

## **EXTENSION**

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

**Date: January 6, 2005**

#### **DEVELOPMENT NAME**

The Preserve @ Knollwood & Girby Roads

#### **SUBDIVISION NAME**

The Preserve @ Knollwood & Girby Roads

#### **LOCATION**

(North side of Girby Road, 550'± West of the West terminus of Pepper Ridge Drive)

#### **REMARKS**

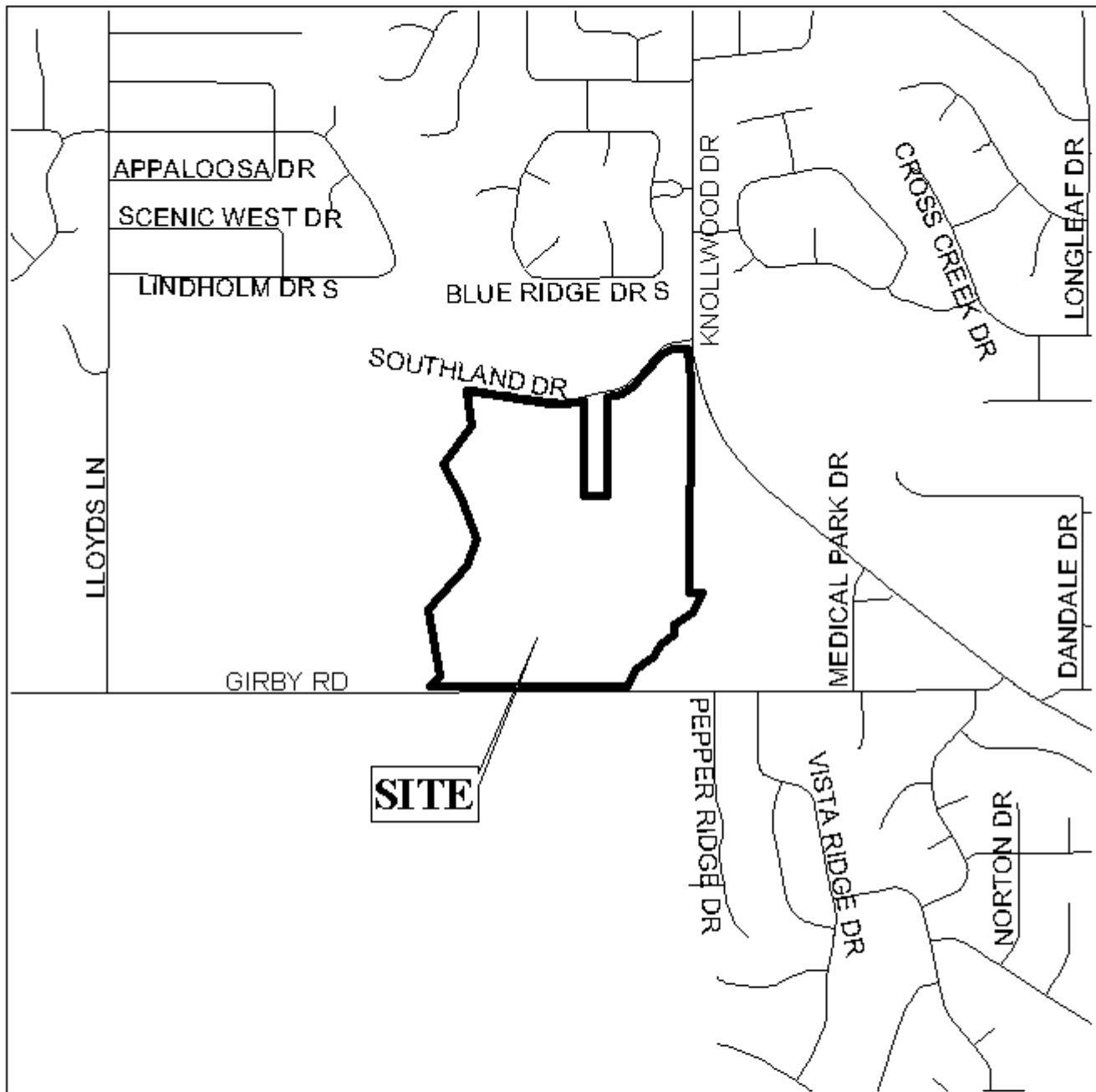
The applicant is requesting a one-year extension of a 136-lot, 70.0-acre subdivision and a previously approved Planned Unit Development (PUD) to allow reduced lot sizes, reduced building setbacks, and increased site coverage in a single-family residential subdivision.

This is the first extension since the subdivision and PUD were originally approved in 2003. 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 upon the preceding, it is recommended that these requests for extension be approved.

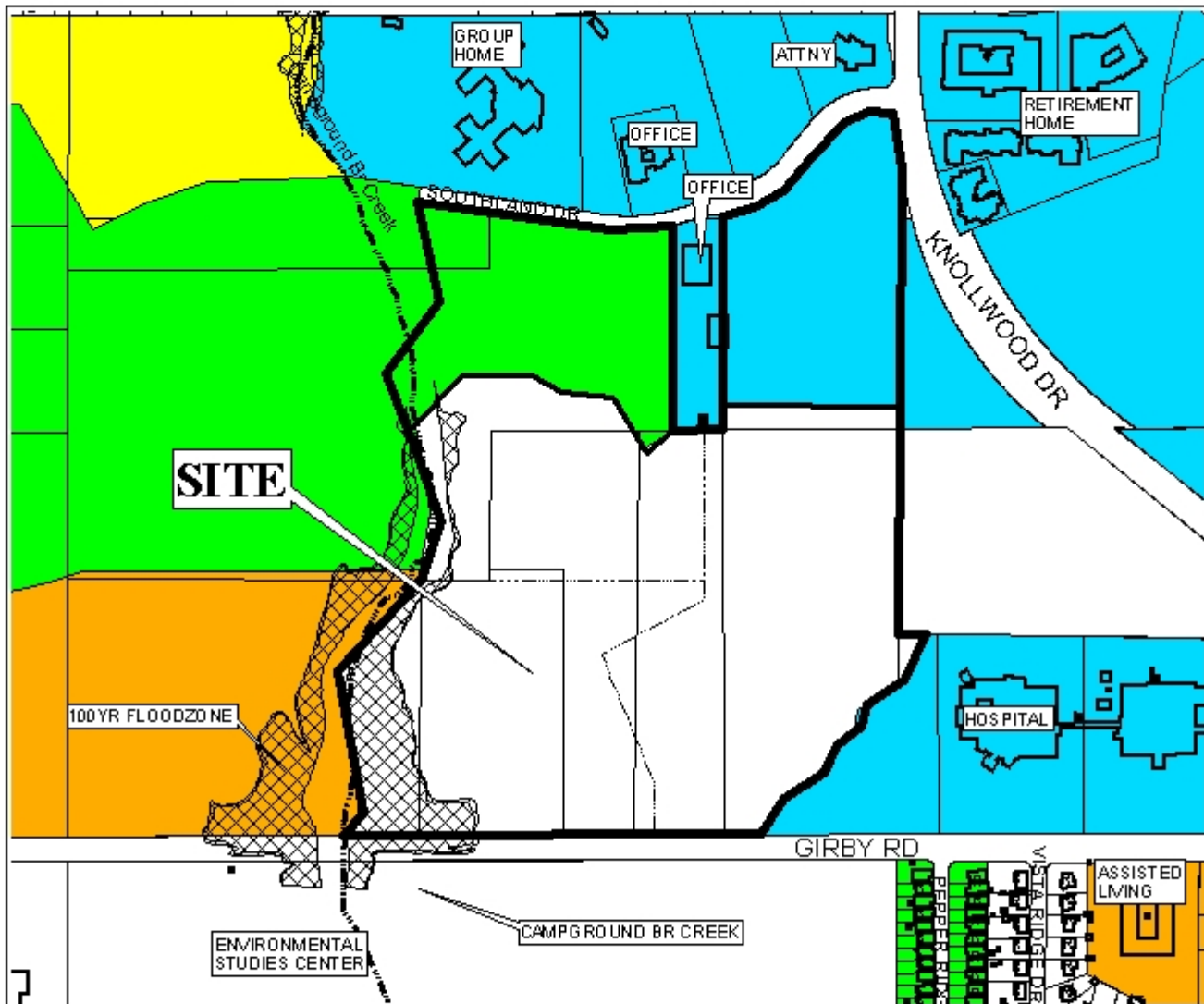
## LOCATOR MAP



APPLICATION NUMBER Extension DATE January 6, 2005  
APPLICANT The Preserve @ Knollwood & Girby Roads Subdivision  
REQUEST Planned Unit Development, Subdivision



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Located to the North of the site is a medical office; to the East of the site is a hospital. Located to the South and West of the site is vacant property.

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APPLICANT Loupe, Loupe & Ragusa L.L.C.

REQUEST Planned Unit Development, Subdivision

LEGEND

