

**PLANNED UNIT DEVELOPMENT &  
SUBDIVISION STAFF REPORT****Date: March 1, 2007**

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**APPLICANT**

A &amp; B – 10, LLC

**DEVELOPMENT NAME**

Breydon Square Subdivision

**LOCATION**

South side of Old Shell Road, 270'± East of Wilroh Drive East.

**CITY COUNCIL  
DISTRICT**

District 7

**PRESENT ZONING**

R-1, Single-Family Residential

**AREA OF PROPERTY**

3.3± Acres/15-Lots

**CONTEMPLATED USE**

Planned Unit Development Approval to allow reduced lot widths, sizes, and setbacks in a single-family residential subdivision.

**REMARKS**

The applicant is requesting a one year extension of a previously approved PUD and Subdivision.

This is the first request for extension since the original approvals in 2006. There have been no changes in conditions in the surrounding area that would affect the PUD or subdivision as approved, nor have there been changes to the Zoning Ordinance or Subdivision Regulations that would affect the previous approvals.

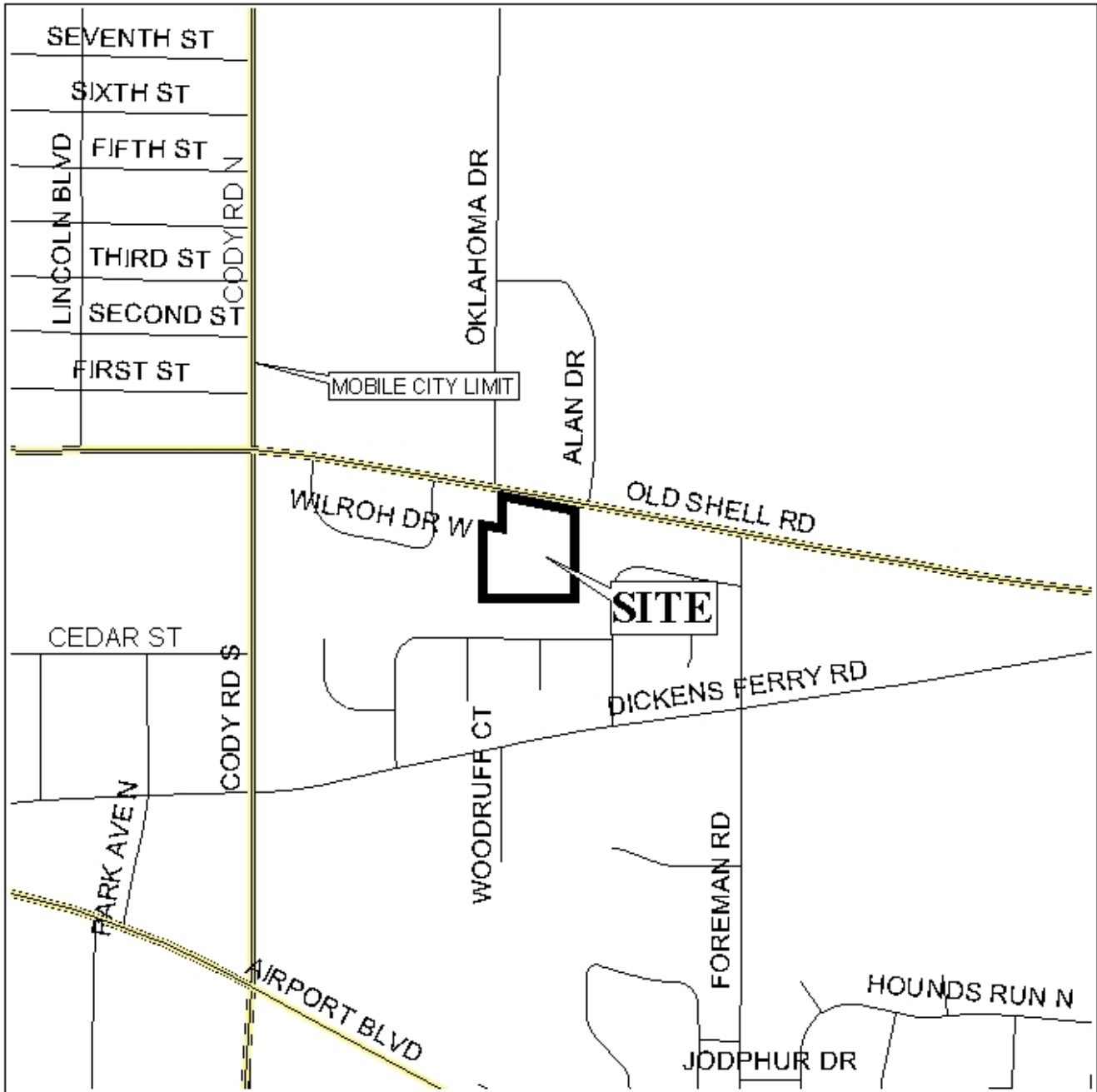
It should be noted that street construction and several conditions concerning drainage were required as a result of these approvals could be considered justification for extension.

**RECOMMENDATION**

**PUD:** Based on the preceding, it is recommended that this application for extension be approved.

**SUBDIVISION:** Based on the preceding, it is recommended that this application for extension be approved.

## LOCATOR MAP



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APPLICANT Breydon Square Subdivision

REQUEST Subdivision, Planned Unit Development



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# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single-family residential units.

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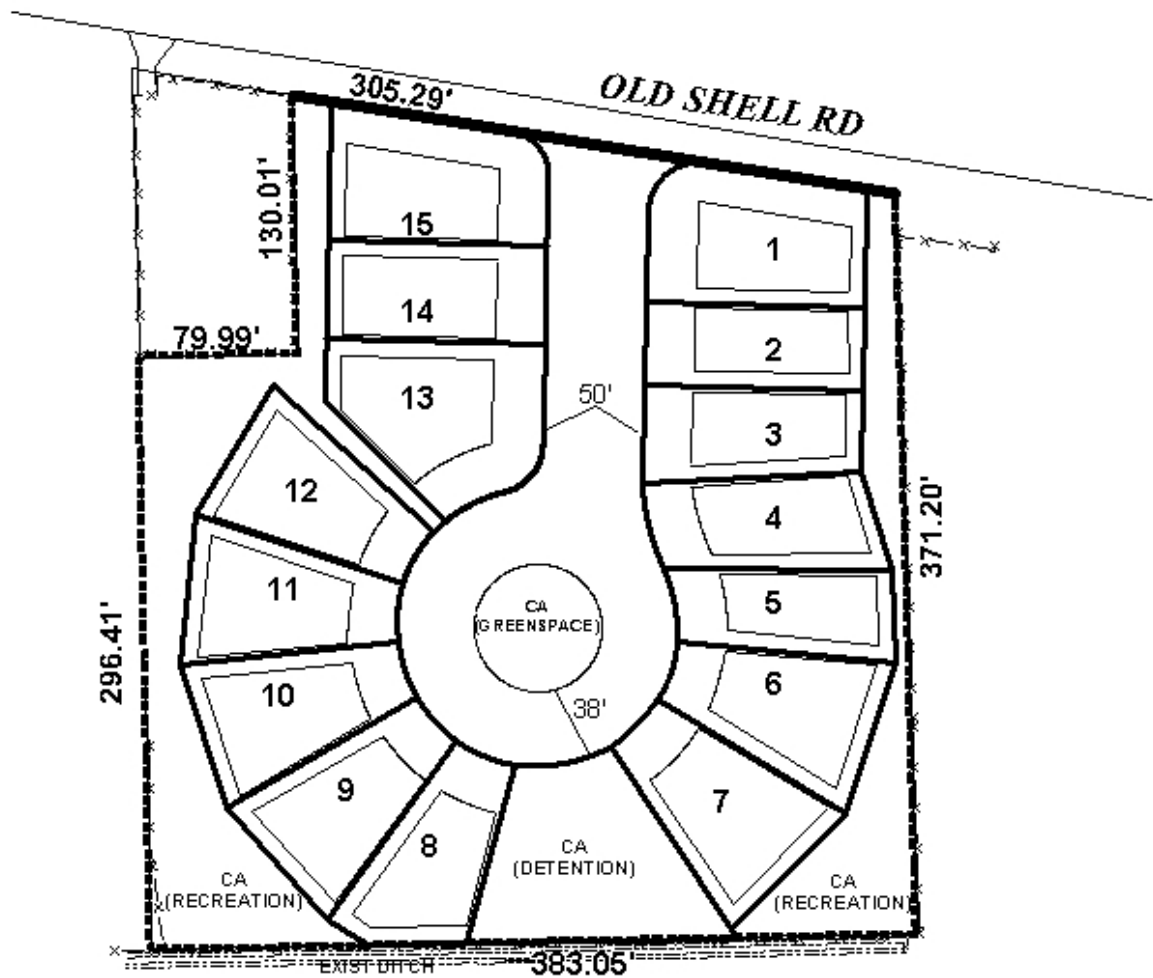
REQUEST Subdivision, Planned Unit Development

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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NTS

# SITE PLAN



The site plan illustrates the proposed development

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