

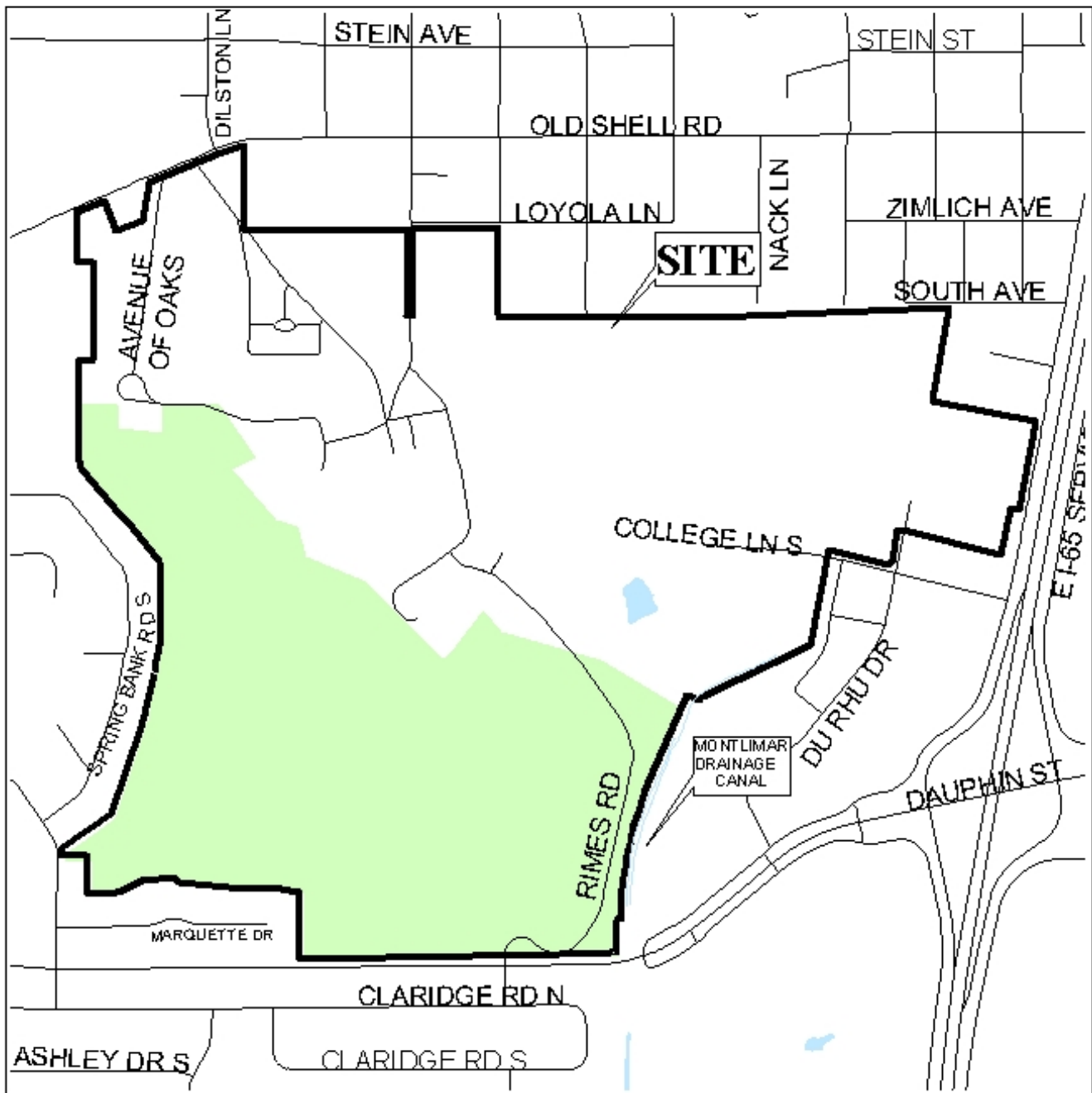
**PLANNED UNIT DEVELOPMENT EXTENSION
STAFF REPORT****Date: May 5, 2005****DEVELOPMENT NAME** Spring Hill College**SUBDIVISION NAME****LOCATION** 4000 Dauphin Street
(North side of Dauphin Street, 1800'± West of
Interstate 65)**REMARKS** The applicant is requesting a one-year extension of
Planned Unit Development (PUD) approval, to amend a previously approved Master Plan
for an existing college in an R-1, Single-Family Residential district.

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 Planning Commission approved the PUD application in 2004, and there have not been changes in the regulations or in conditions in the surrounding area that would affect the previous approval.

RECOMMENDATION Based on the preceding, it is recommended that this
request for extension be approved.

LOCATOR MAP



APPLICATION NUMBER Extension DATE May 5, 2005

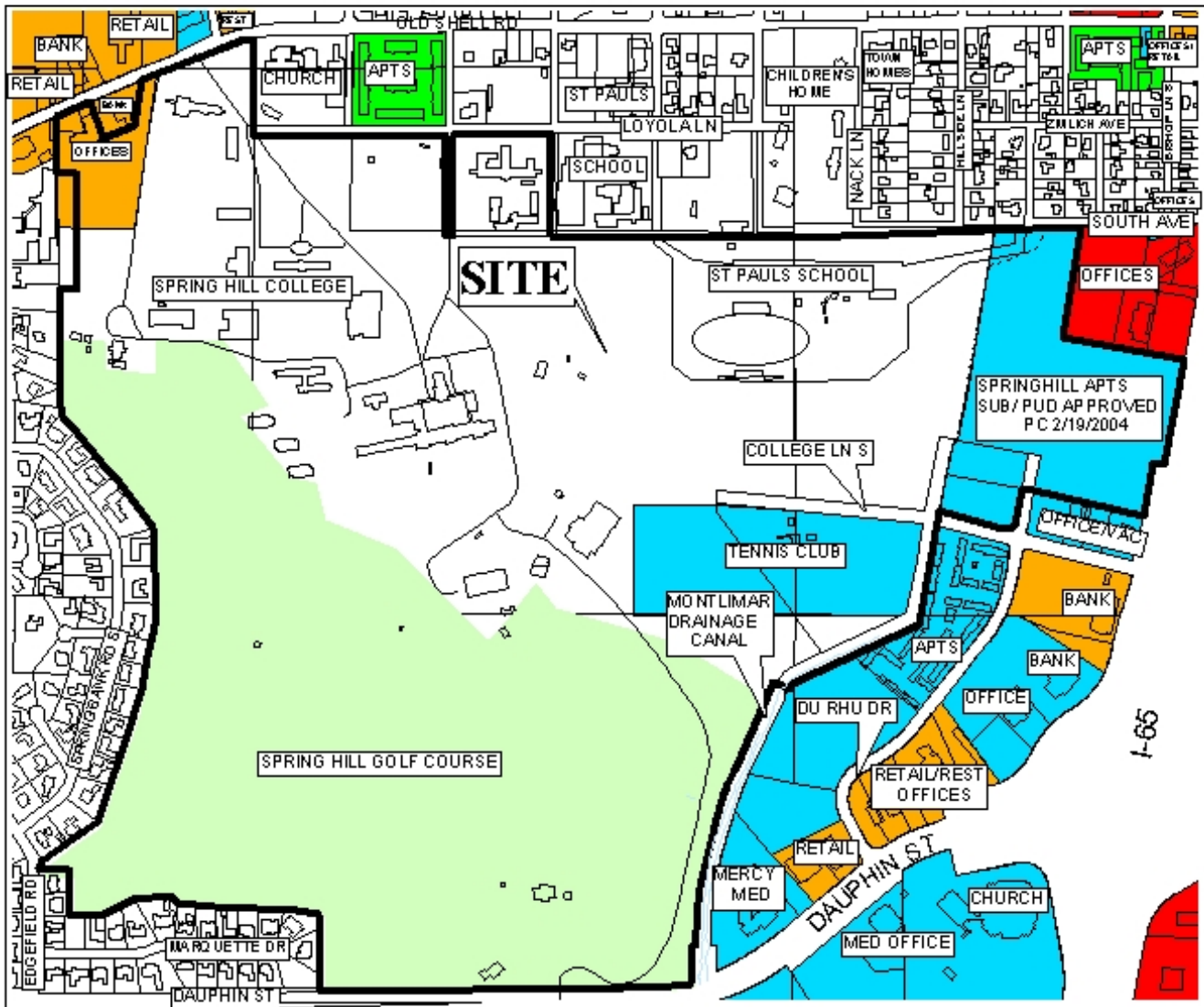
APPLICANT Spring Hill College

REQUEST Planned Unit Development



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Single-family residential units are located to the west and north of the site. Offices, retail establishments, banks, and medical offices are located to the east, south and north of the site. A church, school, and childrens home are located to the north of the site.

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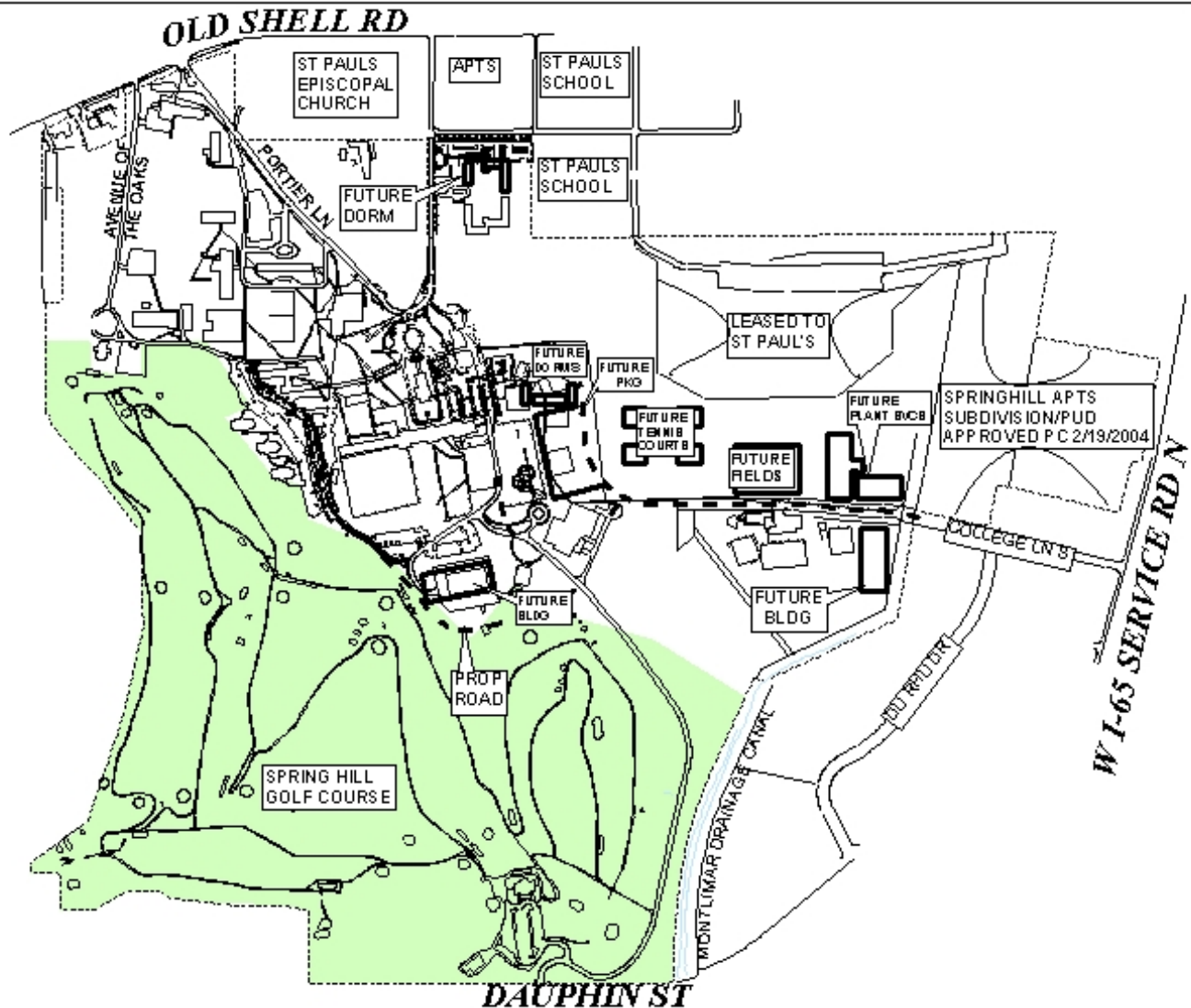
REQUEST Planned Unit Development

LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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SITE PLAN



The site plan illustrates the existing buildings, drives, parking, and golf course along with the proposed building and parking additions.

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 REQUEST Planned Unit Development

