

PLANNED UNIT DEVELOPMENT**Date: August 3, 2017****DEVELOPMENT NAME**

Azalea Oaks Center Subdivision (Robert Myers)

LOCATION3945 and 3949 Government Boulevard
(Southeast corner of Government Boulevard and Azalea Road)**CITY COUNCIL
DISTRICT**

District 4

AREA OF PROPERTY

1 Lot/ 2.8 ± Acres

CONTEMPLATED USE

Planned Unit Development Approval to allow multiple buildings on a single building site.

**TIME SCHEDULE
FOR DEVELOPMENT**

None given.

REMARKS

The applicant is requesting a one-year extension of approval for a Planned Unit Development to allow shared access between two lots. The previous PUD application was approved with an associated 2-lot subdivision application at the Planning Commission's July 7, 2016 meeting. The subdivision application has since been recorded however no permits have been requested for development at this time, thus the reason for the extension request.

The applicant states that due to several extenuating circumstances the project has not been submitted for building permits and that are diligently working with the owner to finalize plans for the development of the site.

There have been no changes in conditions in the surrounding area that would affect the PUD as previously approved, nor have there been any changes to the Regulations which would affect the previous approval.

RECOMMENDATION

Based upon the preceding, it is recommended that the request for a one-year extension of the Planned Unit Development be approved, and the applicant should be advised that any future extensions will be unlikely.

LOCATOR MAP



APPLICATION NUMBER 1 DATE August 3, 2017

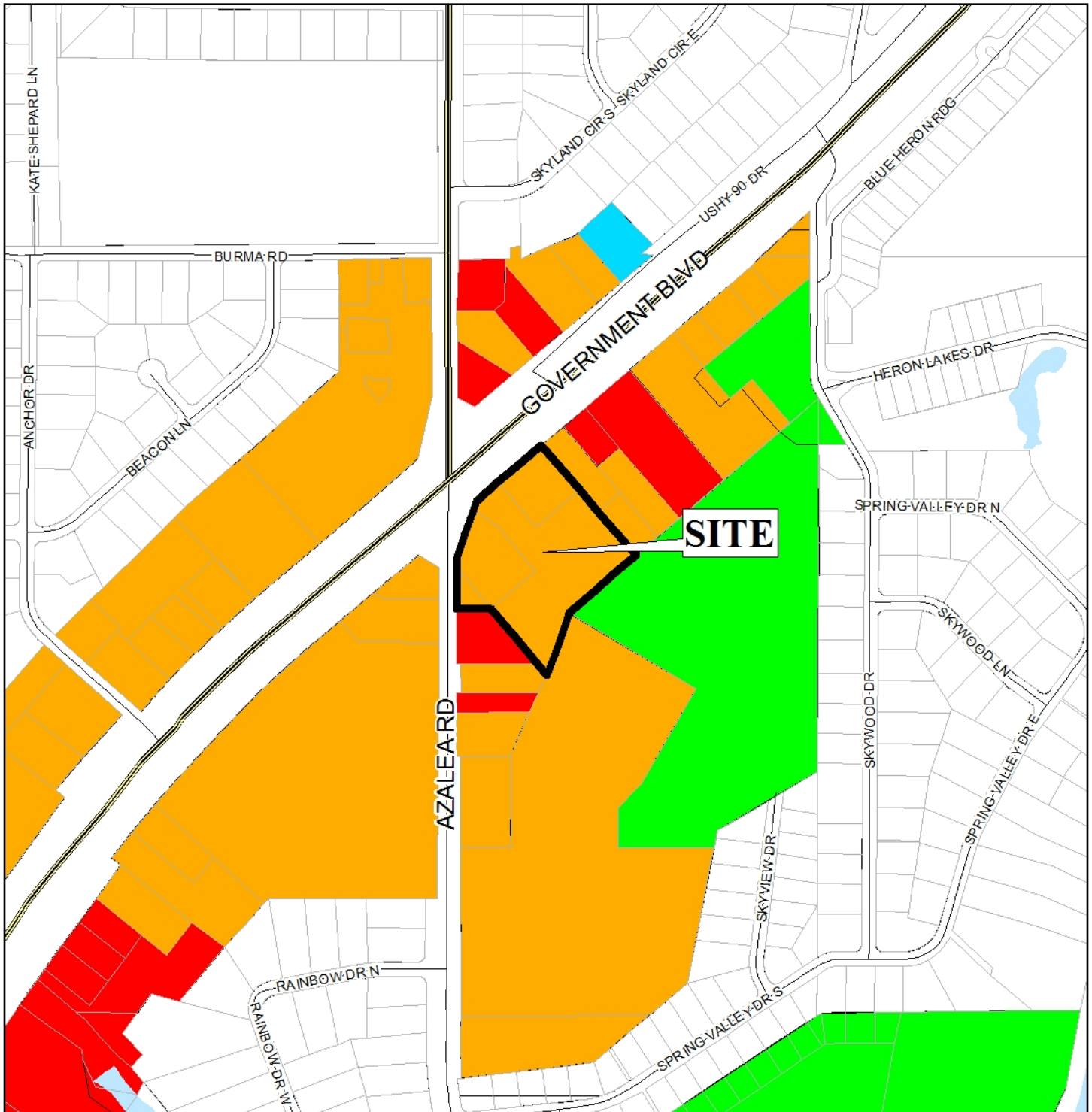
APPLICANT Robert Myers

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LOCATOR ZONING MAP



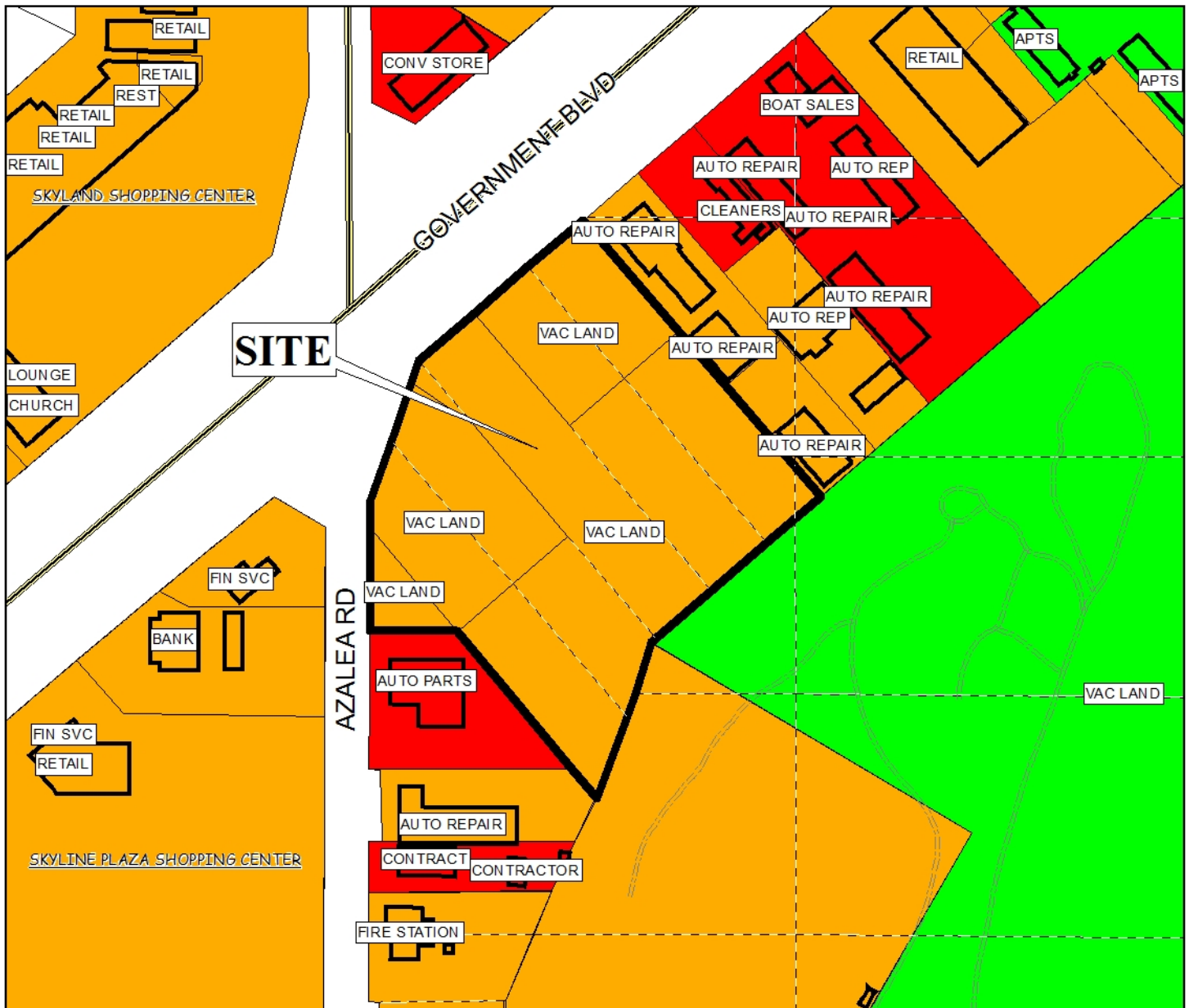
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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial units.

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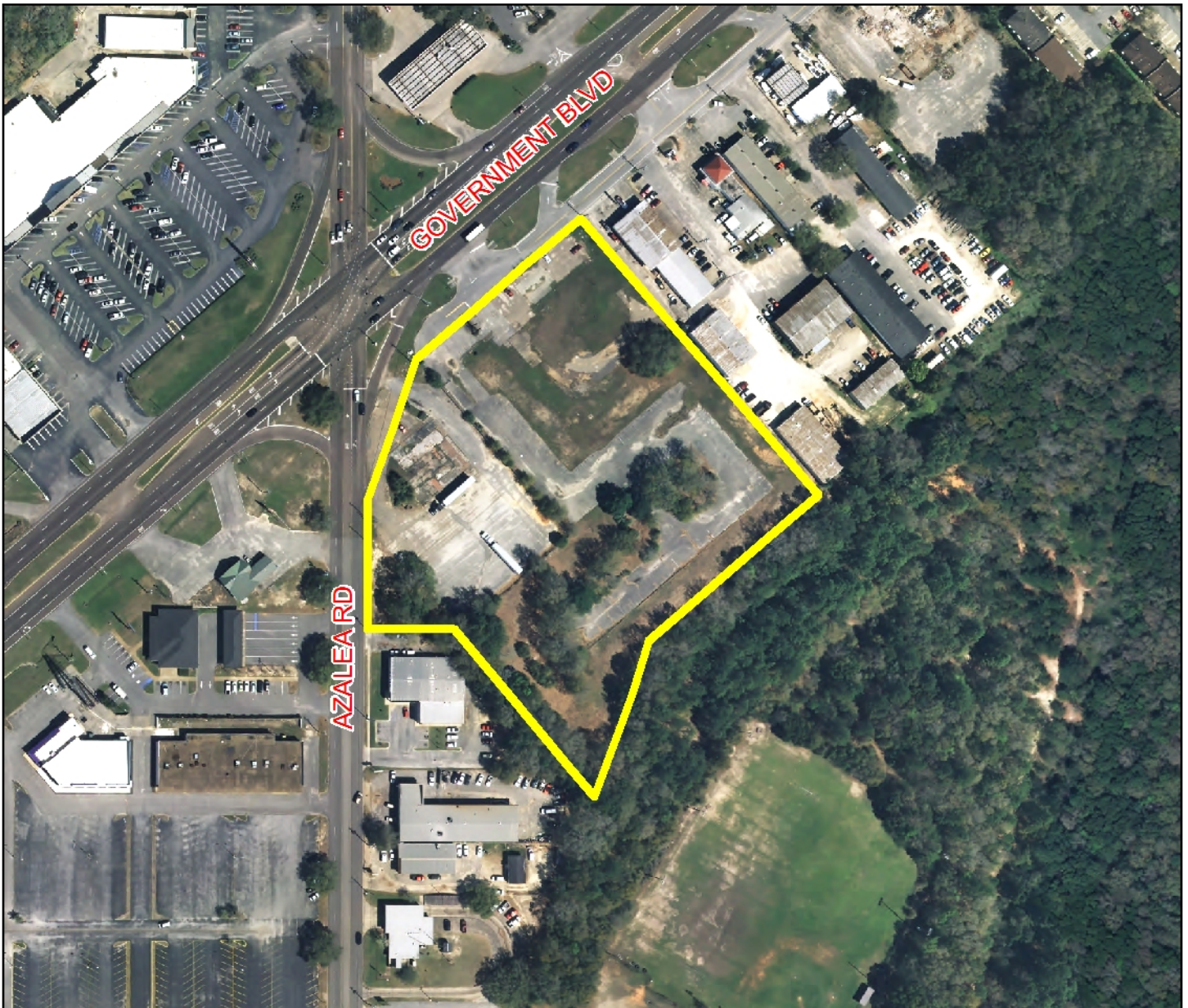
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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL

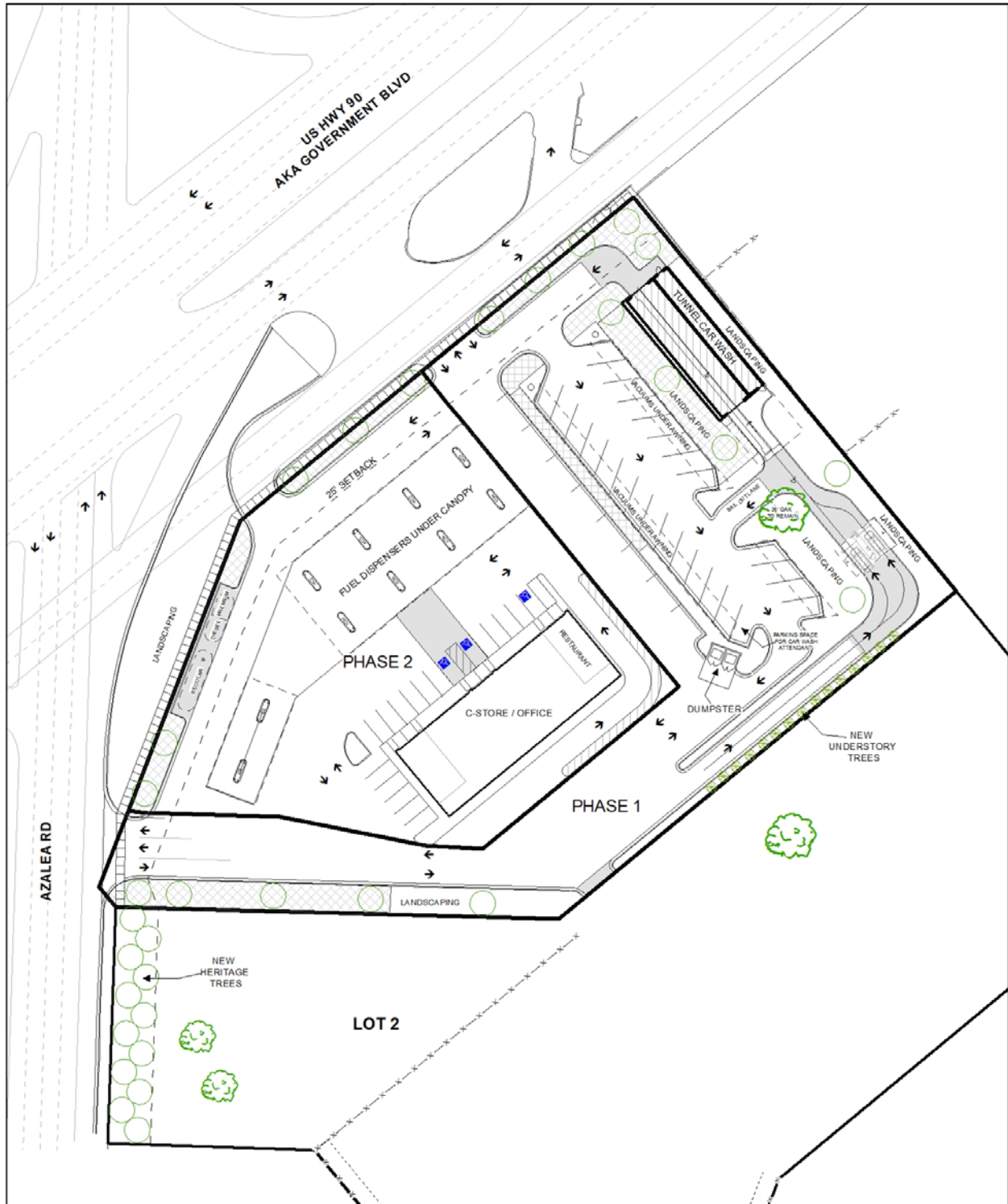


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SITE PLAN



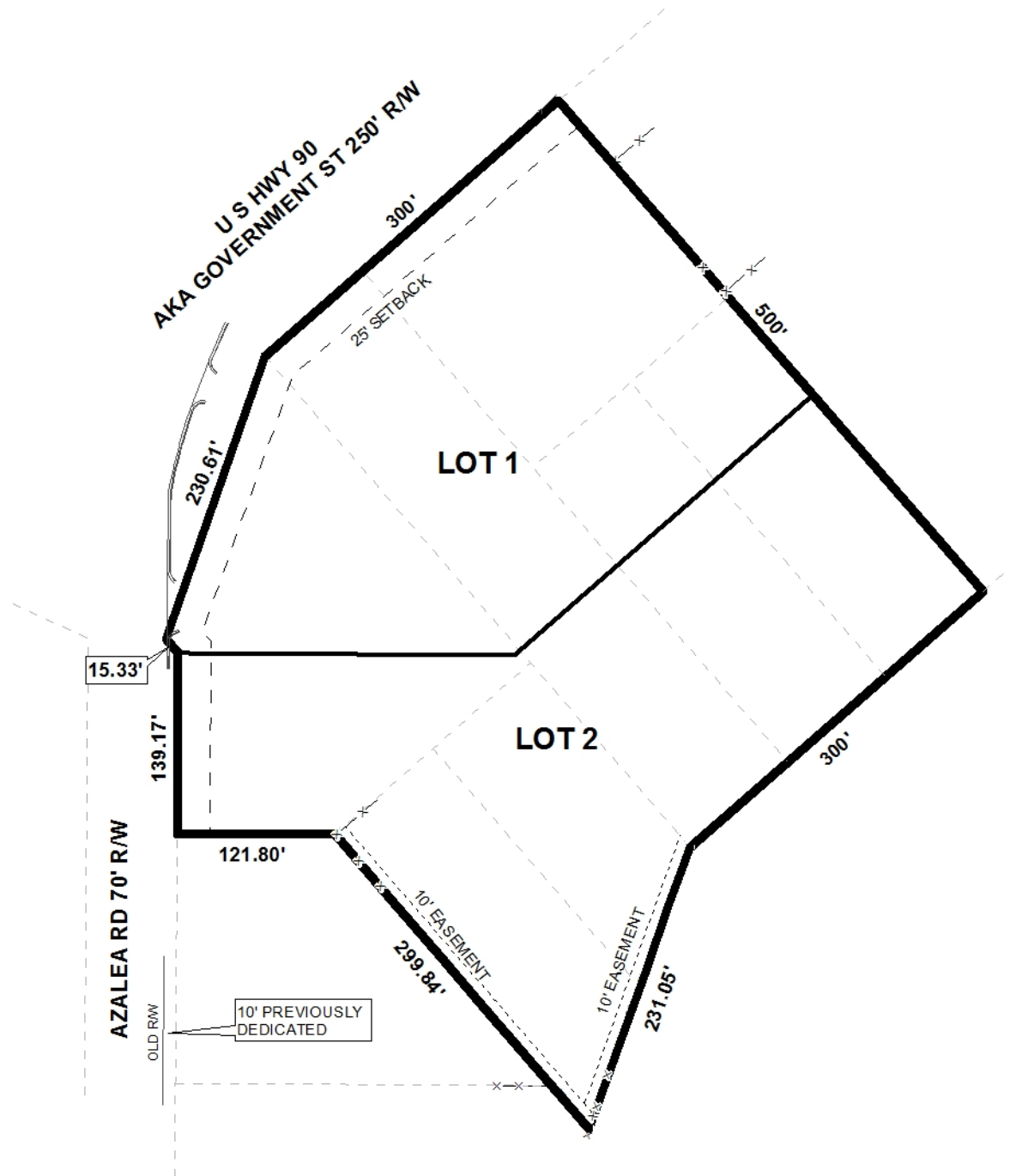
The site plan illustrates the proposed car wash tunnel, fuel dispensers, parking, convenience store, and trees.

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DETAIL SITE PLAN



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