

**PLANNED UNIT DEVELOPMENT EXTENSION
STAFF REPORT****Date: July 20, 2006****DEVELOPMENT NAME**

Cottage Hill Baptist Church

LOCATION

4255 Cottage Hill Road
(Southeast corner of Cottage Hill Road and North
Demetropolis Road, extending to the North side of Thigpen
Drive South, and Southeast corner of North Demetropolis
Road and Thigpen Drive South, extending to the North side
of Troy Lane)

PRESENT ZONING

R-1, Single-Family Residential

REMARKS

The applicant is requesting a one-year extension of a previously approved Planned Unit Development (PUD) approval, to allow multiple buildings on a single building site.

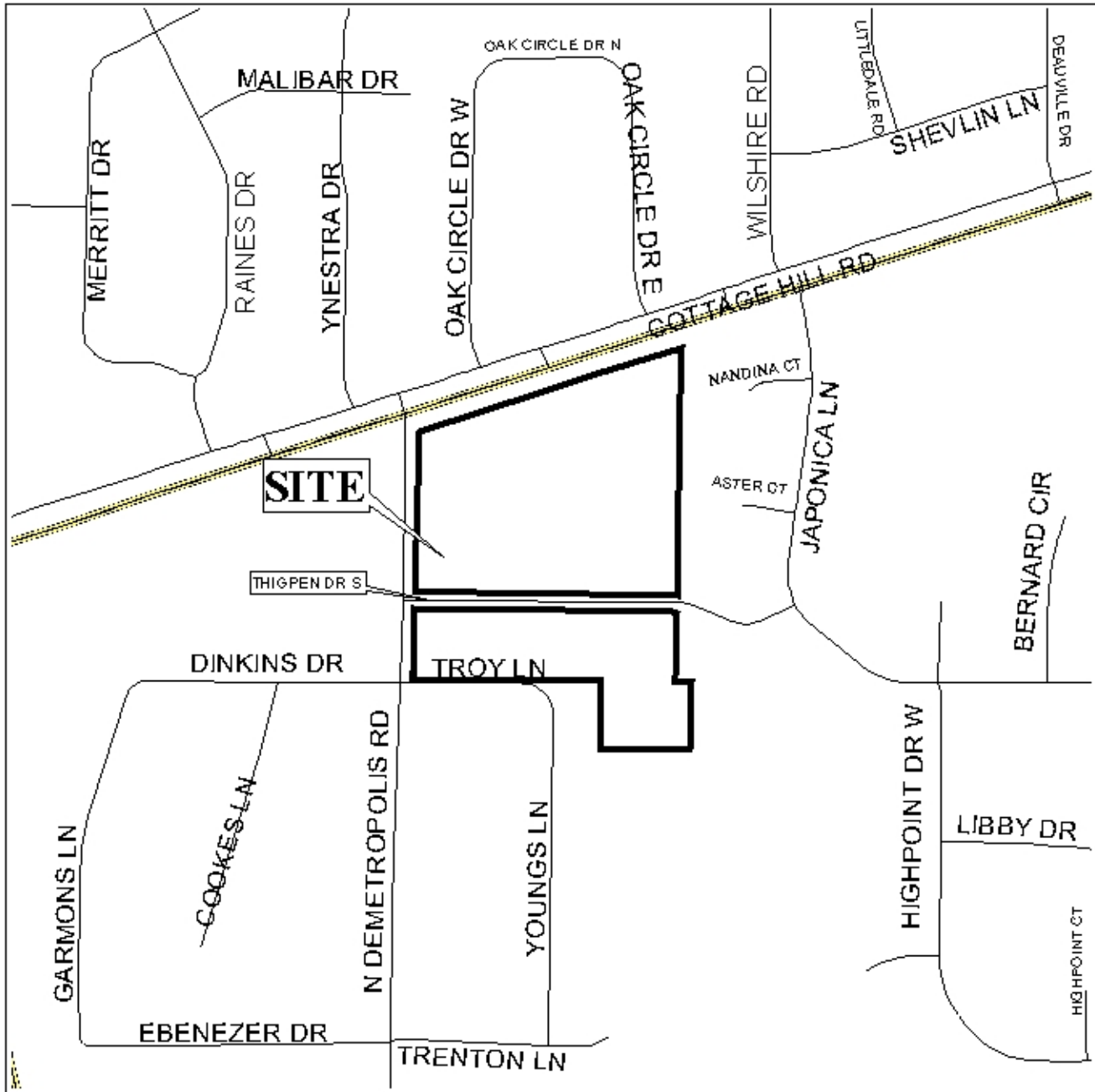
Planned Unit Development review examines the site with regard to its location to ensure that it is generally compatible with neighboring uses; that adequate access is provided without generating excess traffic along minor residential streets in residential districts outside the PUD; and that natural 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.

There has been no change in conditions within the surrounding area that would affect the approval as previously; nor have there been changes to the regulations that would affect the previous approval.

RECOMMENDATION

Based on the preceding, it is recommended that this application be approved.

LOCATOR MAP



APPLICATION NUMBER Extension DATE July 20, 2006

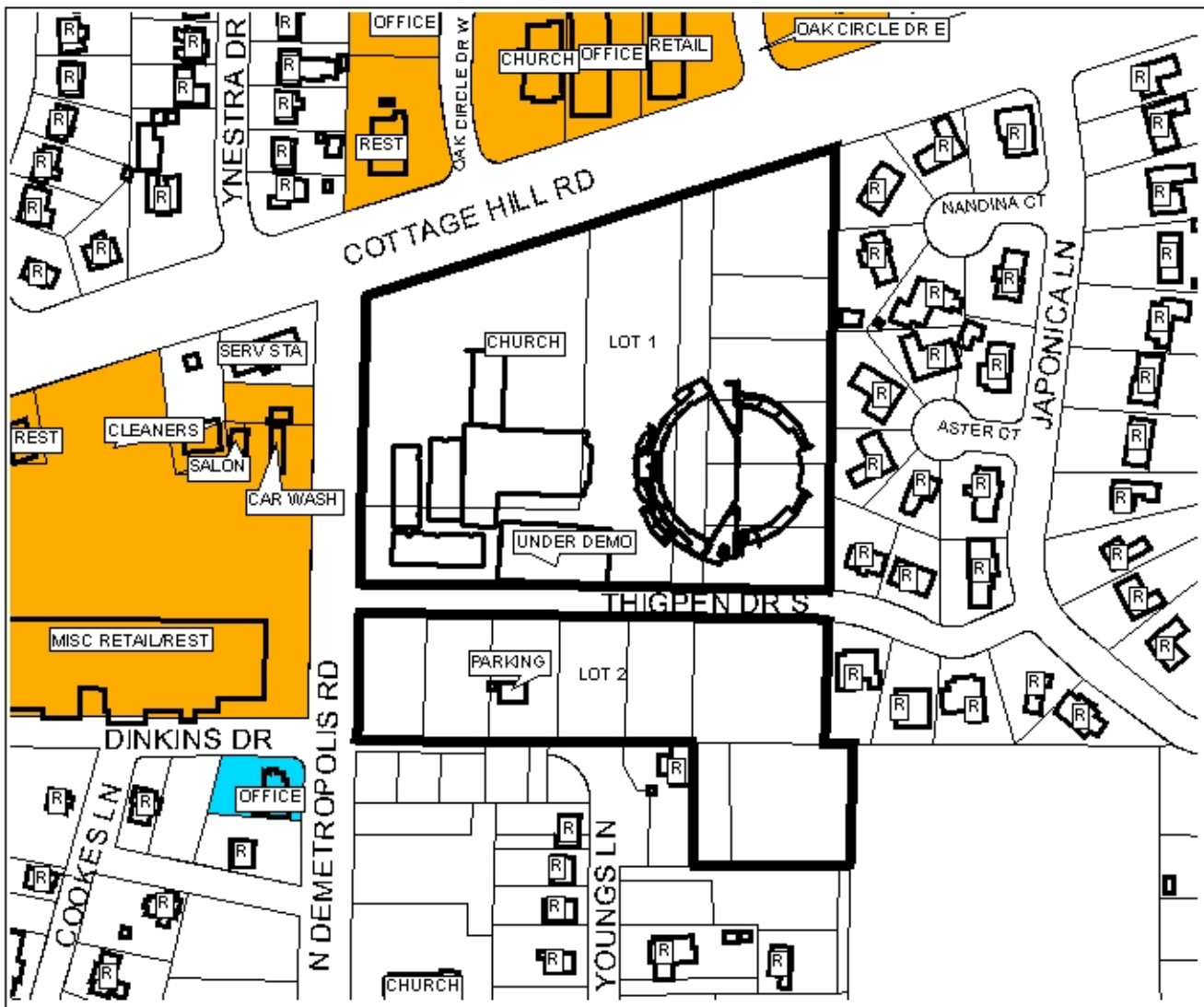
APPLICANT Cottage Hill Baptist Church

REQUEST Planned Unit Development



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by mixed land use

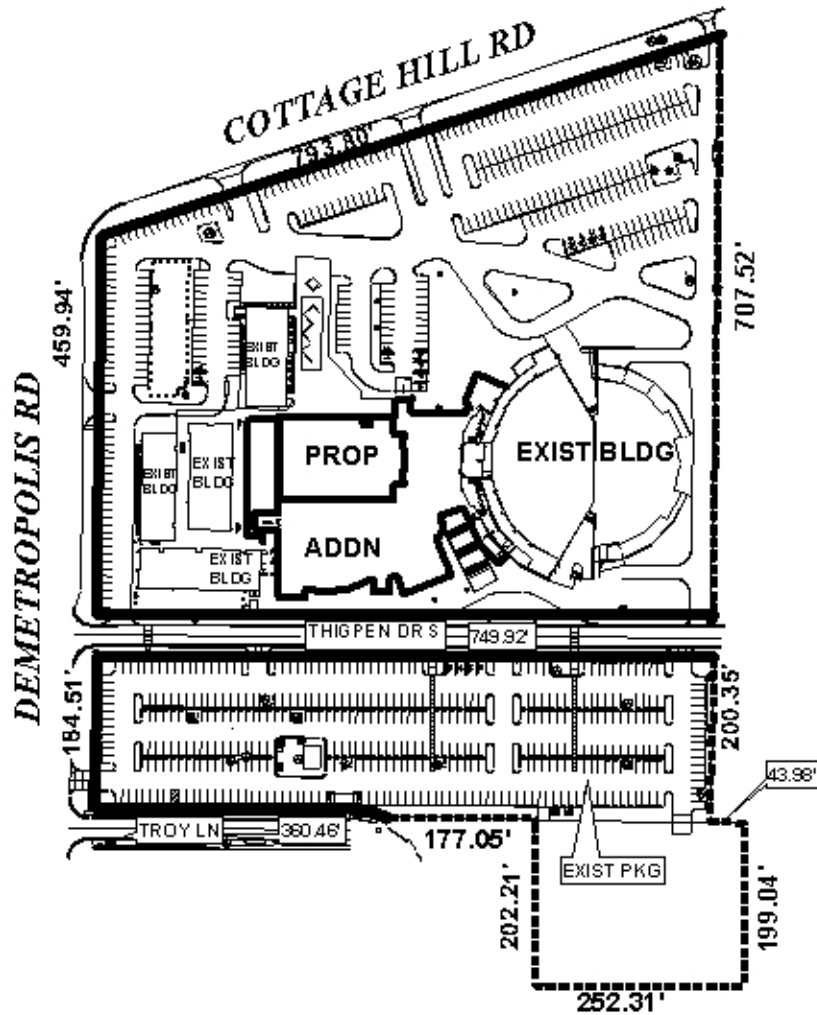
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LEGEND NTS

SITE PLAN



The site plan illustrates the existing buildings, parking, drives, and landscaping along with the proposed buildings.

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