

EXTENSION

PLANNED UNIT DEVELOPMENT EXTENSION STAFF REPORT

Date: June 16, 2005

DEVELOPMENT NAME Mobile Infirmary Association

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

PRESENT ZONING B-1, Buffer Business

REMARKS The applicant is requesting a one-year extension of Planned Unit Development approval, to modify the master plan for multiple buildings on a single building consisting of multiple lots, with shared parking and access. Specifically, the modifications were to allow ground level parking instead of a parking structure, and to include an additional building, which was allowed by an Administrative P.U.D. application in 2002. The original approval (for the parking change) was granted in 2001, and this is the applicant's fourth request for extension since that time.

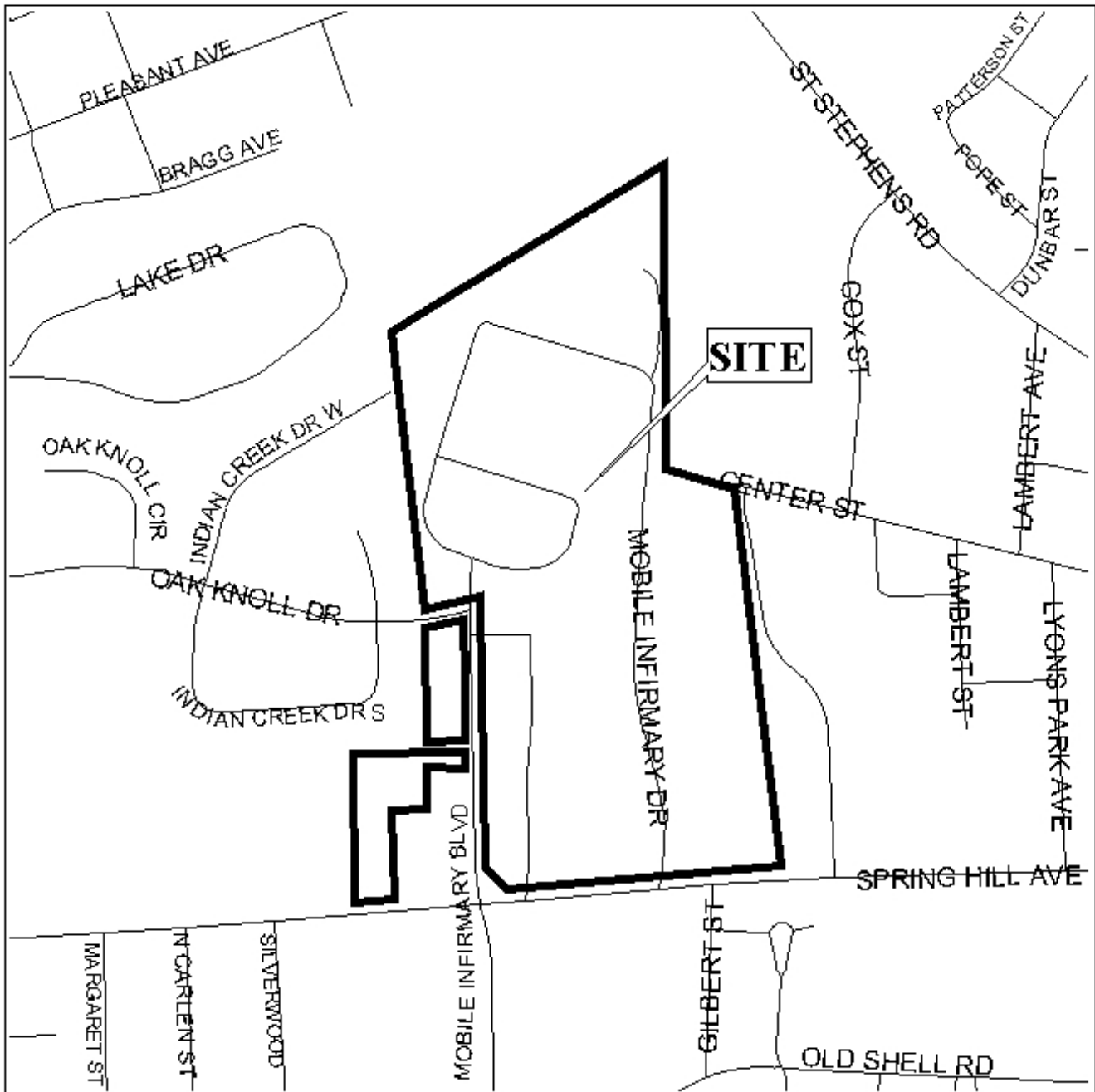
Planned Unit Development review examines the site with regard to its location to ensure that it is generally compatible with neighboring uses; that adequate access is provided without generating excess traffic along minor residential streets in residential districts outside the PUD; and that natural 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.

The report for the initial extension request states: *"It is understood that Master Plan Approvals are somewhat conceptual, and that individual applications are required for each project to allow for minor changes/modifications/adjustments. However, substantial changes (such as the addition of a building) should necessitate an amendment to the Master Plan rather than an individual administrative application...especially in cases such as this, where the complexity and magnitude of the overall development are so great."*

There have been no changes 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. However, as this is the fourth request for extension, the applicant should be advised that an additional extension would be unlikely.

RECOMMENDATION Based on the preceding, it is recommended that the application be approved subject to the following condition: 1) additional substantial changes or additions will require an application to amend the PUD Master Plan. It is further recommended that the applicant be advised that an additional extension would be unlikely.

LOCATOR MAP



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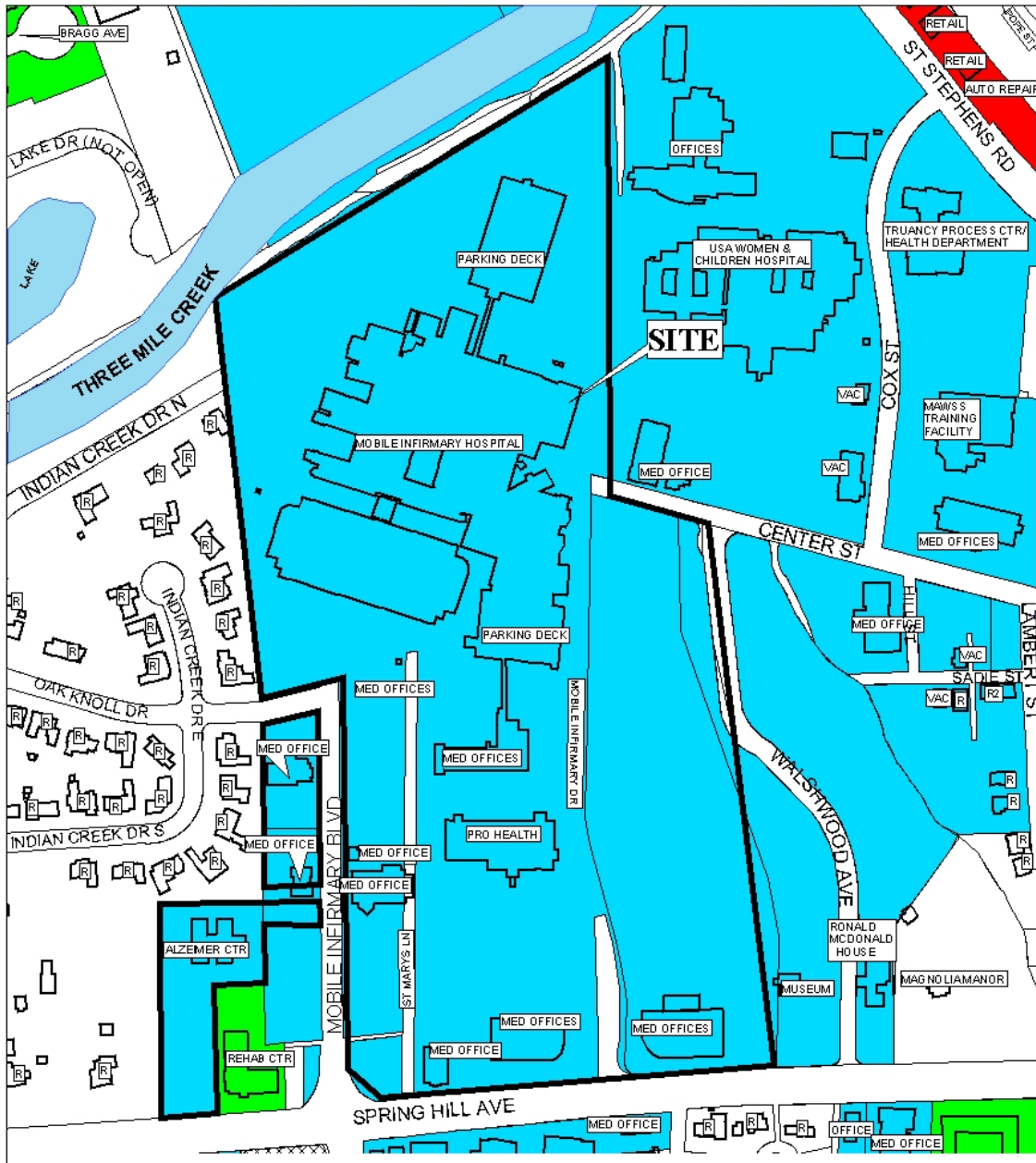
APPLICANT Mobile Infirmary Association (Mark Nix, Agent)

REQUEST Planned Unit Development



NTS

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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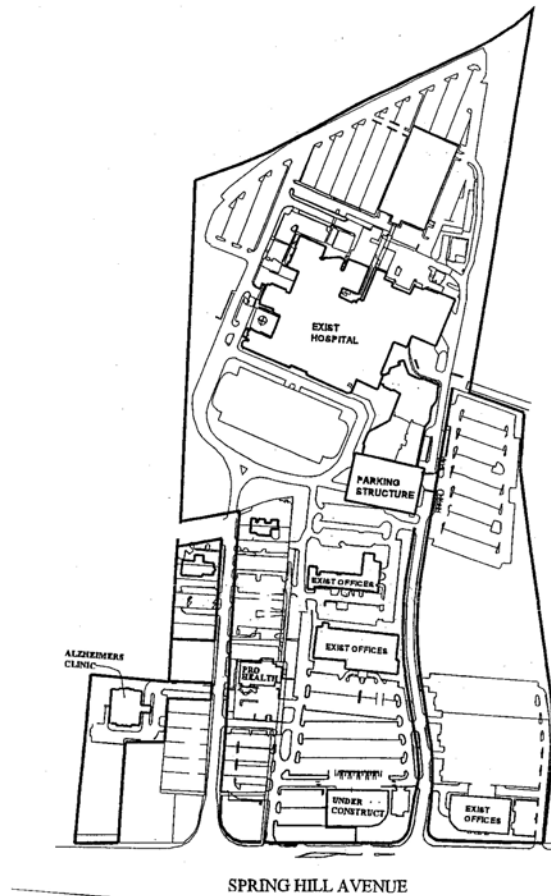
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LEGEND



EXTENSION

SITE PLAN



The site plan illustrates the existing structures, roadways and parking along with the proposed parking spaces and parking structures.

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