

**PLANNED UNIT DEVELOPMENT &
SUBDIVISION STAFF REPORT****Date: March 16, 2006****APPLICANT**

Treadwell Ford

DEVELOPMENT NAME

Treadwell Ford Subdivision

LOCATION901 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 USEMultiple 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 second 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.

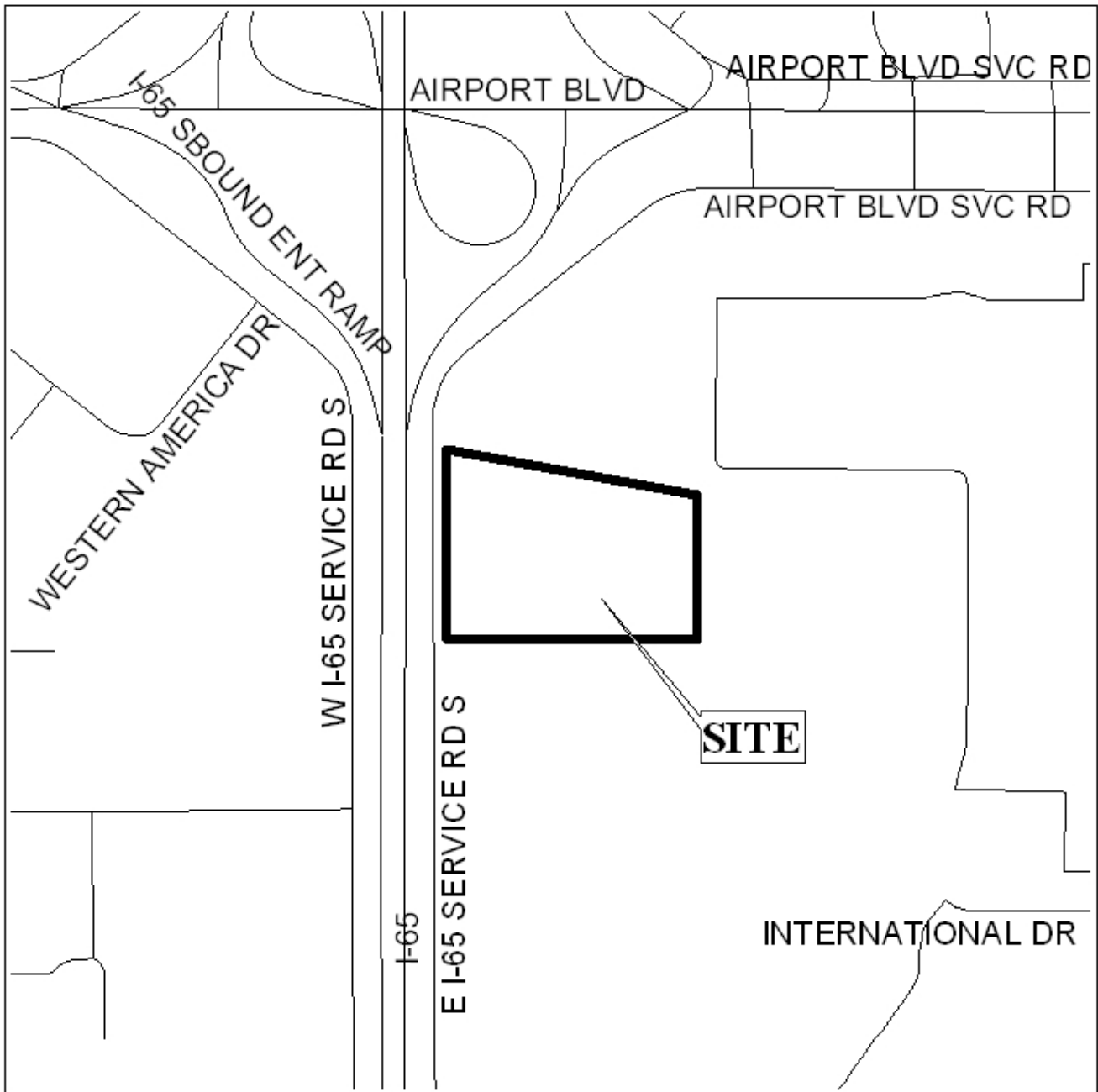
It should be noted that no road construction was required as a result of these approvals, simply completion of the subdivision process (recording final plat) and construction as shown on site plan submitted. As no road construction was proposed or required, if this extension is approved, the applicant should be advised that a future extension will be unlikely.

RECOMMENDATION

PUD: Based on the preceding, it is recommended that this application for extension be approved. It is further recommended that the applicant be advised that future extension(s) will be unlikely.

RECOMMENDATION SUBDIVISION: Based on the preceding, it is recommended that this application for extension be approved. It is further recommended that the applicant be advised that future extension(s) will be unlikely.

LOCATOR MAP



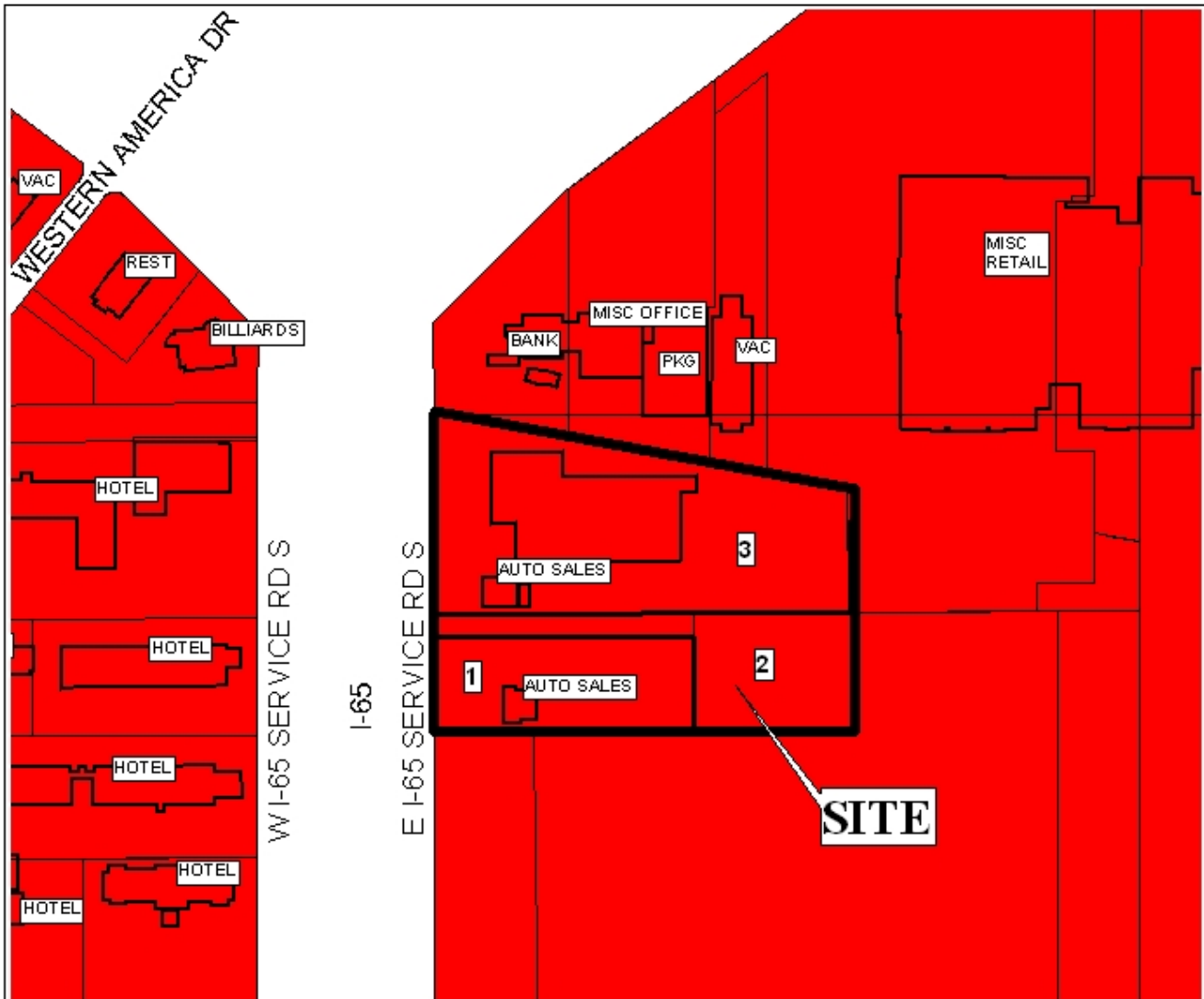
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APPLICANT Treadwell Ford Subdivision

REQUEST Planned Unit Development, Subdivision



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



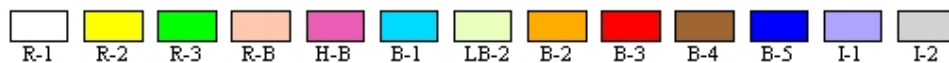
The site is surrounded by miscellaneous offices, retail, hotels and restaurants.

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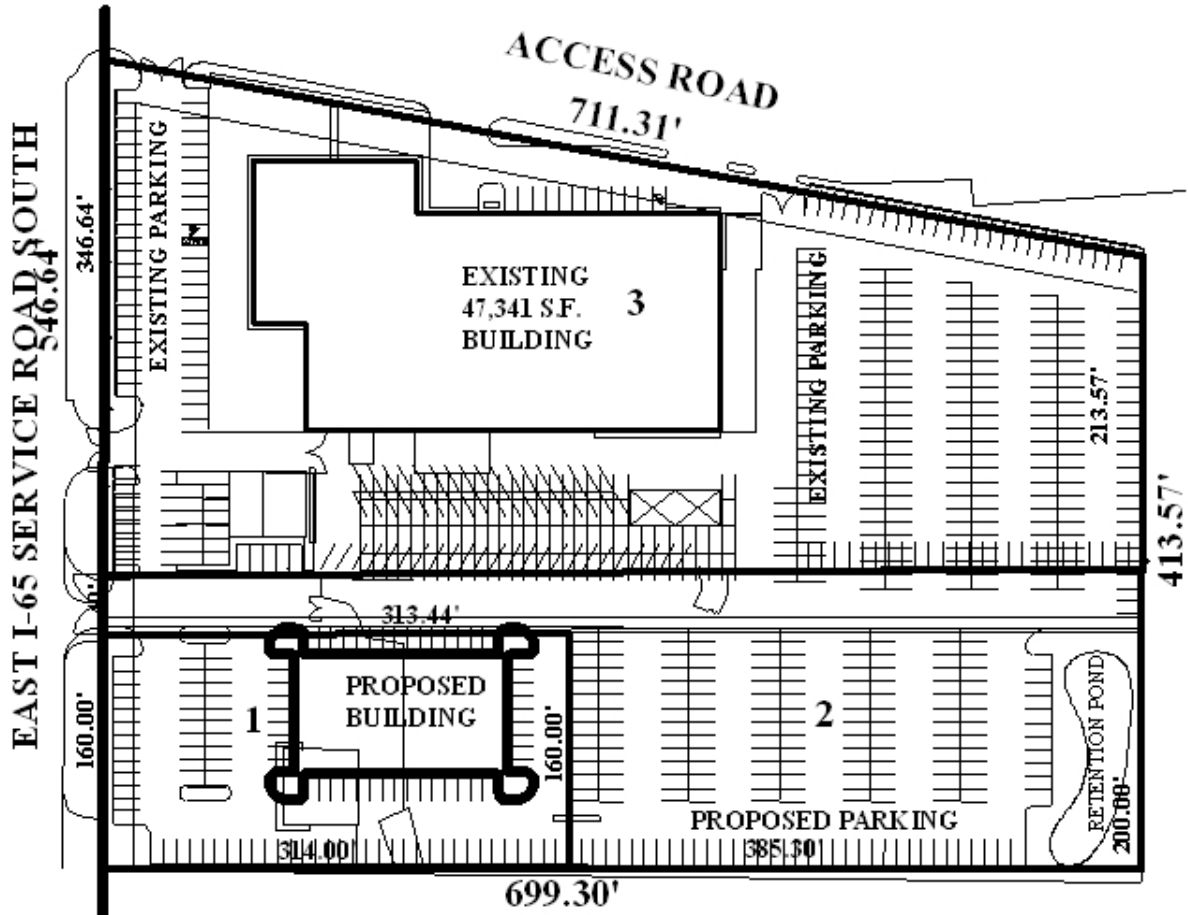
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LEGEND



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 Planned Unit Development, Subdivision

