

EXTENSION

PLANNED UNIT DEVELOPMENT AND SUBDIVISION EXTENSION STAFF REPORT

Date: September 4, 2003

DEVELOPMENT NAME Ashland Park

SUBDIVISION NAME Ashland Park

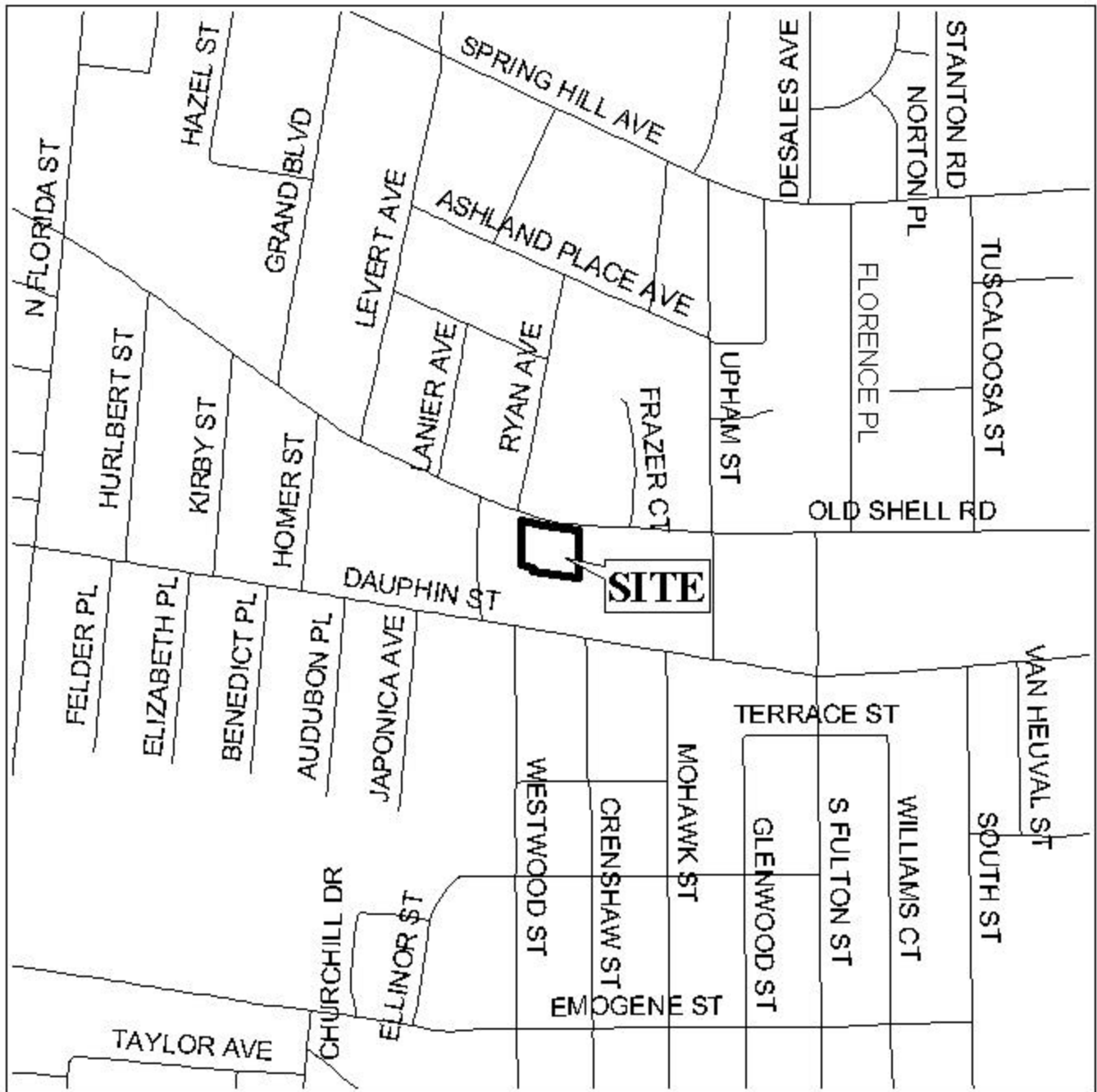
LOCATION South side of Old Shell Road, 160'+ East of Wisteria Avenue

REMARKS The applicant is requesting one-year extensions of a 4-lot, 1.2-acre subdivision and a PUD to allow a residential subdivision development, with a private street.

This is the second extension since the subdivision and PUD were originally approved in 2001, and no units have been recorded. There have been no changes in conditions in the surrounding area that would affect the subdivision and PUD as previously approved; nor have there been changes to the Regulations or Ordinance that would affect the previous approvals. However, as this subdivision and PUD does not require street construction the Commission does not typically approve more than one extension. Moreover, the applicant should be informed that a third extension is unlikely to be recommended for approval.

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

LOCATOR MAP



APPLICATION NUMBER Extension DATE September 4, 2003
 APPLICANT Ashland Park Subdivision (formerly Middleton Park Subdivision)
 REQUEST Planned Unit Development, Subdivision



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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single-family residential dwellings.

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REQUEST Planned Unit Development, Subdivision

LEGEND

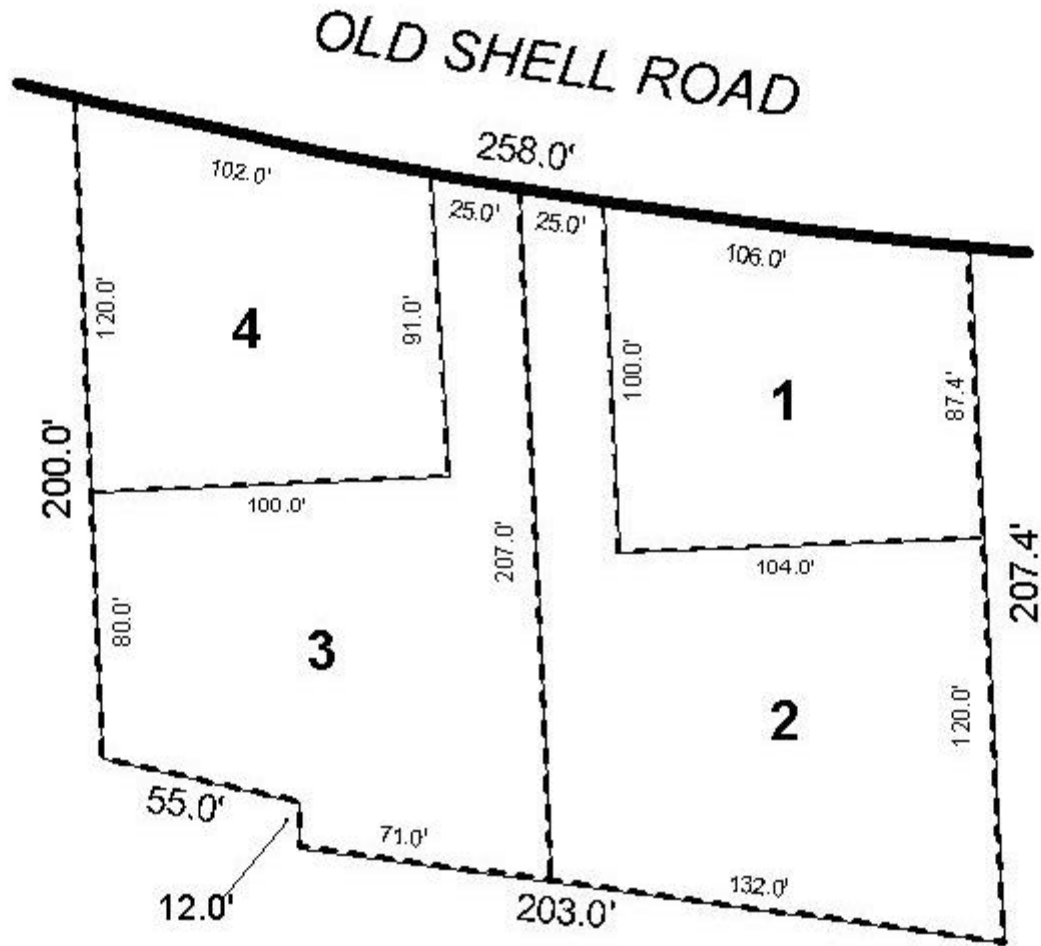


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EXTENSION

DETAIL SITE PLAN

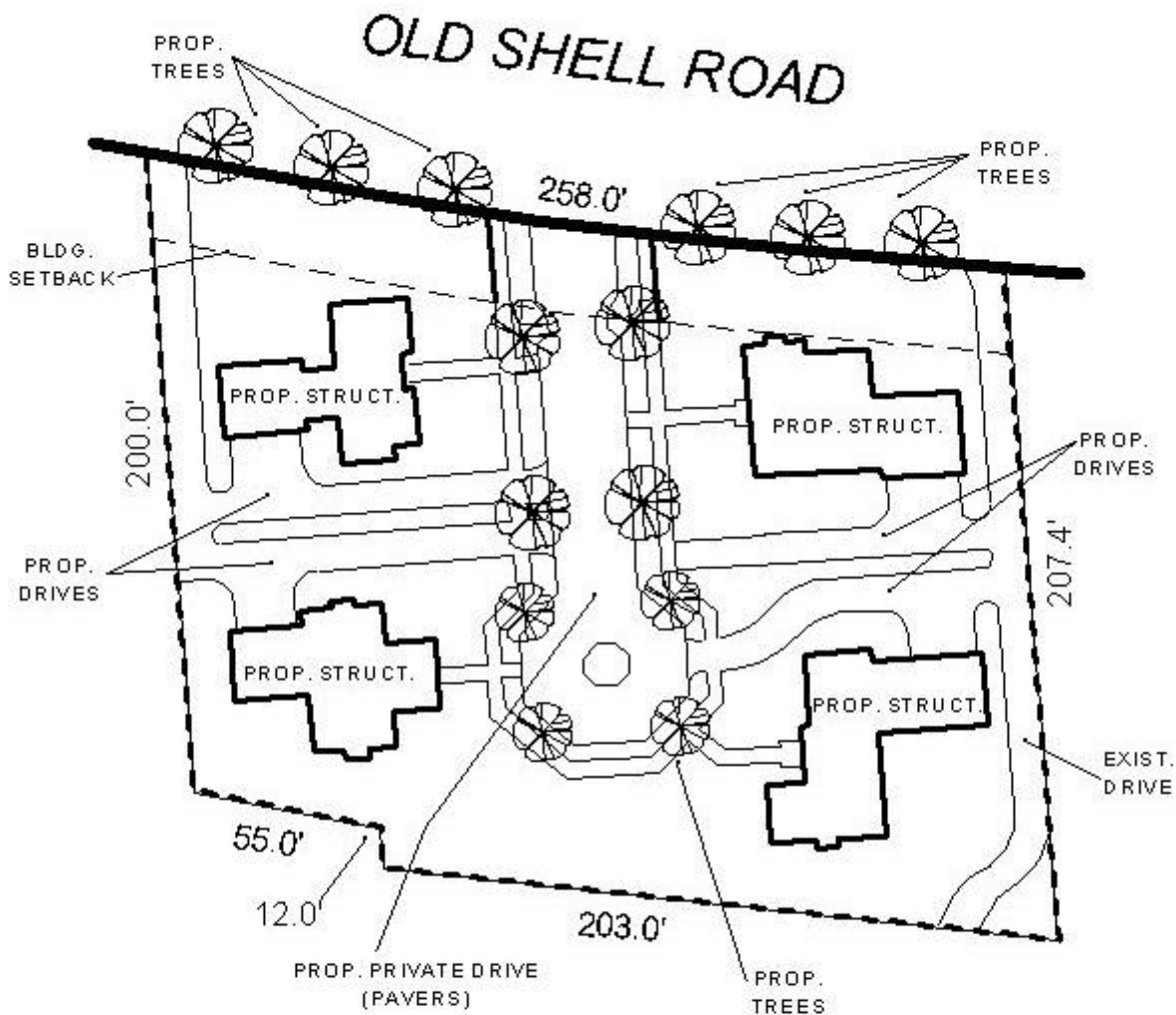


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USE/REQUEST Planned Unit Development and Subdivision



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SITE PLAN



The site is located on the South side of Old Shell Road, 160' East of Wisteria Avenue.
The plan illustrates the proposed structures, parking and trees.

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