PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT   Date: February 19, 2009

SUBDIVISION NAME   Montecito Subdivision

DEVELOPMENT NAME   Montecito Subdivision

LOCATION   Northwest corner of Demetropolis Road and Halls Mill Road, extending to the East side of Government Boulevard at the West terminus of Lansdowne Drive
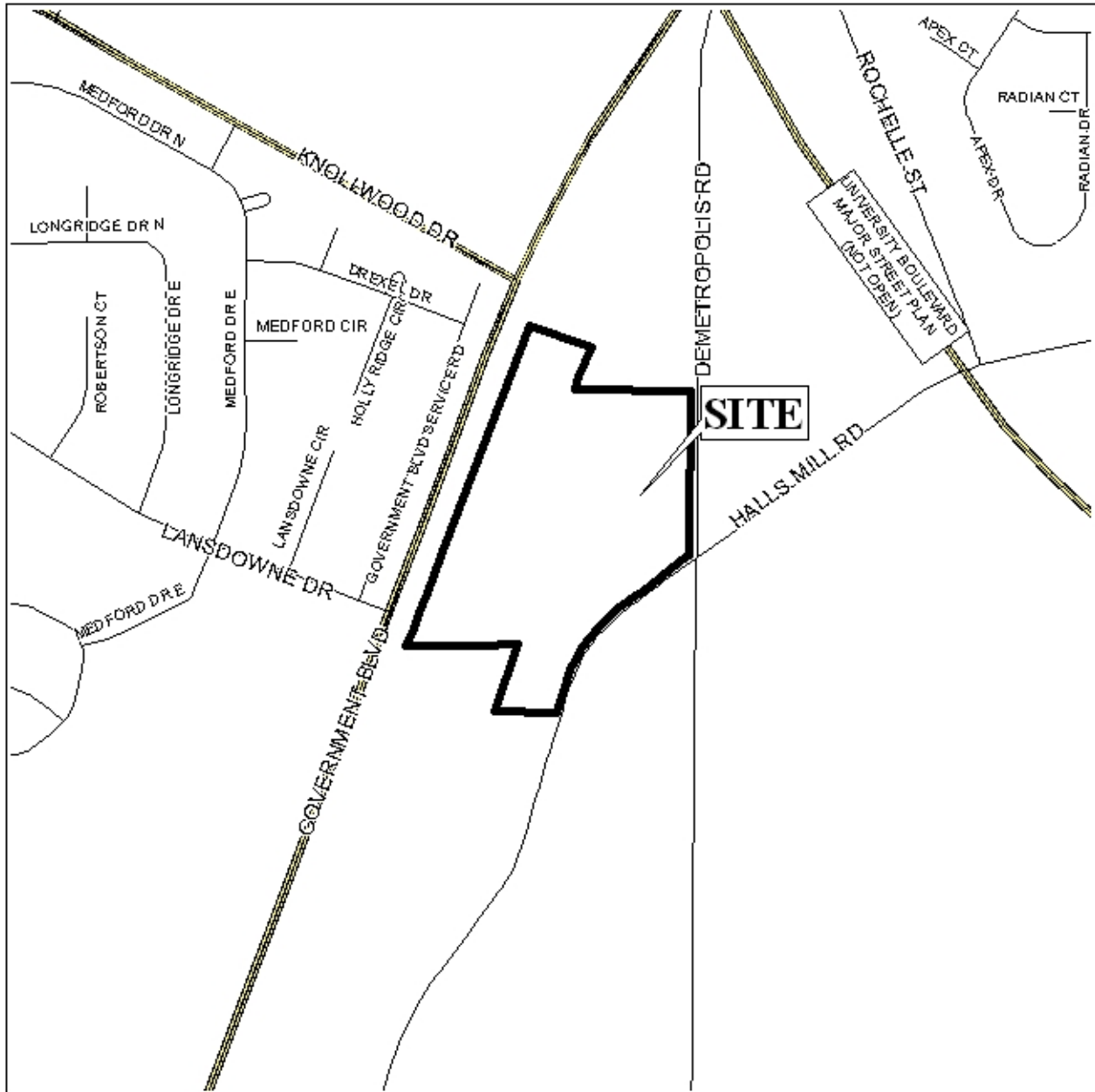
REMARKS   The applicant is requesting one-year extensions of a previously approved 3-lot subdivision and Planned Unit Development to allow 14 apartment buildings (366 total units) and a clubhouse on a single building site.

Both the subdivision and PUD applications were approved on February 7, 2008, and this is the first extension since the original approvals. There have been no changes in the conditions within the surrounding area that would affect the PUD as previously approved, nor have there been changes to the Zoning Ordinance that would affect the previous approval. Neither have there been any changes to the Subdivision Regulations which would affect the previous approval. However, as no street construction is proposed, the applicant should be advised that a second extension is unlikely.

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

LOCATOR MAP

MEDFORD DR N

KNOLLWOOD DR

ROCHELLE ST

APEX CT

RADIAN CT

RADIAN DR

APEX DR

LONGRIDGE DR N

DEMETROPOLIS RD

UNIVERSITY BOULEVARD
MAJOR STREET PLAN
(NOT OPEN)

ROBERTSON CT

LONGRIDGE DR E

MEDFORD DR E

DREXEL DR

MEDFORD CIR

HOLLY RIDGE CIRCLE DR

GOVERNMENT BLVD SERVICE RD

SITE

LANSDOWNE CIR

HALLS MILL RD

LANSDOWNE DR

MEDFORD DR E

GOVERNMENT BLVD

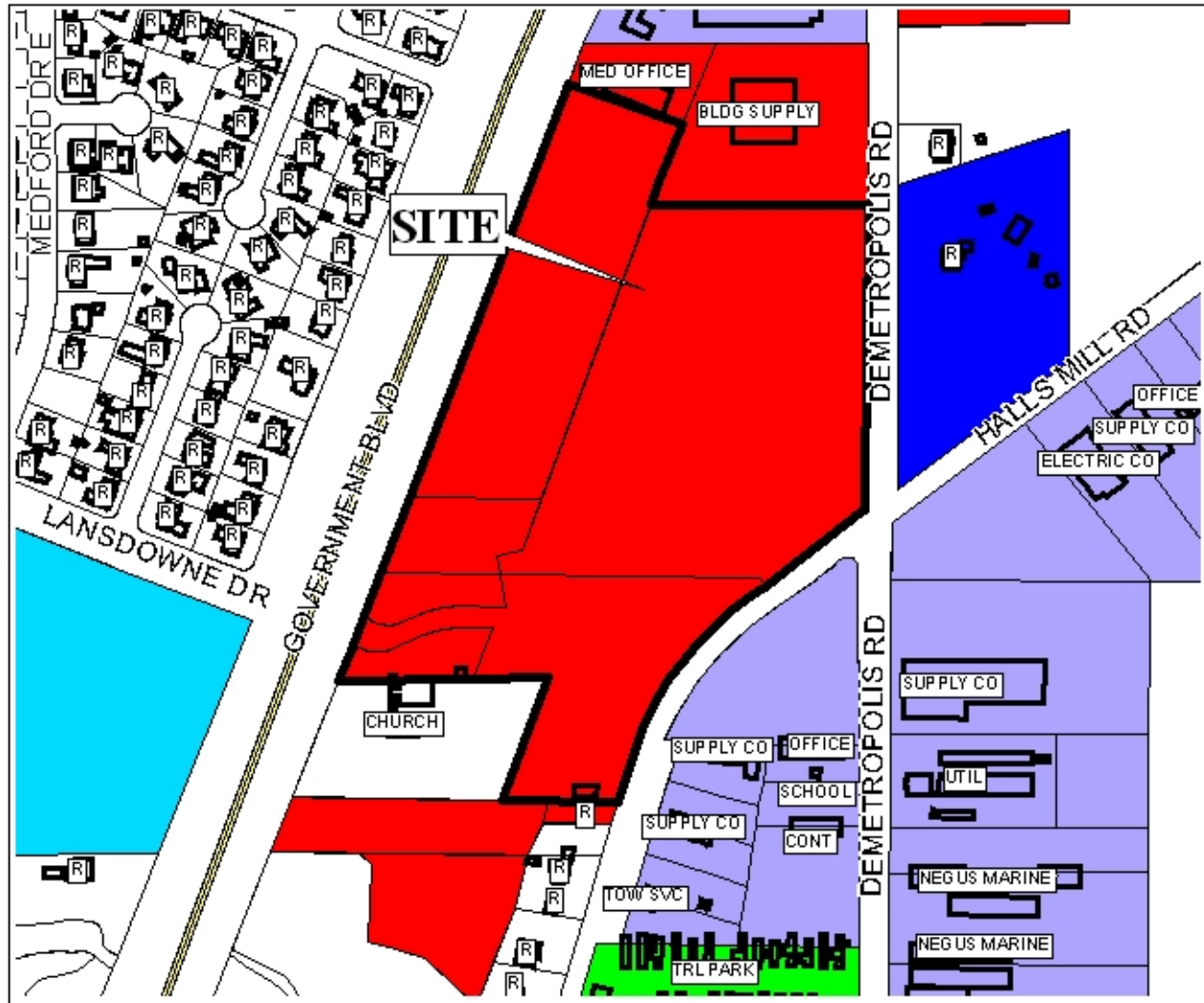APPLICATION NUMBER ___8 & 9___ DATE ___February 19, 2009___

APPLICANT ___Montecito Subdivision___

REQUEST ___Subdivision, Planned Unit Development___

N

NTS

PLANNING COMMISSION
VICINITY MAP - EXISTING ZONING

MEDFORD DR E

MED OFFICE

BLDG SUPPLY

DEMETROPOLIS RD

SITE

HALLS MILL RD

OFFICE

SUPPLY CO

ELECTRIC CO

GOVERNMENT BLVD

LANSDOWNE DR

SUPPLY CO

CHURCH

DEMETROPOLIS RD

SUPPLY CO | OFFICE

SCHOOL

UTIL

SUPPLY CO

CONT

NEGUS MARINE

TOW SVC

NEGUS MARINE

TRL PARK

The site is surrounded by miscellaneous land use

APPLICATION NUMBER ___8 & 9___ DATE __February 19, 2009__

N

APPLICANT _____Montecito Subdivision_____

REQUEST _____Subdivision, Planned Unit Development_____

LEGEND

| R-1 | R-2 | R-3 | R-A | R-B | H-B | T-B | B-1 | LB-2 | B-2 | B-3 | B-4 | B-5 | I-1 | I-2 |

NTS

PLANNING COMMISSION
VICINITY MAP - EXISTING ZONING

The site is surrounded by miscellaneous land use

APPLICATION NUMBER ___8 & 9___ DATE _February 19, 2009_
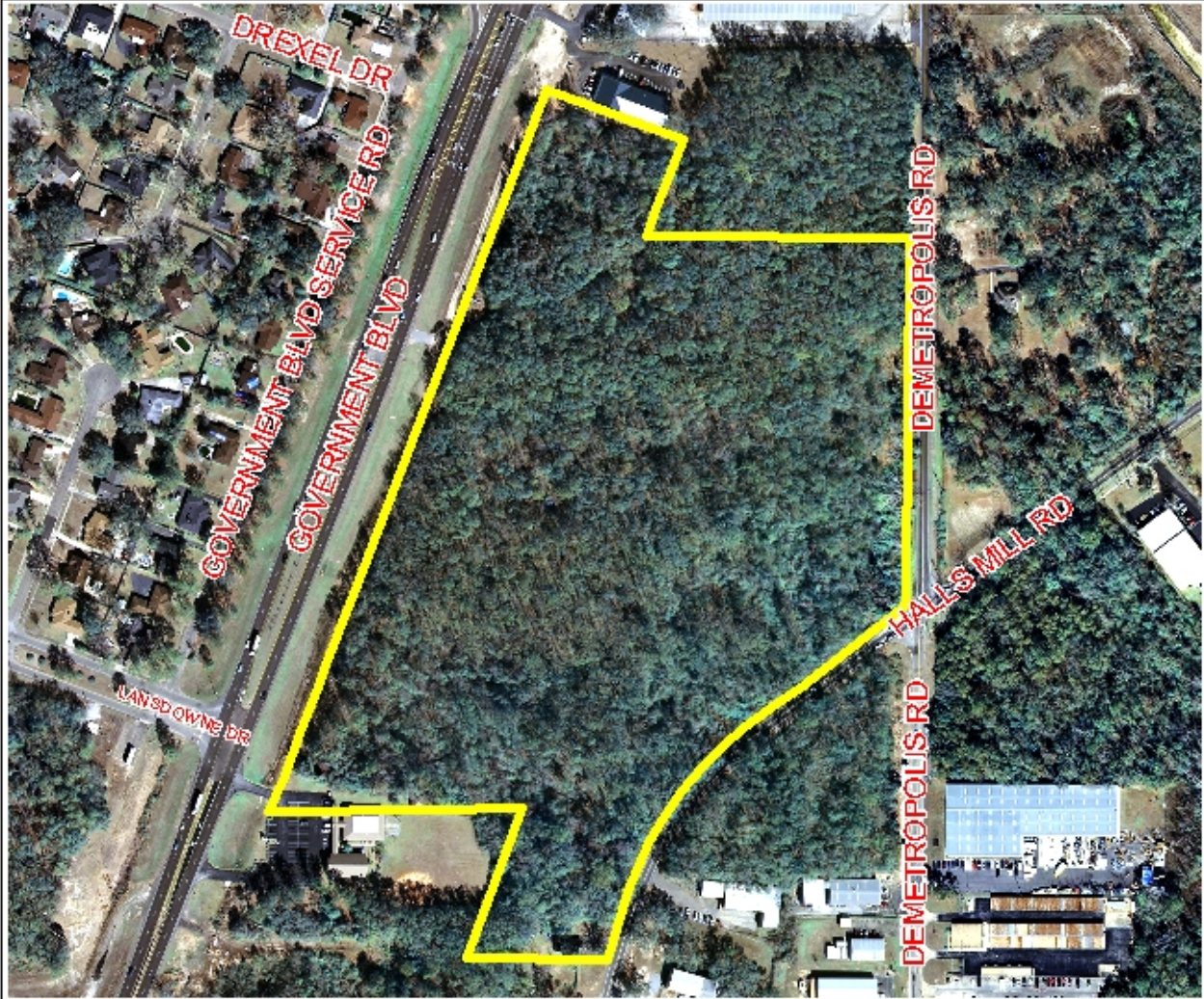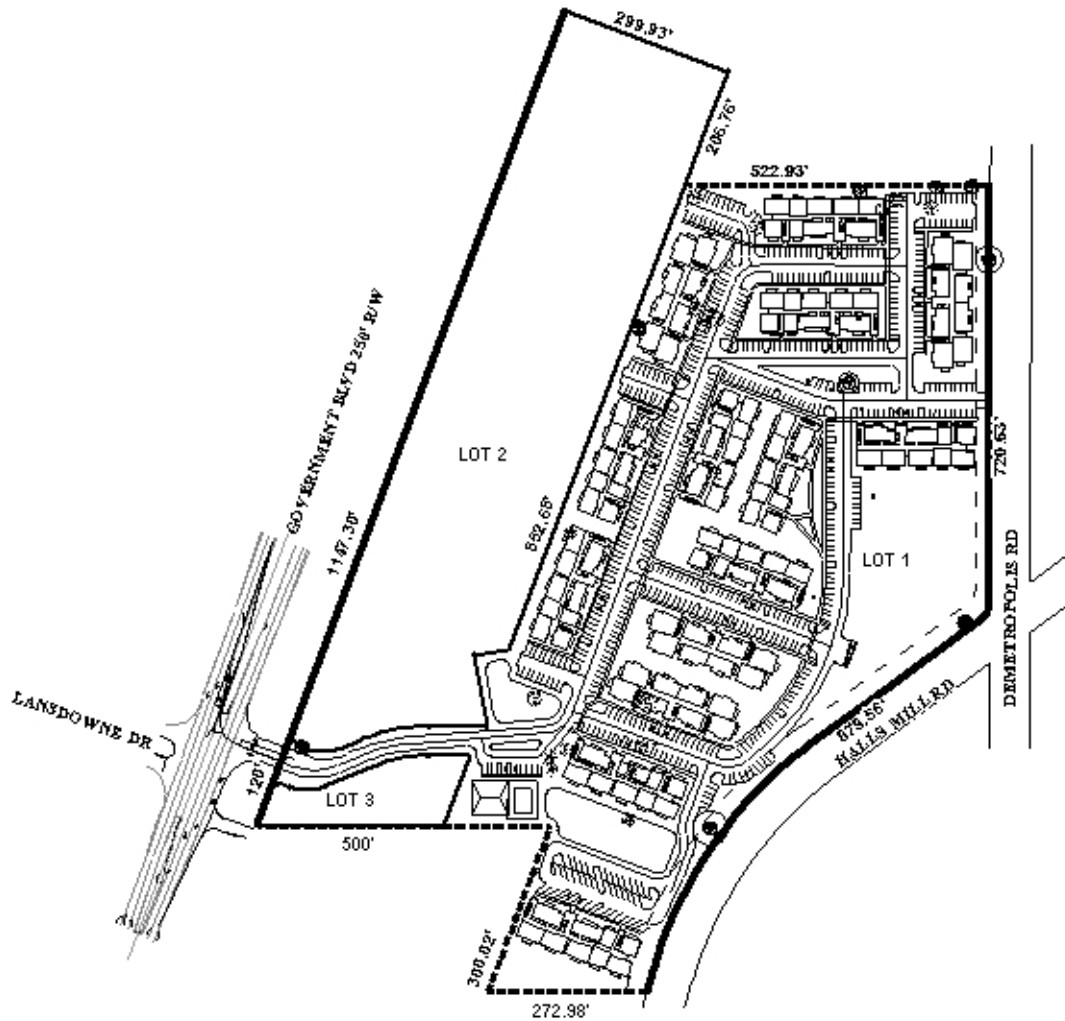
APPLICANT _____Montecito Subdivision_____

REQUEST _____Subdivision, Planned Unit Development_____

N

NTS

SITE PLAN

The site plan illustrates the proposed development

APPLICATION NUMBER ___8 & 9___ DATE _February 19, 2009_

APPLICANT ___Montecito Subdivision___

REQUEST ___Subdivision, Planned Unit Development___

N

NTS