

**PLANNED UNIT DEVELOPMENT &  
SUBDIVISION STAFF REPORT****Date: March 15, 2007****APPLICANT**

Treadwell Ford

**DEVELOPMENT NAME**

Treadwell Ford Subdivision

**LOCATION**901 East I-65 Service Road South  
(East side of I-65 Service Road South, 1,840± North of  
International Drive)**CITY COUNCIL  
DISTRICT**

District 5

**PRESENT ZONING**

B-3, Community Business

**AREA OF PROPERTY**

7.7± Acres                      3 Lots

**CONTEMPLATED USE**Multiple Buildings on a Single Building Site and Shared  
Access Between Multiple Building Sites**REMARKS**

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

This is the third request for extension since the original approvals in 2004. 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.

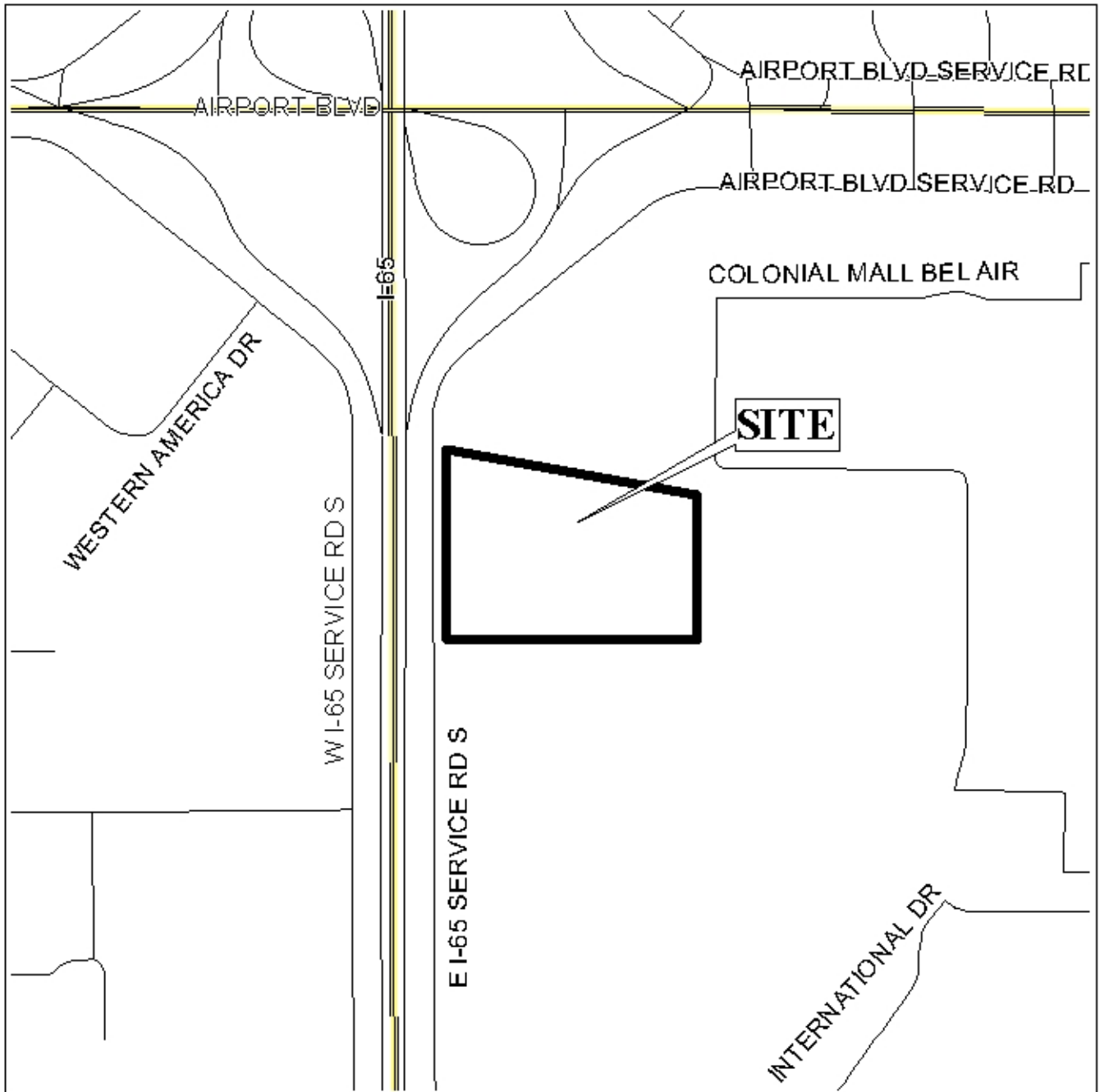
It should be noted that no road construction was required as a result of these approvals, simply completion of the subdivision process (recording final plat) and construction as shown on site plan submitted. As no road construction was proposed or required, the previous approval of extension indicated to the applicant that future extensions would be unlikely.

**RECOMMENDATION**

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

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

## LOCATOR MAP



APPLICATION NUMBER Extension DATE March 15, 2007

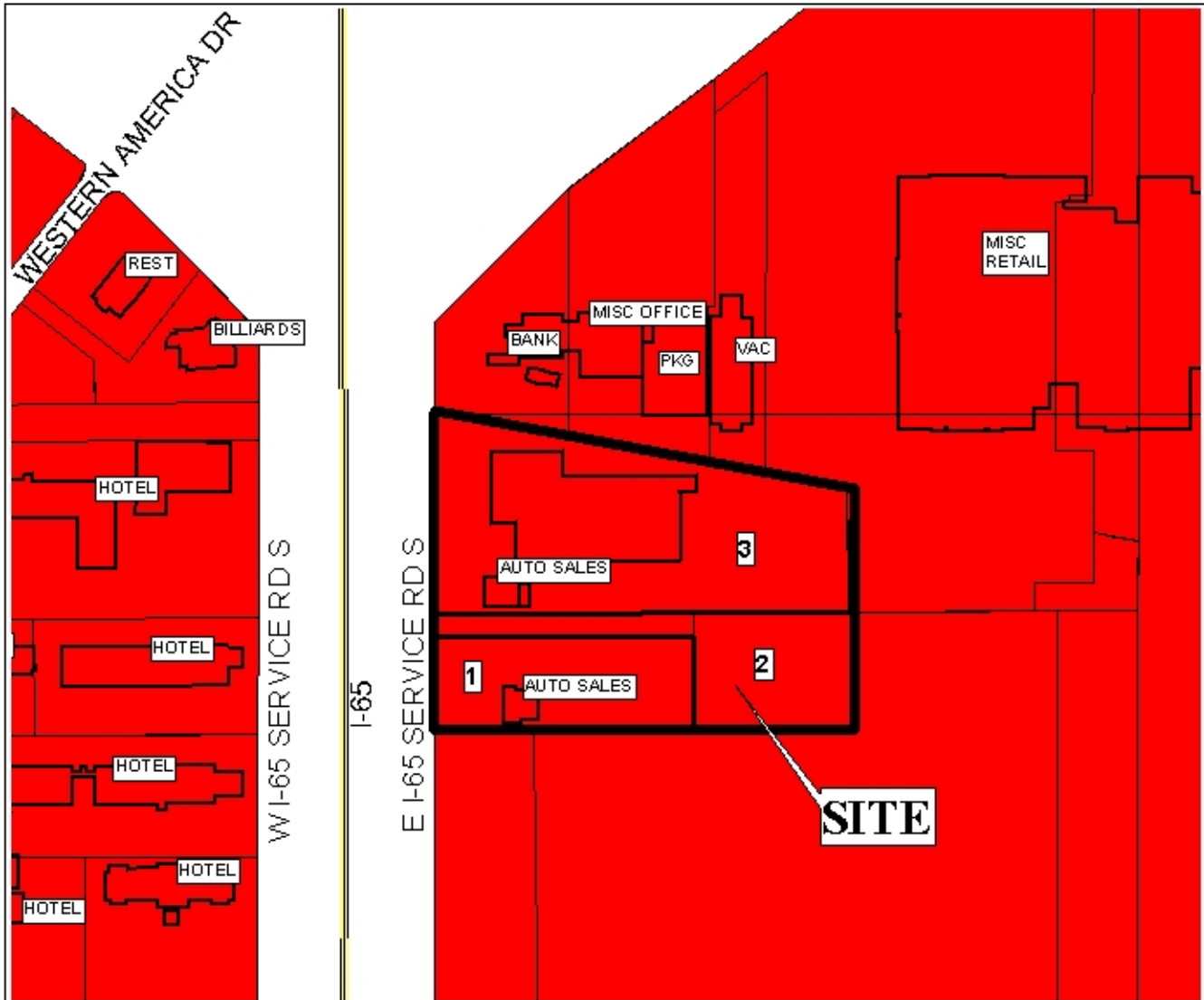
APPLICANT Treadwell Ford Subdivision

REQUEST Subdivision, Planned Unit Development



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# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



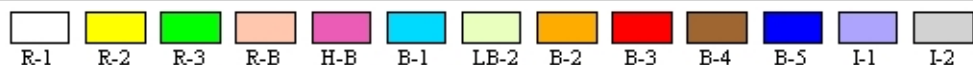
The site is surrounded by miscellaneous offices, retail, hotels and restaurants.

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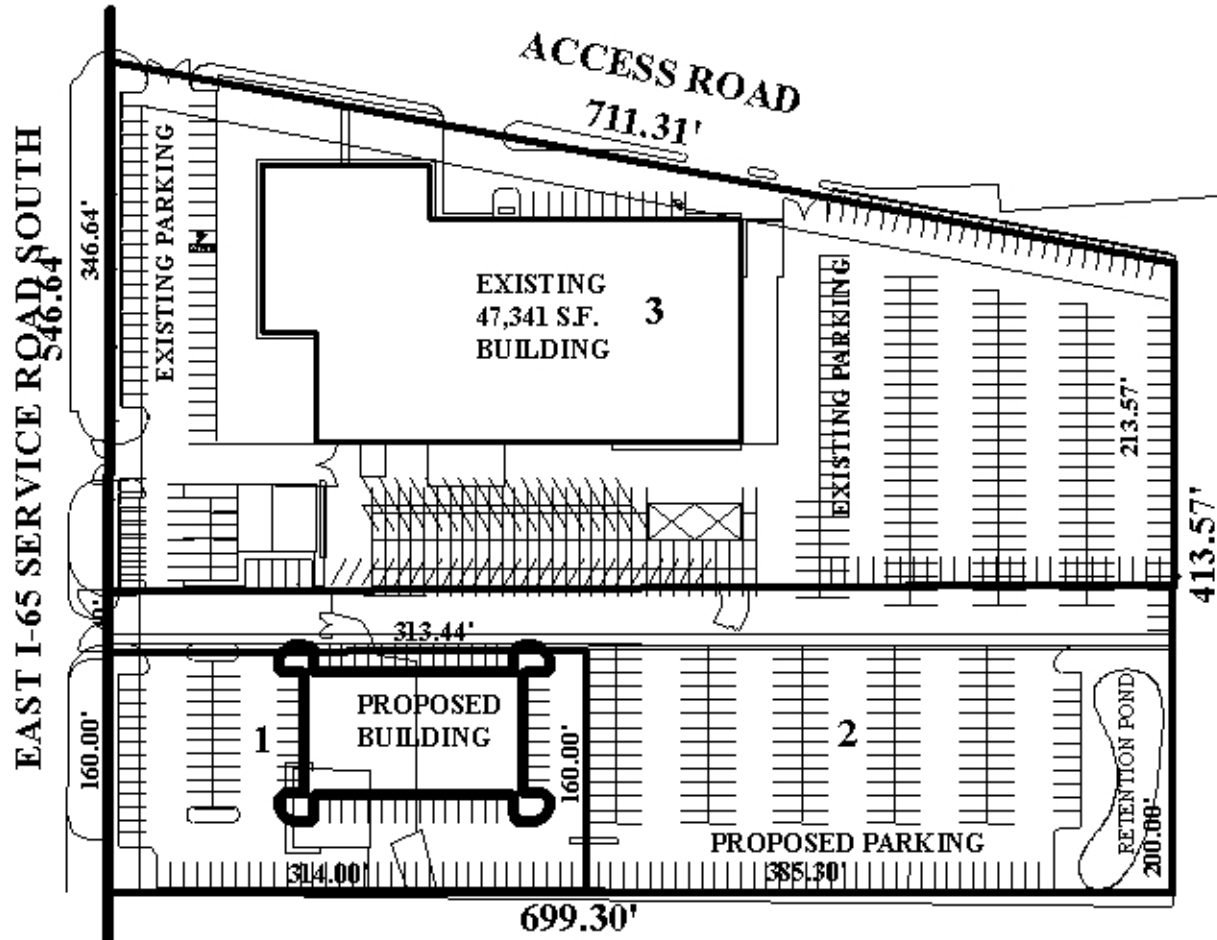
REQUEST Subdivision, Planned Unit Development

LEGEND



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# SITE PLAN



The site is located on the East side of East I-65 Service Road South, 1840' North of International Drive. The plan illustrates the existing building and parking, along with the proposed building and parking.

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 USE/REQUEST Subdivision, Planned Unit Development

