

EXTENSION

PLANNED UNIT DEVELOPMENT EXTENSION STAFF REPORT

Date: July 7, 2005

DEVELOPMENT NAME Eastridge Place Subdivision, Lots 3-5 and 8-13

SUBDIVISION NAME Eastridge Place Subdivision, Lots 3-5 and 8-13

LOCATION North and South sides of Eastridge Place

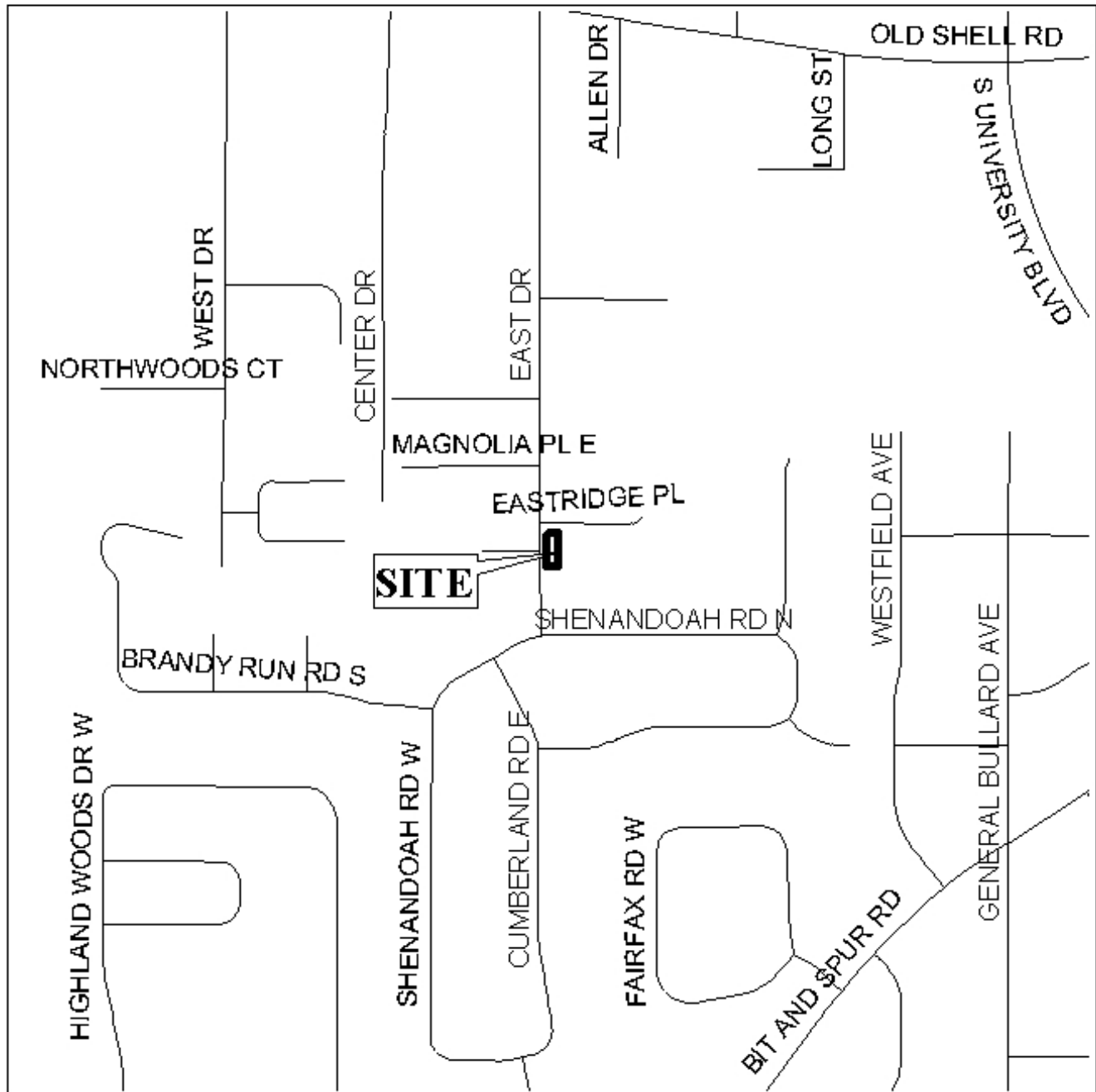
REMARKS The applicant is requesting extension of Planned Unit Development approval (originally granted in 2003) to amend a Planned Unit Development, to increase the maximum allowable site coverage to 45% in an R-1, Single Family Residential subdivision. There has been one extension granted since the original approval.

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.

As the application does not involve the construction of new streets, the applicant was advised upon receipt of the previous extension that a second extension would be unlikely. Furthermore, no development of any of these lots has begun.

RECOMMENDATION Based on the preceding, the application is recommended for denial, for the following reasons: 1) the application does not involve the construction of new streets; 2) no development has begun on any of the subject lots; and 3) the applicant was previously advised that a second extension would be unlikely.

LOCATOR MAP

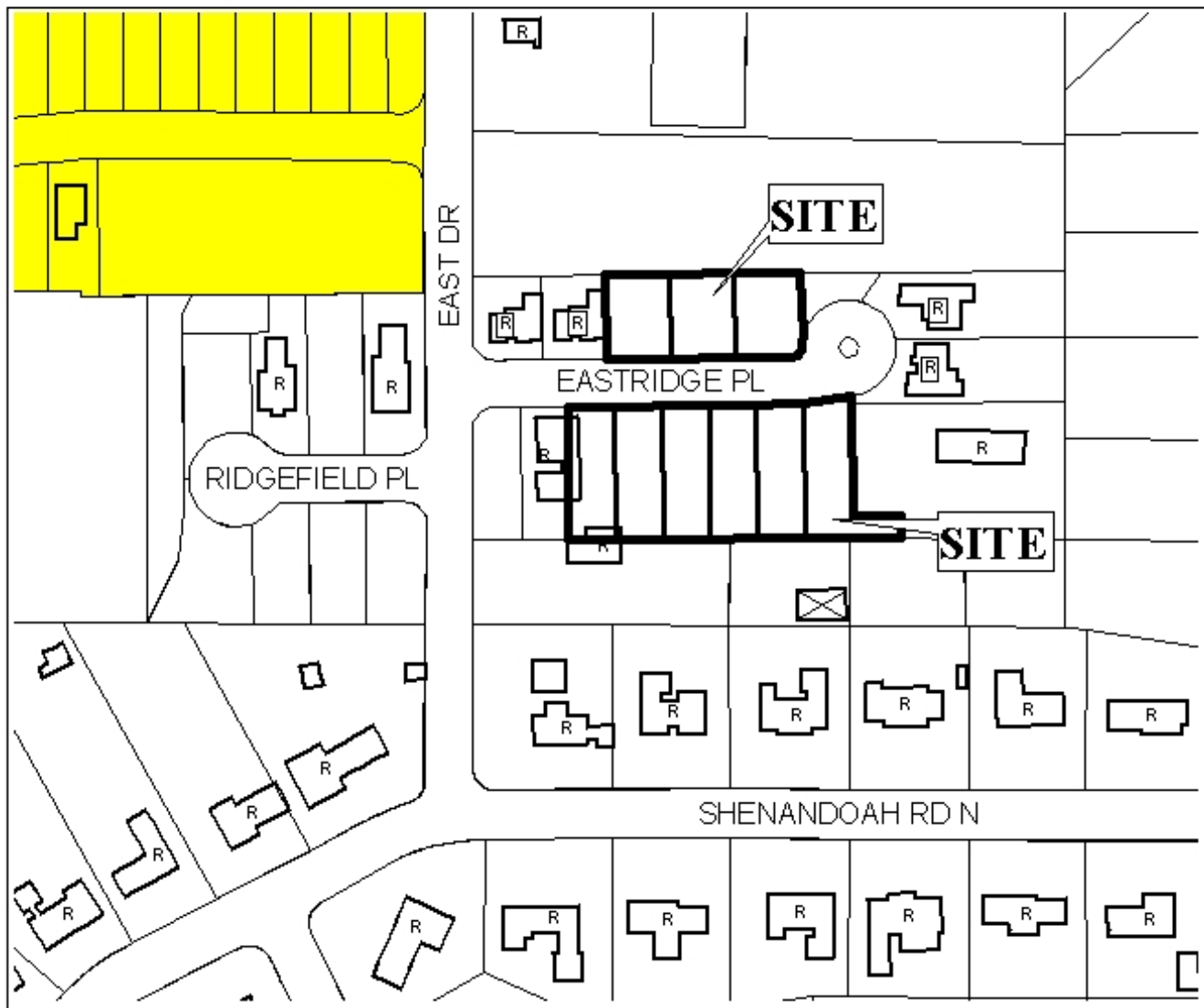


APPLICATION NUMBER Extension DATE July 7, 2005
APPLICANT Eastridge Place Subdivision, Lots 3-5 and 8-13
REQUEST Planned Unit Development



NTS

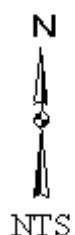
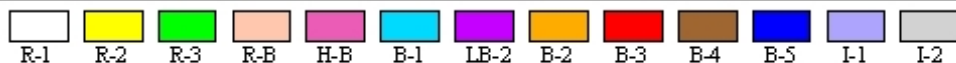
PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single-family residential dwellings.

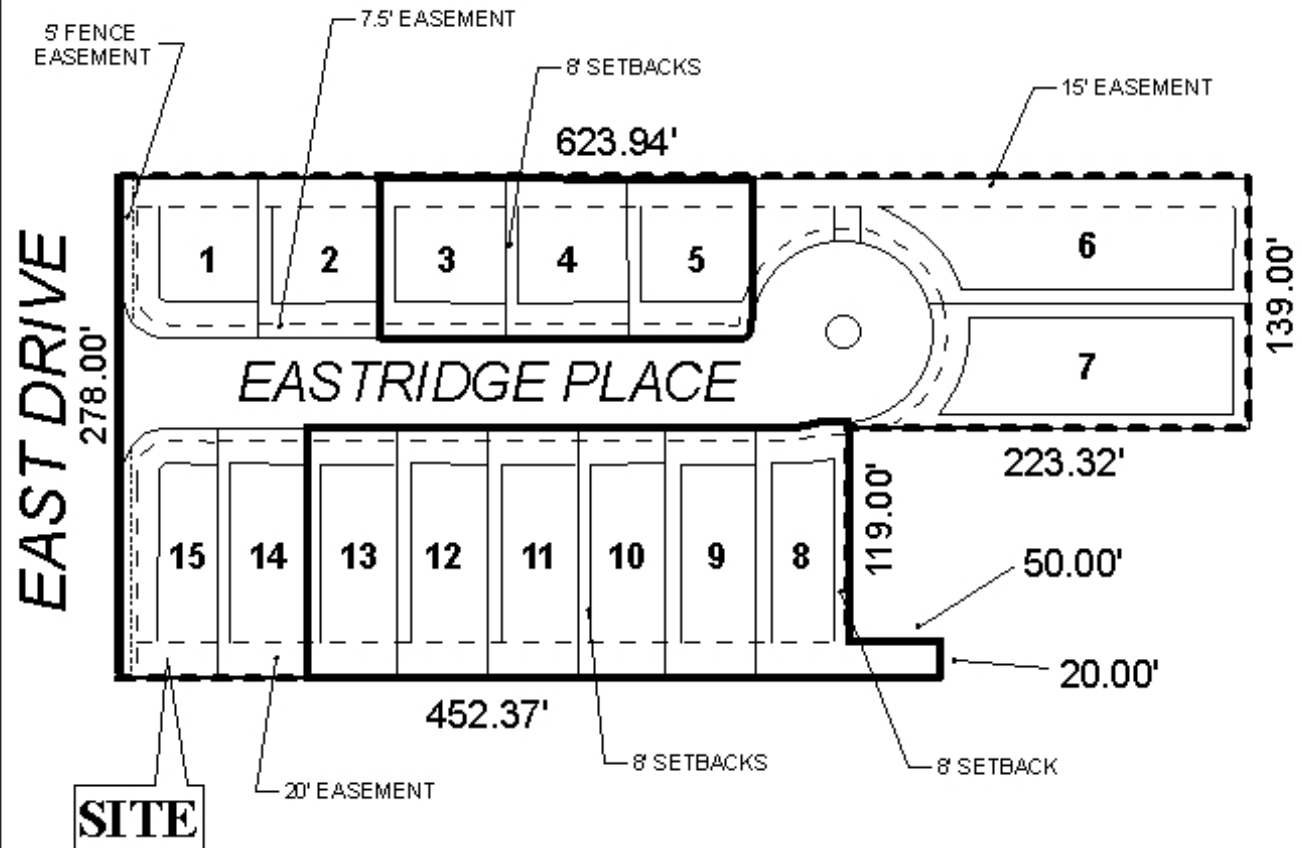
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LEGEND



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SITE PLAN



The site is located at the Southeast corner of East Drive and Eastridge Place.
The plan illustrates the subdivision plat and setbacks.

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