

# **EXTENSION**

## **PLANNED UNIT DEVELOPMENT AND SUBDIVISION EXTENSION STAFF REPORT**

**Date: August 7, 2003**

### **DEVELOPMENT NAME**

Magnolia Place Subdivision

### **SUBDIVISION NAME**

Magnolia Place

### **LOCATION**

West side of East Drive, 3/10 mile± South of Old Shell Road, extending to the East side of Center Drive

### **REMARKS**

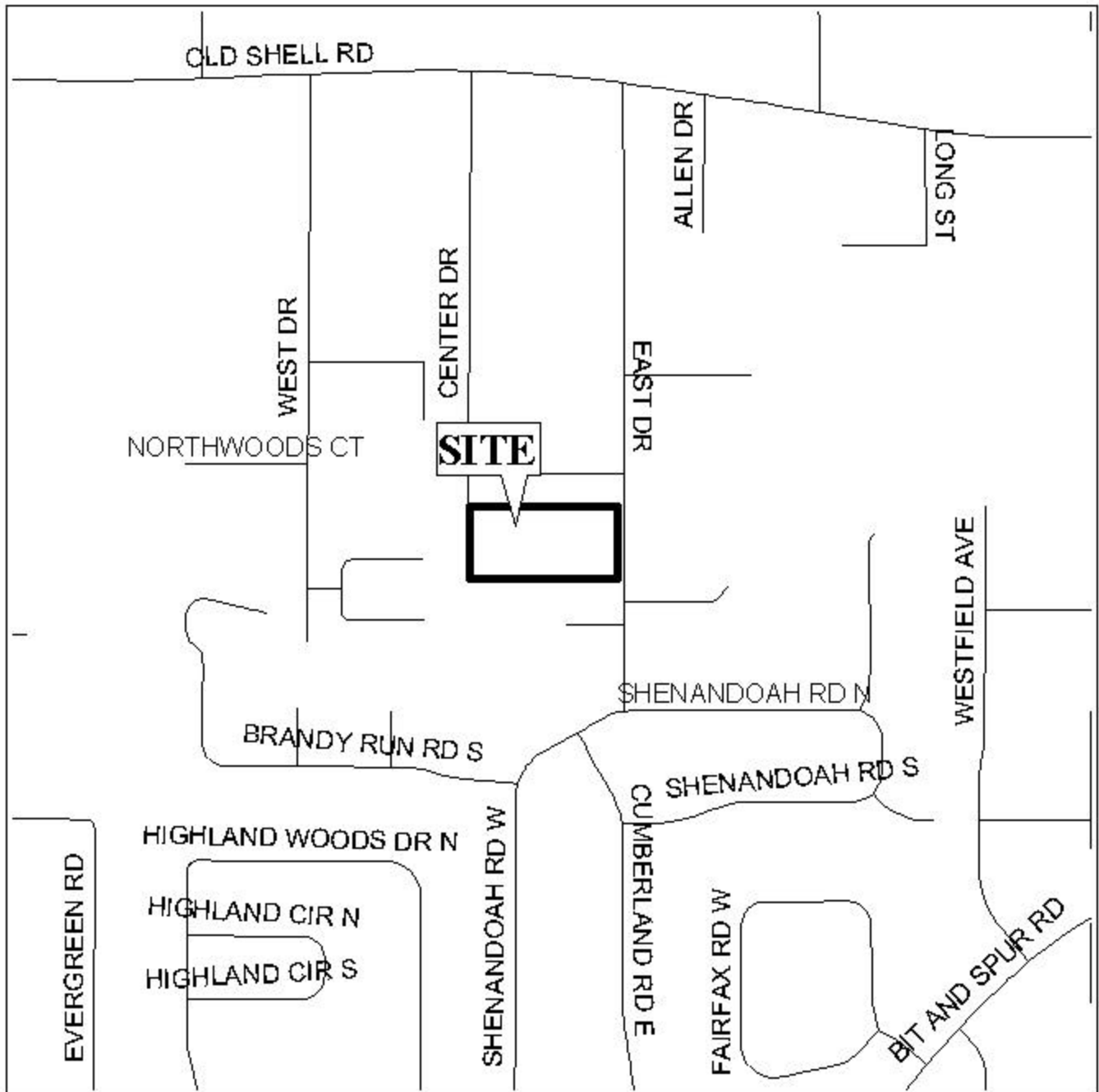
The applicant is requesting one-year extensions of a 20-lot, 4.4-acre subdivision and a PUD to allow a Patio Home development, with reduced setbacks and lot sizes, and amended site coverage.

This is the first extension since the subdivision and PUD were originally approved in 2002, 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.

### **RECOMMENDATION**

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

## LOCATOR MAP

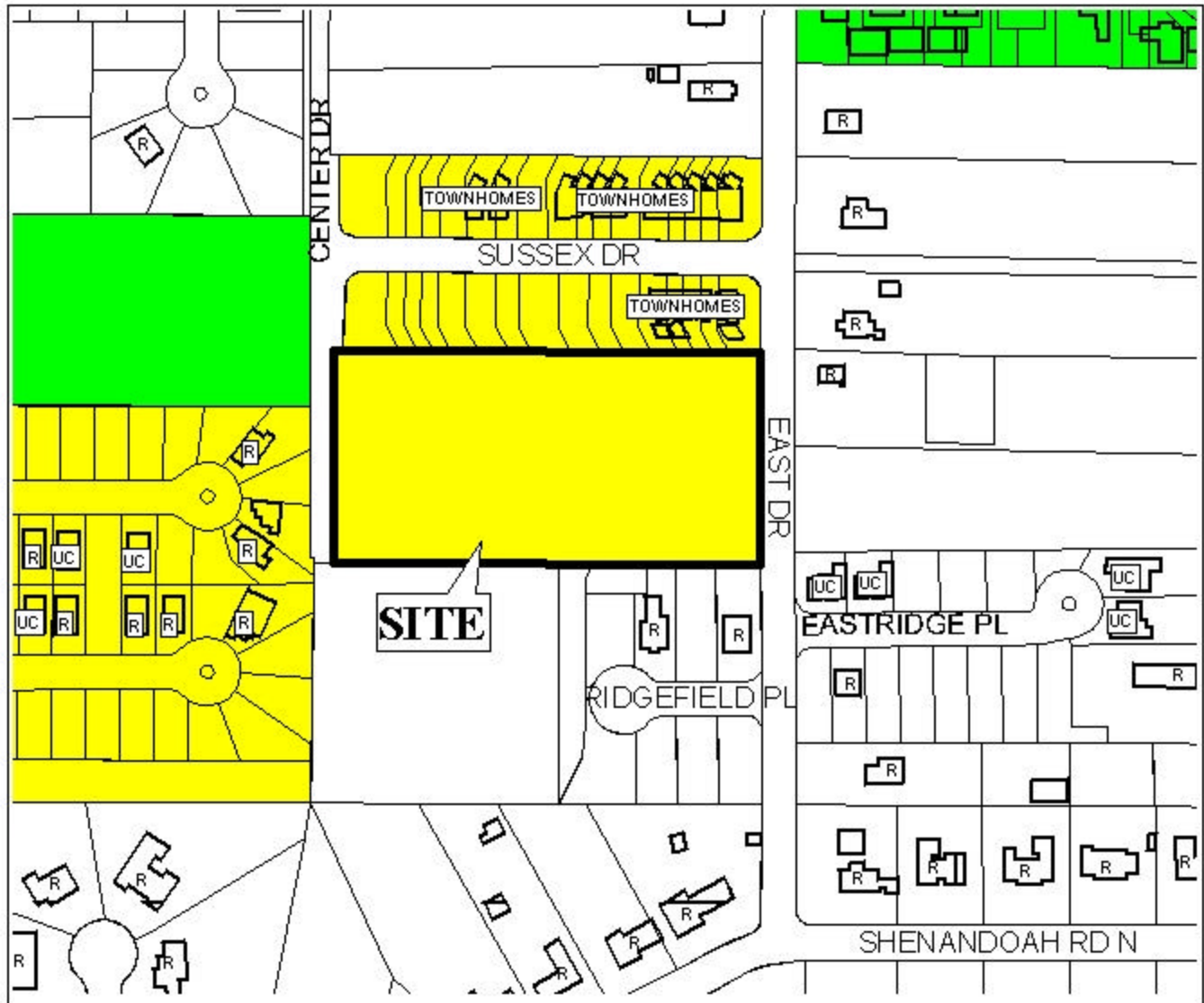


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APPLICANT David Wilkins  
REQUEST PUD and Subdivision



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# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



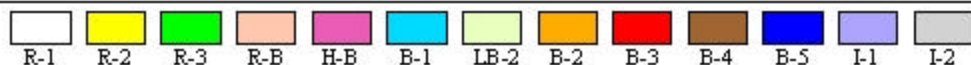
The site is surrounded by single-family residential dwellings.

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LEGEND

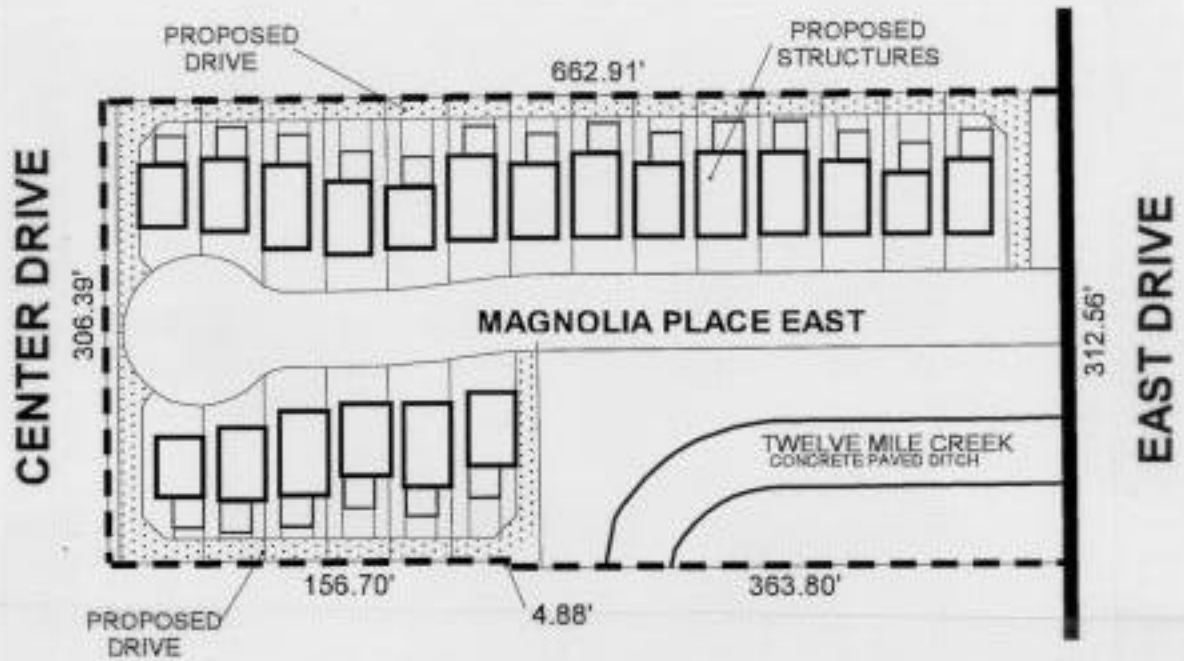


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## EXTENSION

### SITE PLAN



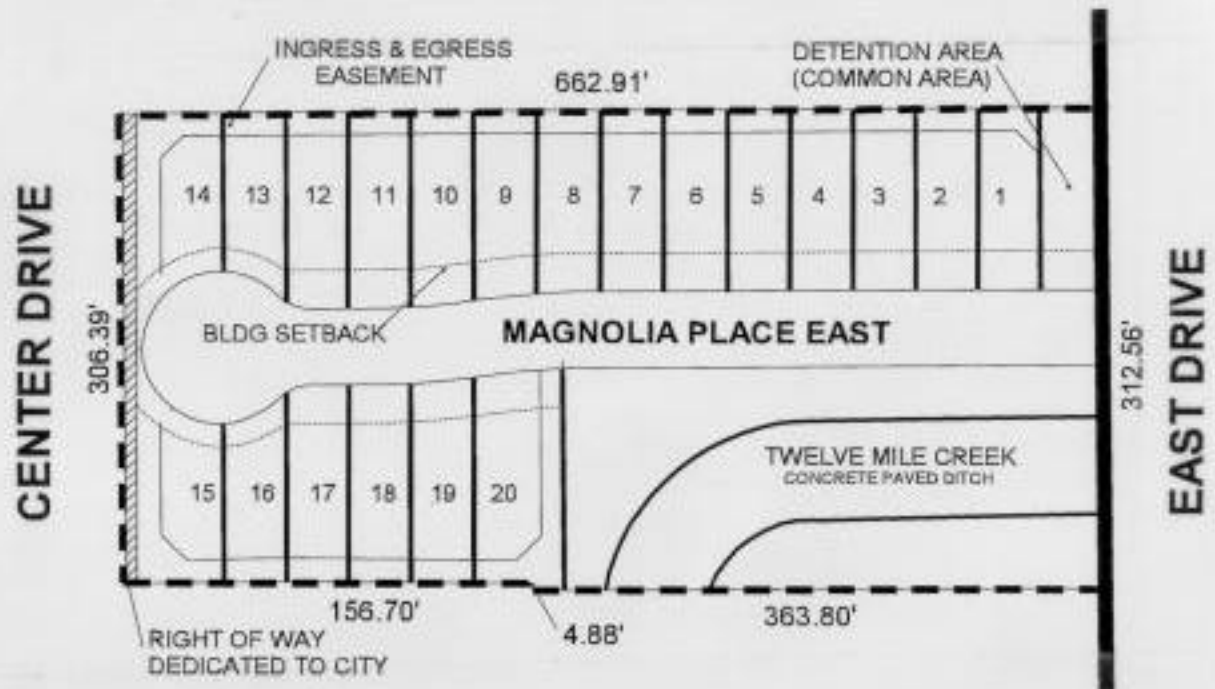
The site is located on the West side of East Drive, 3/10 mile South of Old Shell Road, extending to the East side of Center Drive. The plan illustrates the proposed structures, and drives.

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USE/REQUEST Planned Unit Development, Subdivision

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### DETAIL SITE PLAN



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