

EXTENSION

PLANNED UNIT DEVELOPMENT **EXTENSION STAFF REPORT**

Date: July 15, 2004

DEVELOPMENT NAME

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

LOCATION

North and South sides of Eastridge Place

REMARKS

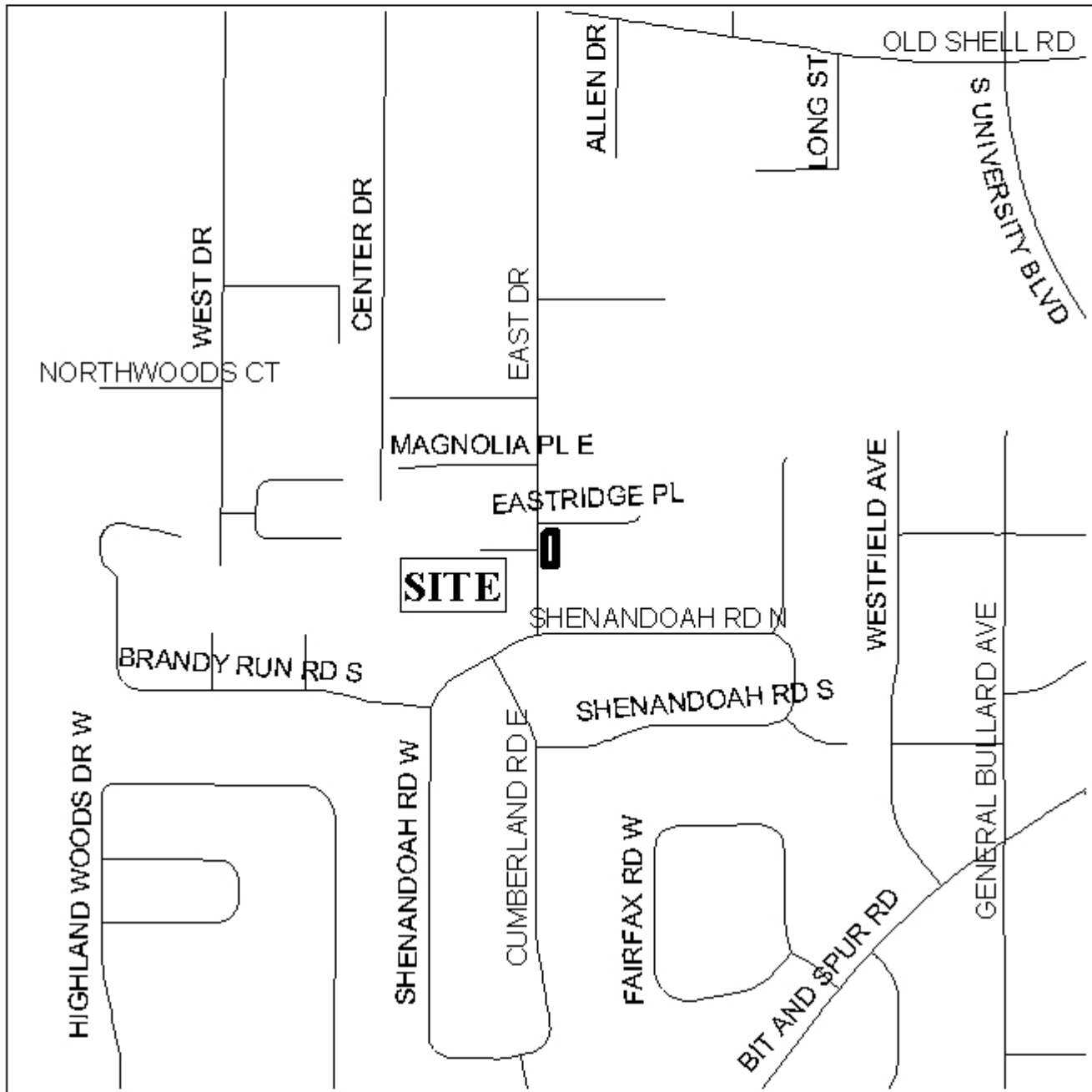
The applicant is requesting a one-year extension of a one-lot Planned Unit Development (PUD) to allow 45% site coverage and zero lot lines in an R-1, Single-Family Residential District. The applicant is requesting a one year extension, as the lots have not been developed.

This is the first extension since the PUD was originally approved in 2003. There have been no changes in conditions in the surrounding area that would affect the PUD as previously approved; nor have there been changes to the Regulations or Ordinance that would affect the previous approvals. As there is no road construction proposed for this extension, the applicant should be advised that a second extension is unlikely.

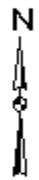
RECOMMENDATION

Based upon the preceding, it is recommended that this request for extension be approved and that the applicant be advised that a second extension is unlikely.

LOCATOR MAP

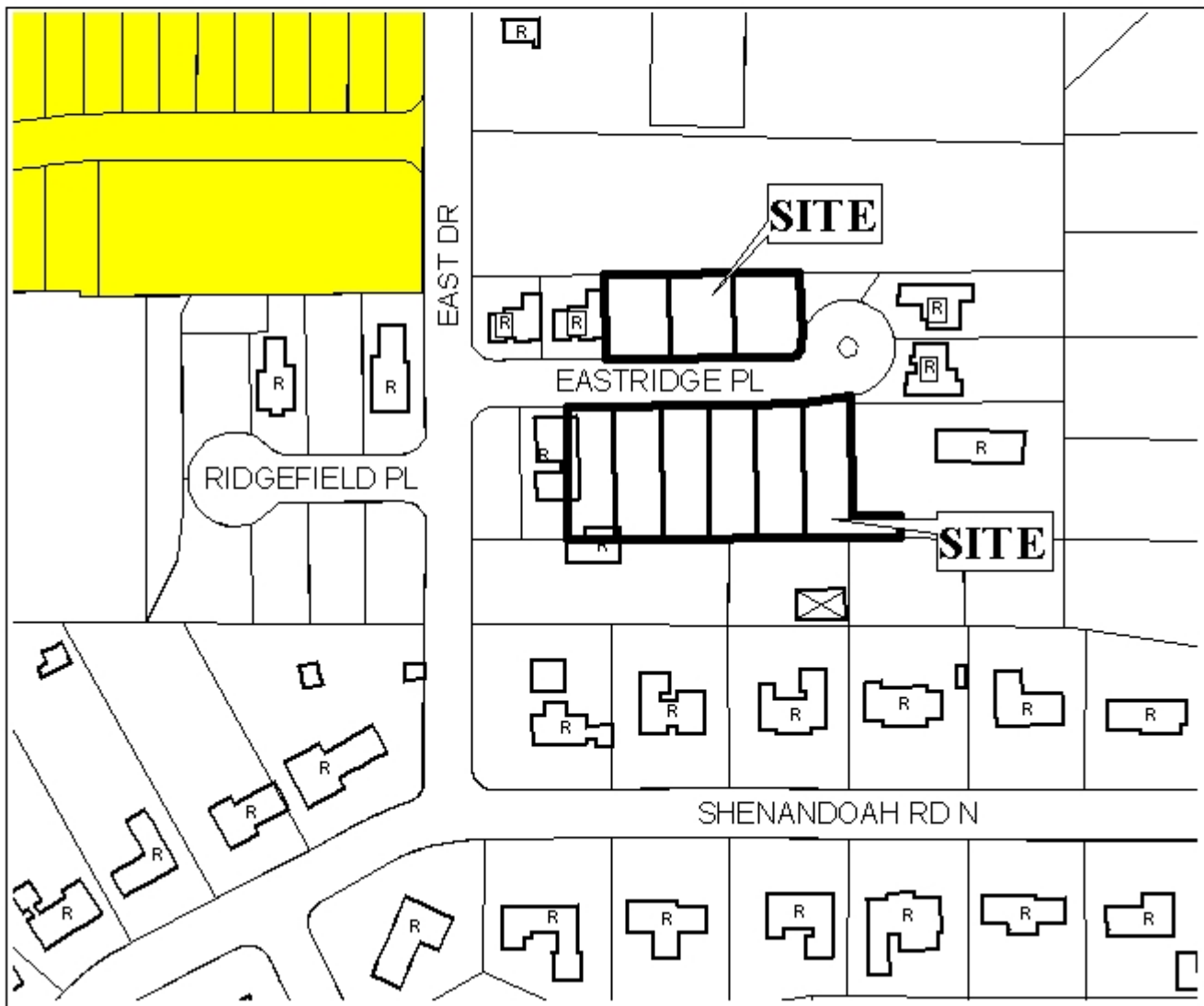


APPLICATION NUMBER Extension DATE July 15, 2004
APPLICANT Eastridge Place Subdivision, Lots 3-5 and 8-13
REQUEST Planned Unit Development



NTS

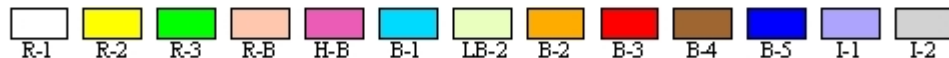
PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single-family residential dwellings.

APPLICATION NUMBER Extension DATE July 15, 2004
 APPLICANT Eastridge Place Subdivision, Lots 3-5 and 8-13
 REQUEST Planned Unit Development

LEGEND

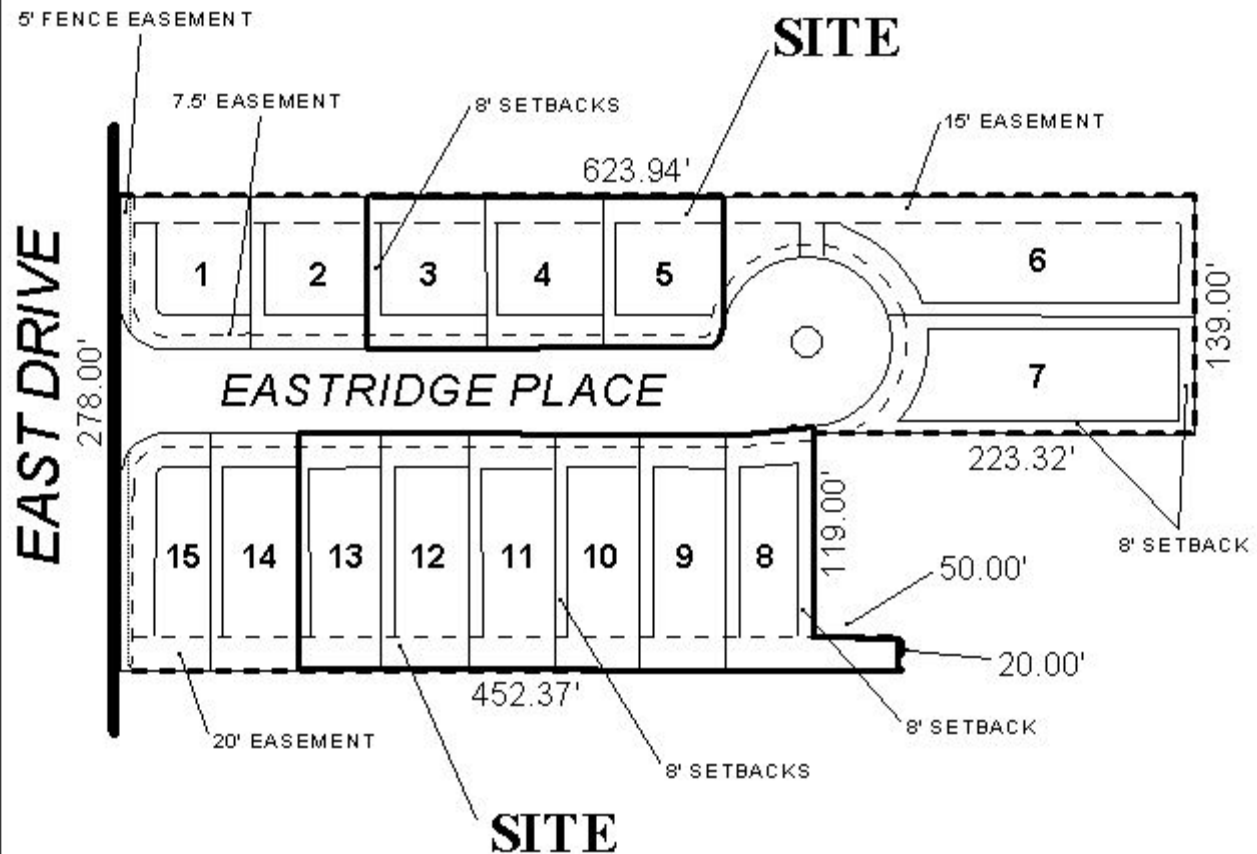


N

 NTS

EXTENSION

SITE PLAN



The site is located on the North and South sides of Eastridge Place.
The plan illustrates the subdivision plat and setbacks.

APPLICATION NUMBER Extension DATE July 15, 2004
APPLICANT Eastridge Place Subdivision, Lots 3-5 and 8-13
USE/REQUEST Planned Unit Development



NTS