

EXTENSION

PLANNED UNIT DEVELOPMENT

AND SUBDIVISION EXTENSION STAFF REPORT

Date: April 7, 2005

DEVELOPMENT NAME

Sollie Road Development Subdivision

SUBDIVISION NAME

Sollie Road Development Subdivision

LOCATION

East side of Sollie Road, 400' North of the East terminus of Isle of Palms Drive, extending to the East terminus of Raleigh Boulevard

REMARKS

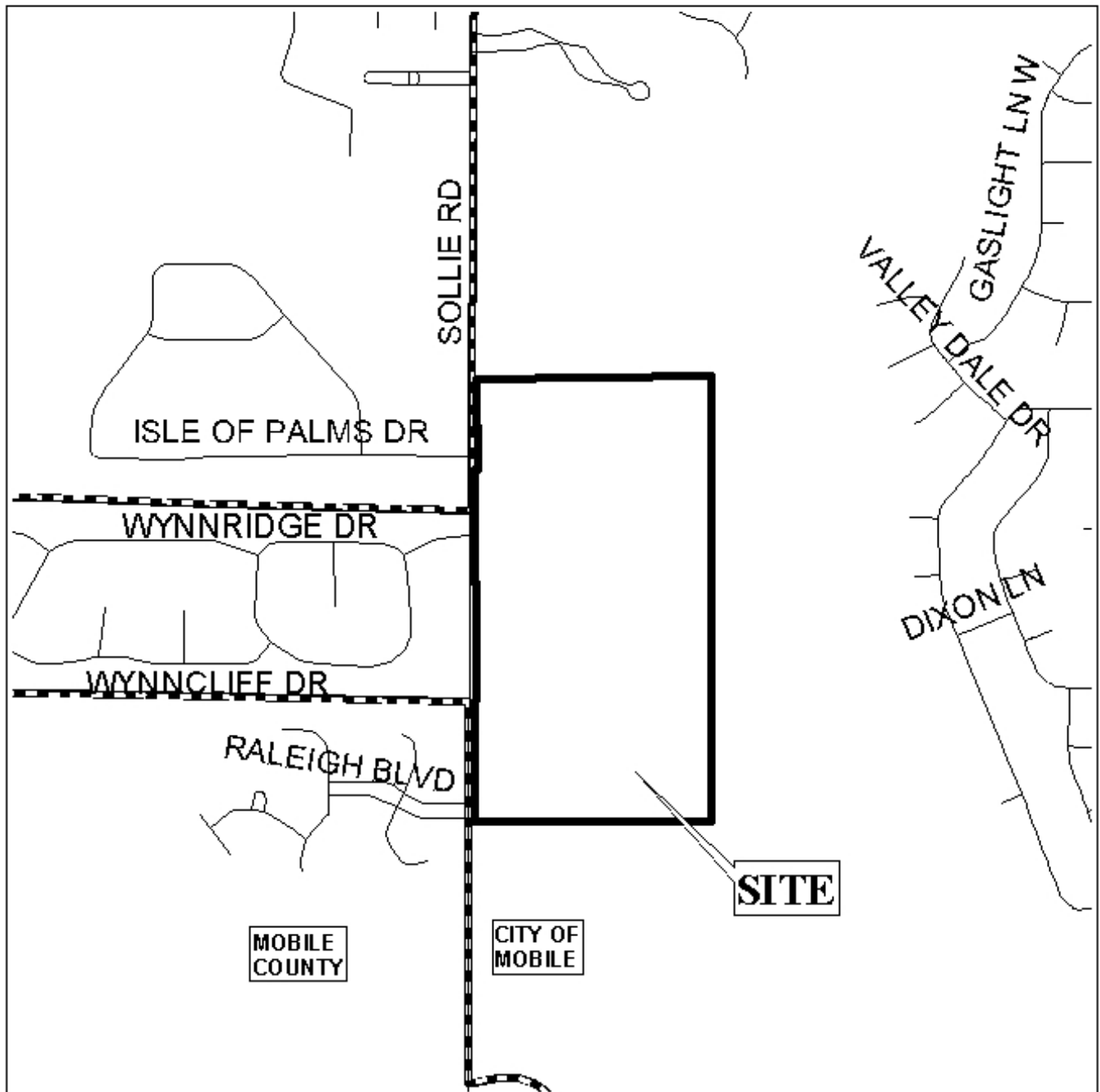
The applicant is requesting a one-year extension of a 152-lot, 70.3±-acre subdivision and a previously approved Planned Unit Development (PUD) to allow a single-family residential subdivision with alleyway access.

This is the first extension since the subdivision and PUD were originally approved in 2004, 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.

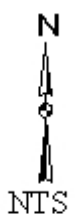
RECOMMENDATION

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

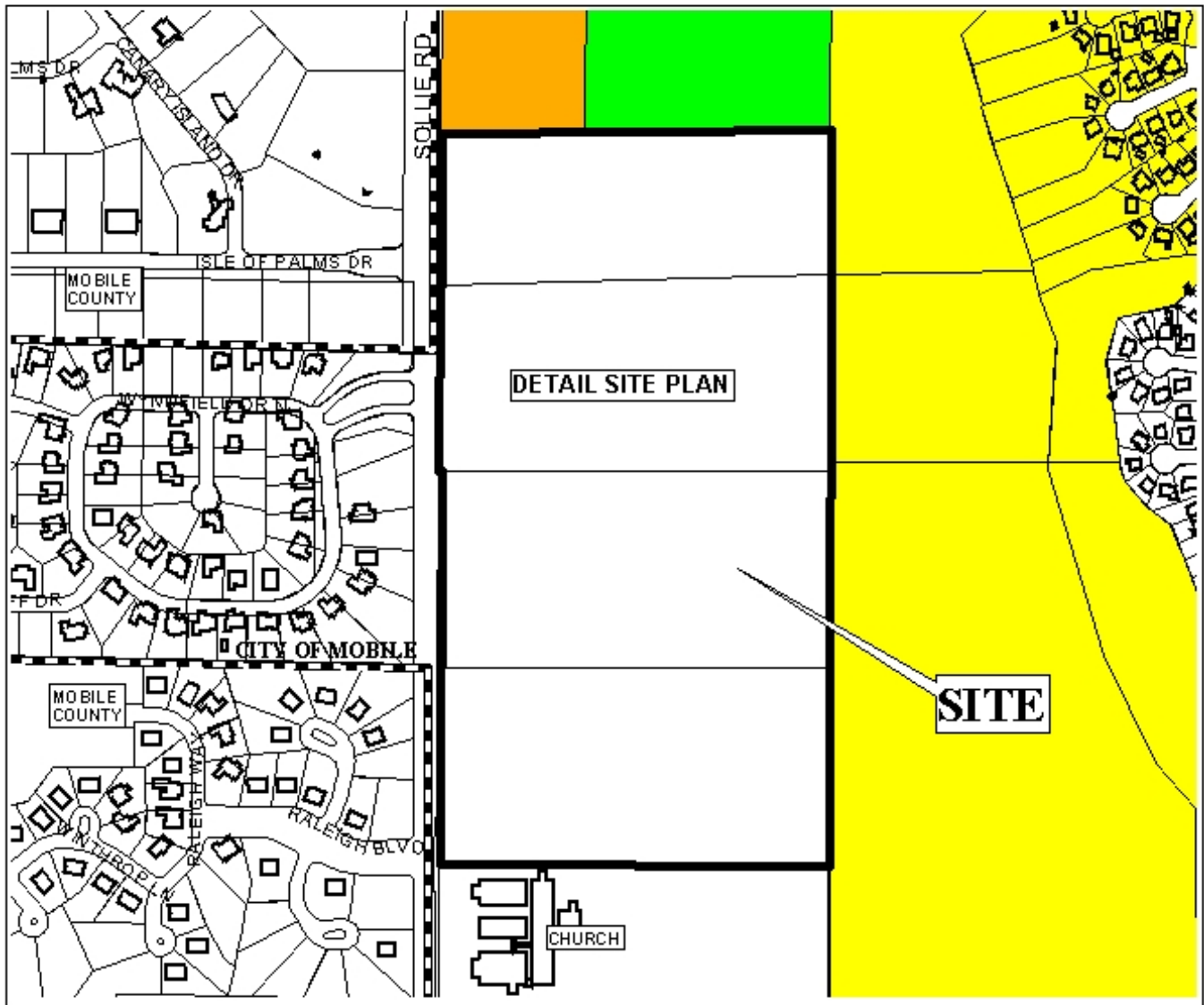
LOCATOR MAP



APPLICATION NUMBER Extension DATE April 7, 2005
APPLICANT Sollie Road Development Subdivision
REQUEST Planned Unit Development, Subdivision



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



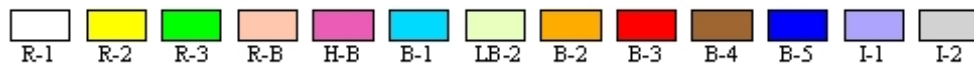
The site is surrounded by single family residential dwellings,
with a church located to the South.

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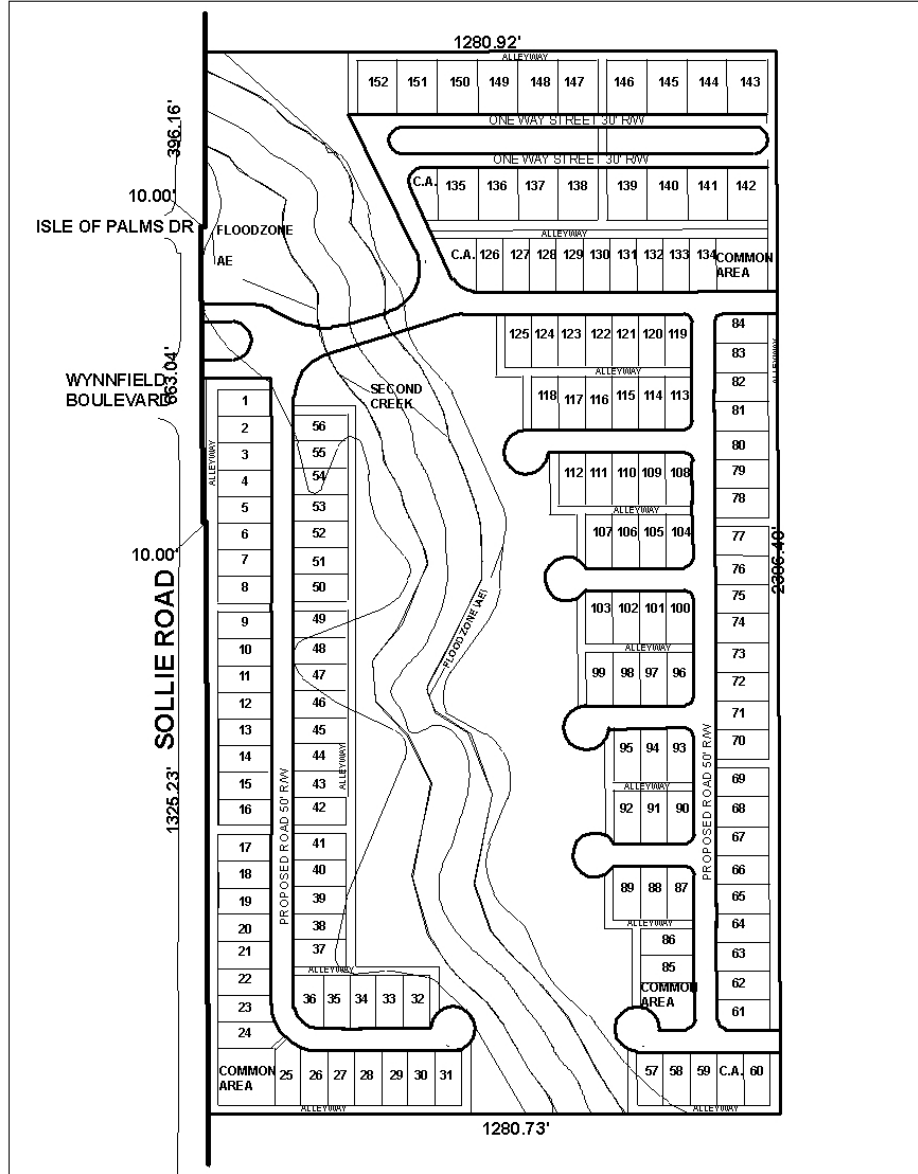
REQUEST Planned Unit Development, Subdivision

LEGEND



NTS

SITE PLAN



The site is located on the East side of Sollie Road, 400' North of the East terminus of Isle of Palms Drive, extending to the East terminus of Raleigh Boulevard. The plan illustrates the subdivision layout.

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USE/REQUEST Planned Unit Development, Subdivision



NTS