

EXTENSION

PLANNED UNIT DEVELOPMENT STAFF REPORT

Date: July 1, 2004

DEVELOPMENT NAME

Mobile Infirmary Association
(Mark Nix, Agent)

LOCATION

East side of Infirmary Drive, 1030' North of Spring Hill Avenue

PRESENT ZONING

B-1, Buffer Business

AREA OF PROPERTY

66.86 acres

REMARKS

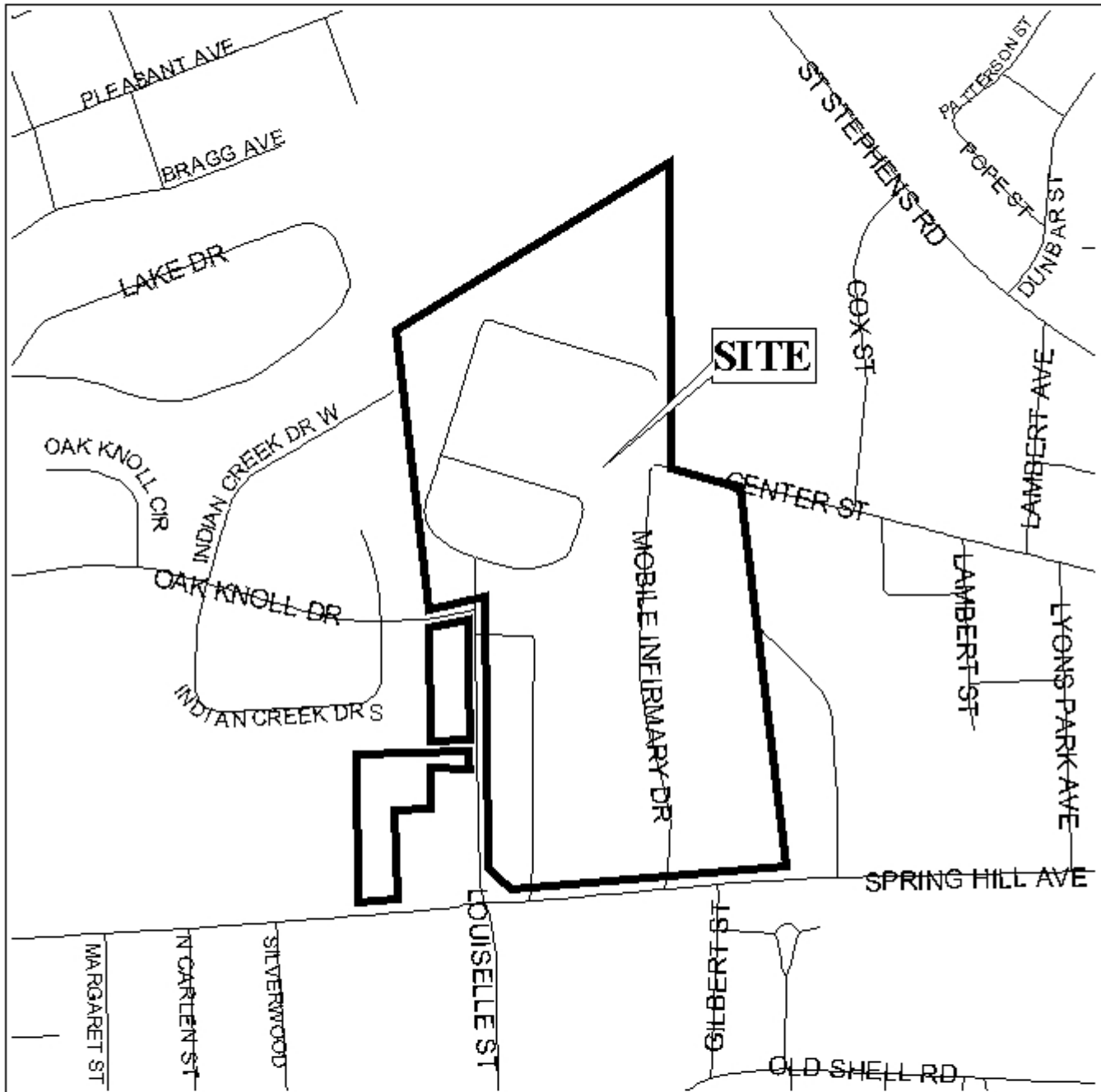
The applicant is requesting a one-year extension to a previously approved Planned Unit Development (PUD) Master Plan for multiple buildings on a single-building site consisting of multiple lots with shared parking and access.

There have been two extensions since the PUD Master Plan was originally approved. There has been no change in conditions within the surrounding area that would affect the PUD Master Plan as previously approved; nor have there been changes to the Zoning Ordinance that would affect the previous approval.

RECOMMENDATION

Based on the preceding, it is recommended that this application be approved subject to the following condition: 1) any substantive changes and/or additions will require an application to amend the PUD Master Plan.

LOCATOR MAP



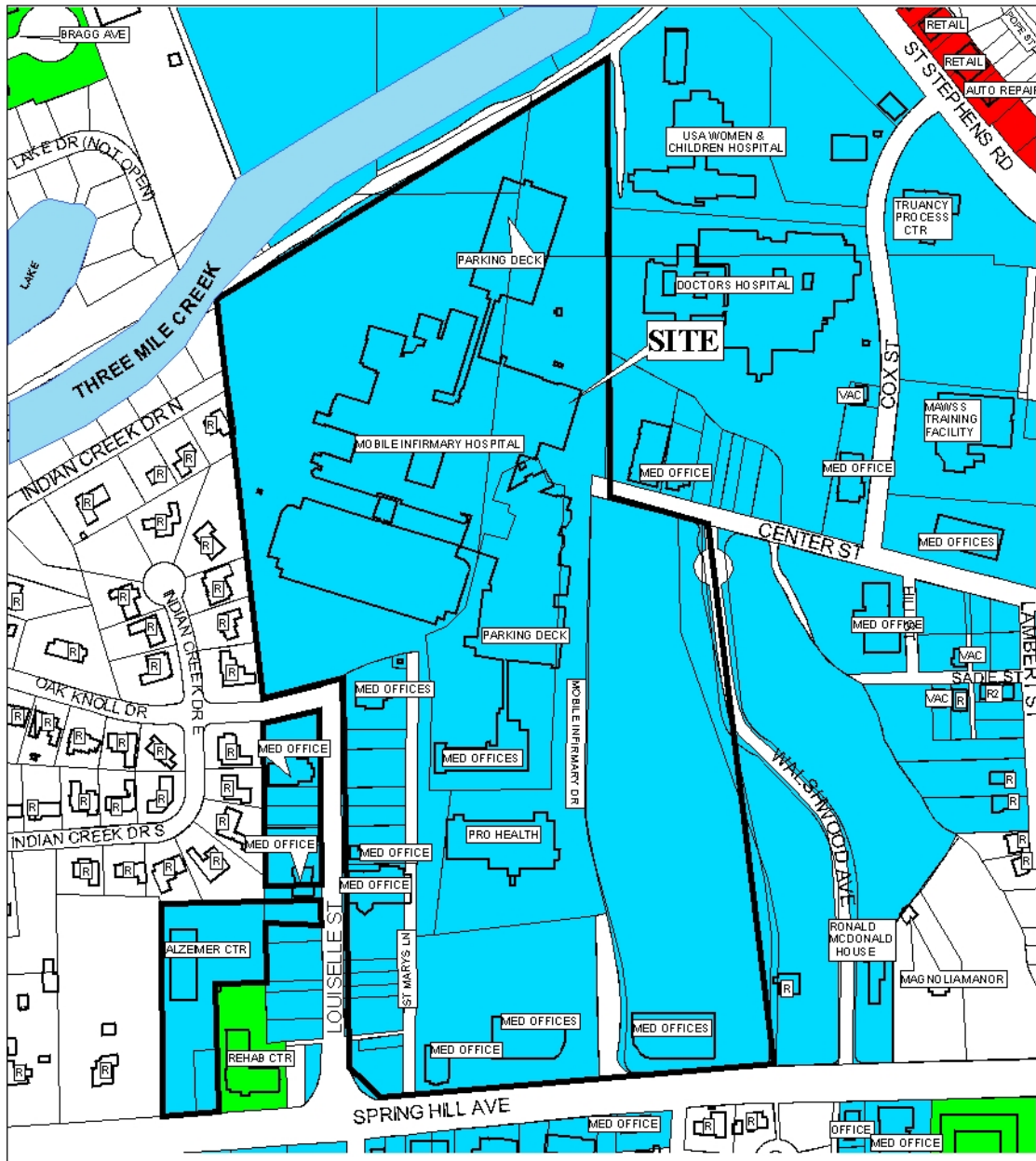
APPLICATION NUMBER Extension DATE July 10, 2003

APPLICANT Mobile Infirmary Association (Mark Nix, Agent)

REQUEST Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is located within a medical complex. The site is surrounded by single- family residential units, and medical offices

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LEGEND

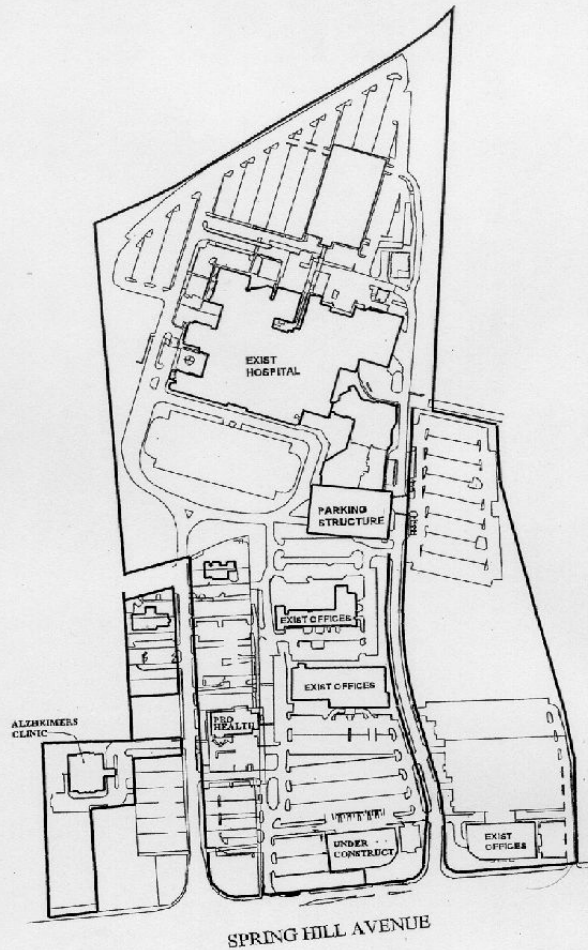


NTS



EXTENSION

SITE PLAN



The site is located on the East side of Infirmary Drive, 1030' North of Spring Hill Avenue. Shown on the site are the existing structures, roadways and parking , and the proposed parking and parking garage.

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APPLICANT Mobile Infirmary

USE/REQUEST Planned Unit Development



NTS