18, 2006
 APPLICANT Forest Cove Subdivision, Unit Three and Unit Four
 REQUEST Planned Unit Development and Subdivision



TYPICAL LOT DETAIL FOR SETBACKS



APPLICATION NUMBER Extension DATE May 18, 2006
APPLICANT Forest Cove Subdivision, Unit Three and Unit Four
REQUEST Planned Unit Development and Subdivision



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