

## Extension

### **PLANNED UNIT DEVELOPMENT STAFF REPORT**

**Date: February 2, 2006**

#### **APPLICANT**

Downtowner Apartments

#### **DEVELOPMENT NAME**

Downtowner Apartments

#### **LOCATION**

4350 Downtowner Boulevard  
(North side of Downtowner Loop North, 180'± East of  
Downtowner Loop West)

#### **CITY COUNCIL DISTRICT**

District 5

#### **PRESENT ZONING**

R-3, Multi-Family Residential

#### **AREA OF PROPERTY**

1± Acres

#### **CONTEMPLATED USE**

26 Unit, Three Building Apartment Complex

#### **REMARKS**

The applicant is requesting a one year extension of a previously approved PUD. The plan illustrates development of the site as a 26 unit, three building apartment complex.

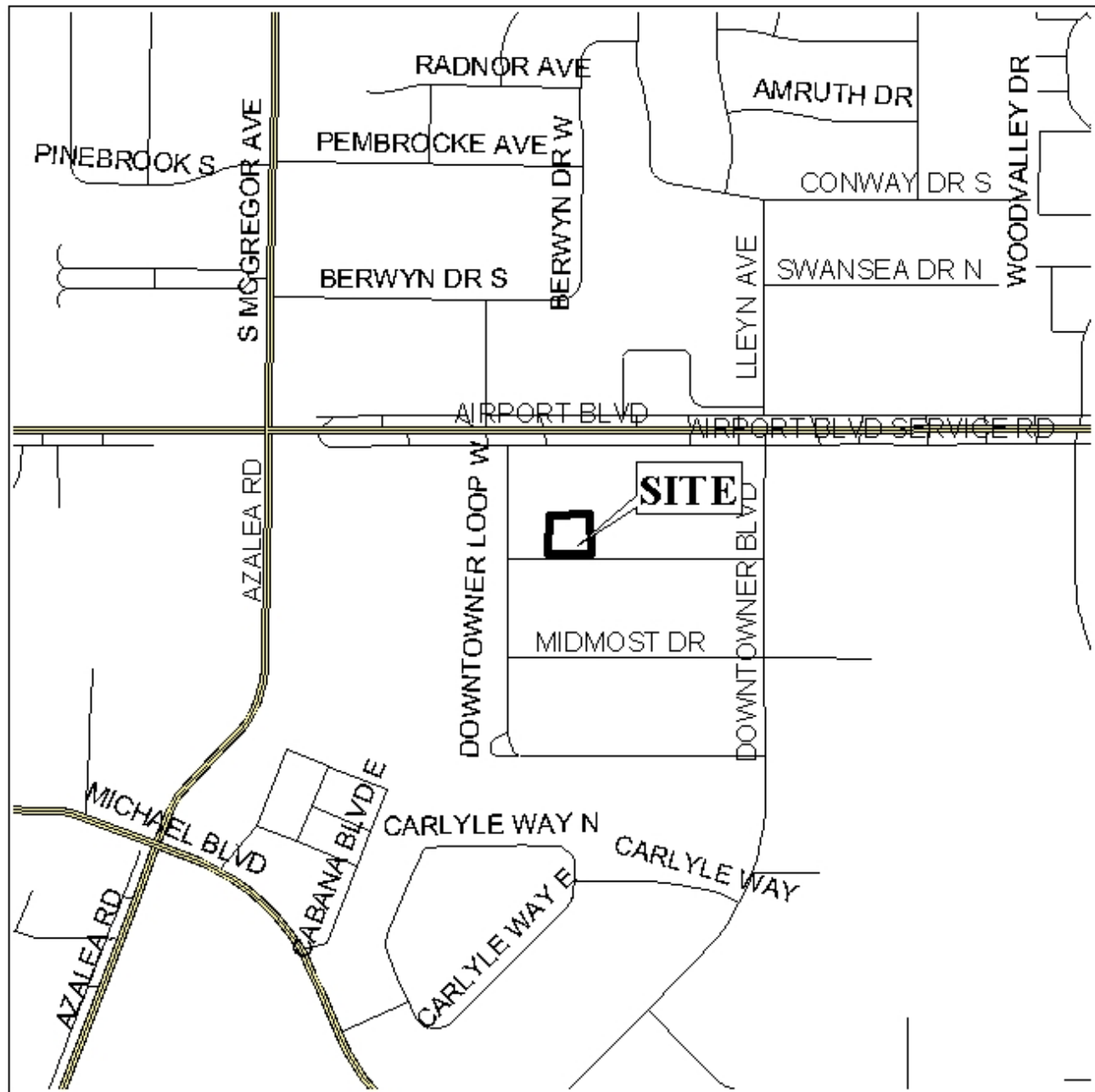
The site was rezoned to R-3 and received PUD approval for an apartment complex in 2002. The PUD subsequently expired, and was resubmitted in 2004. An extension of that approval was granted in 2005. The applicant is now requesting another one year extension of the 2004 PUD. Therefore, this would be the second extension if approved.

Plans were submitted and the building permit review process initiated in 2003. Due to numerous changes, problems, etc. the review process continued through to late 2004 with a permit being issued in September of that year. Unfortunately, the permit was not acted upon and expired six months later. Therefore, new submissions would be required for permitting.

#### **RECOMMENDATION**

Based on the preceding, it is recommended that this application for extension be approved. It is further recommended that the applicant be advised that a future extension would be unlikely.

## LOCATOR MAP

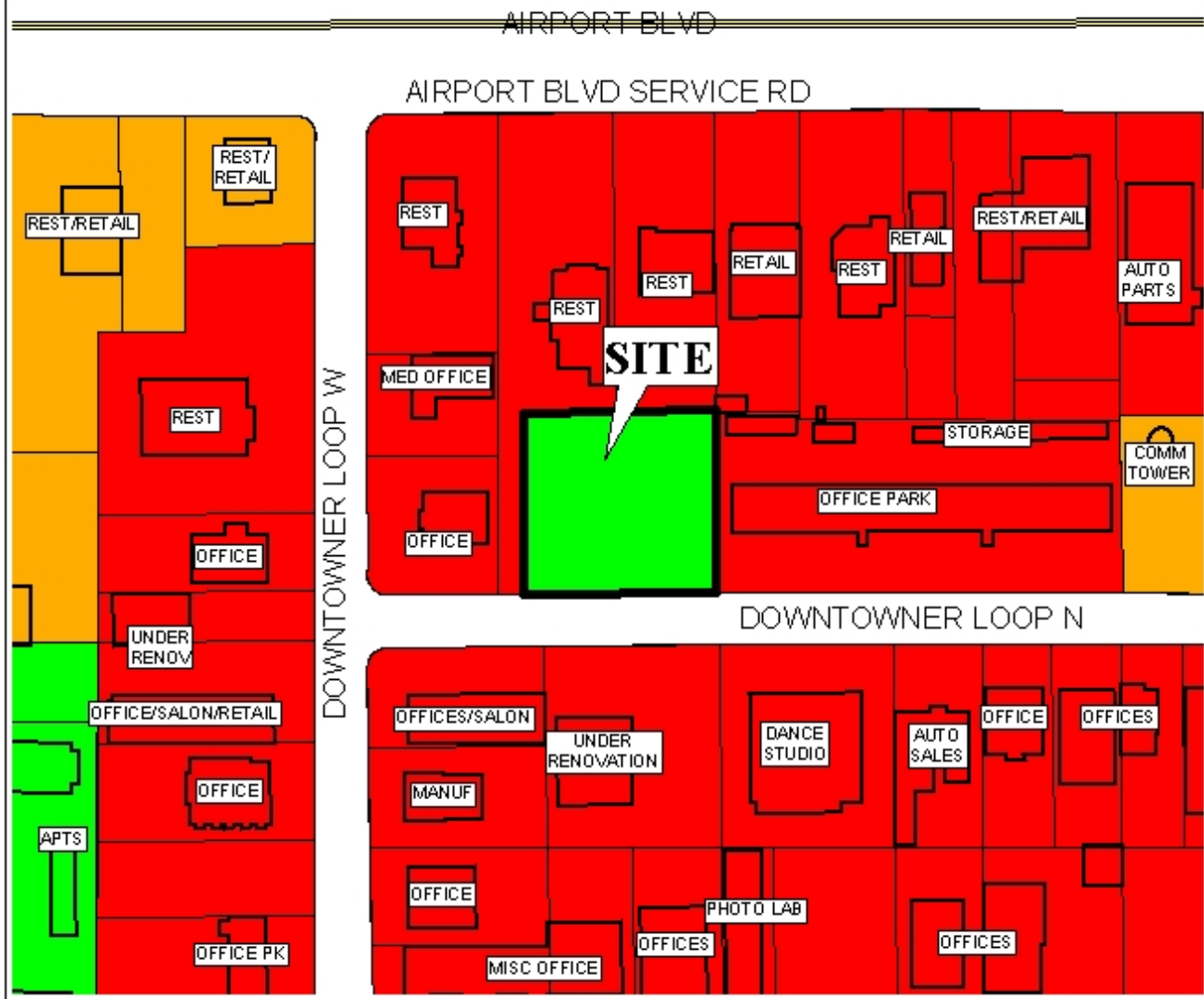


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APPLICANT Downtownner Apartments  
REQUEST Planned Unit Development



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# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



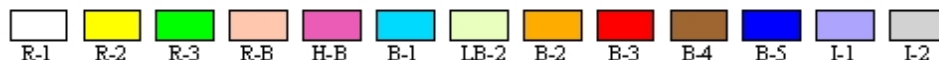
The site is located in an area of mixed land use with offices to the East and West, restaurants to the North and a daycare to the South.

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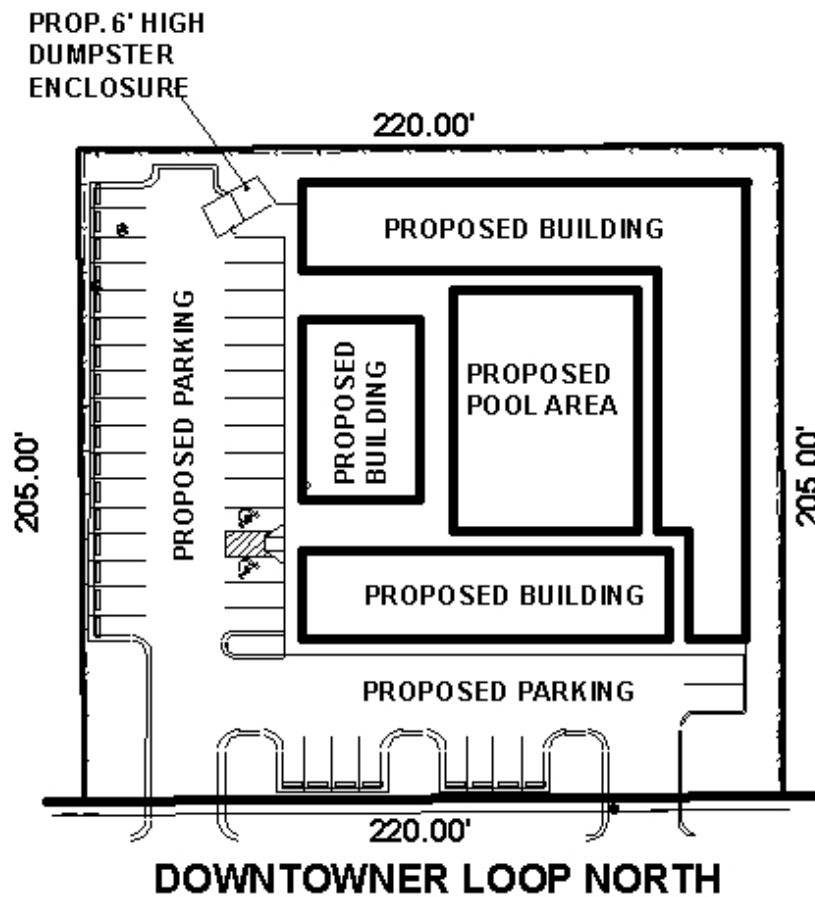
REQUEST Planned Unit Development

LEGEND



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# SITE PLAN



The site is located on the North side of Downtowner Loop North, 180' East of Downtowner Loop West. The plan illustrates the proposed buildings, pool area, and parking.

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