

**PUD &  
SUBDIVISION STAFF REPORT****Date: November 6, 2003****DEVELOPMENT NAME**

Spanish Plaza Subdivision

**SUBDIVISION NAME**

Resubdivision of Spanish Plaza Subdivision

**LOCATION**3673 and 3679 Airport Boulevard  
(South side of Airport Boulevard, 600'± West of  
Western America Drive)**PRESENT ZONING**

B-3, Community Business

**AREA OF PROPERTY**

3.6± Acres                      2 Lots

**CONTEMPLATED USE**Amend a previously approved Planned Unit  
Development to allow shared access and shared  
parking between multiple building sites**TIME SCHEDULE**

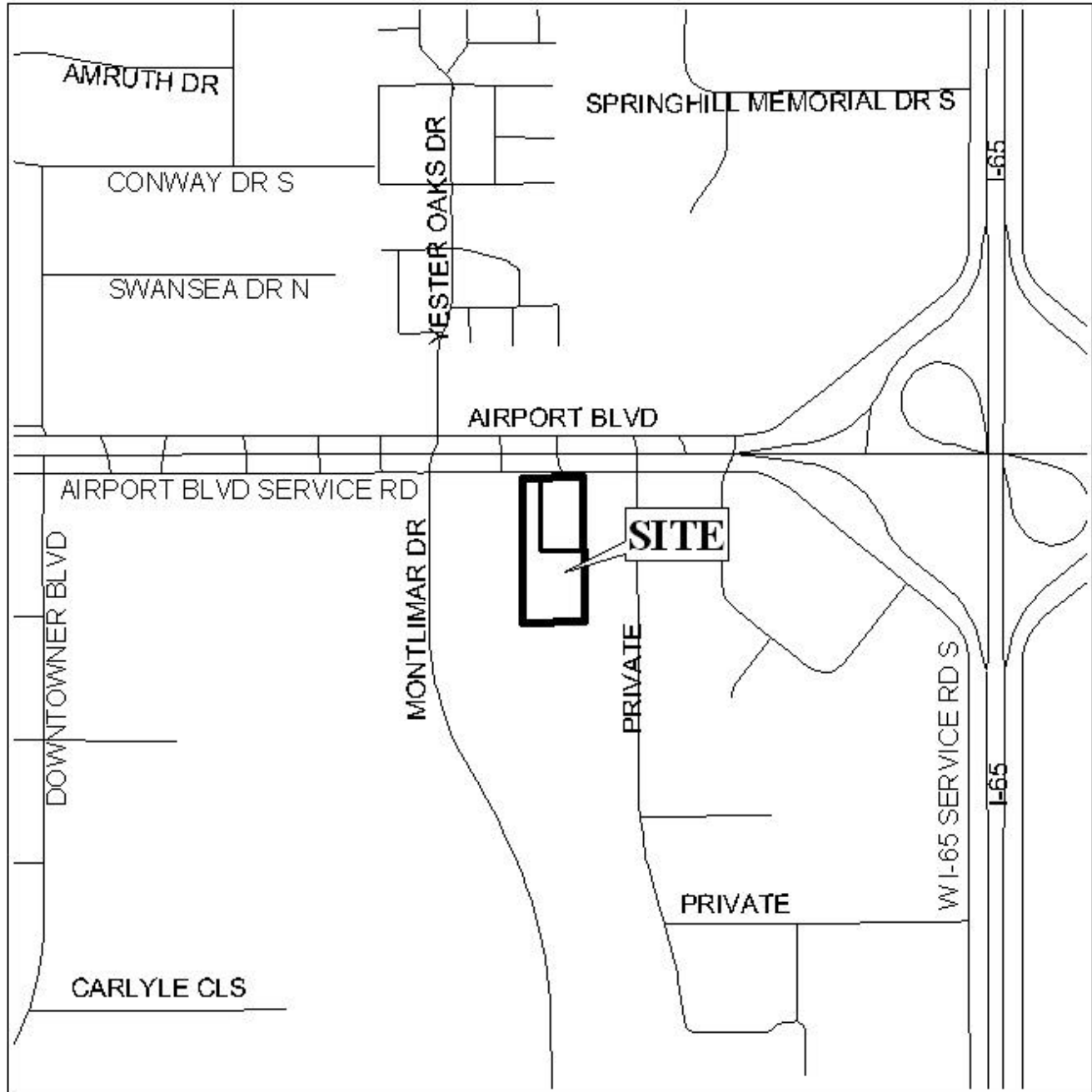
Immediate

**ENGINEERING****COMMENTS**Must comply with all stormwater and flood control  
ordinances. Any work performed in the right of way will require a right of way permit.**TRAFFIC ENGINEERING****COMMENTS**Driveway number, sizes, location and design to be  
approved by Traffic Engineering and conform to AASHTO standards.**REMARKS**The applicant is proposing relocation of an interior lot  
line within a previously approved subdivision and PUD. As the subdivision has been  
recorded and the PUD has received final approval, changes such as this must be approved by  
the Planning Commission.

The proposed changes do not impact the existing improvements; but simply relocate the  
existing interior lot line to reallocate street frontage. The applicant has been made aware that  
such reallocation may impact allowable square footage for free-standing signage, and has  
indicated that the signs will be in compliance with the new frontages.

**RECOMMENDATION****Planned Unit Development:** based on the preceding,  
it is recommended that this application be approved subject to the following condition: 1)  
compliance with all municipal codes and ordinances.**Subdivision:** the plat meets the minimum  
requirements of the Subdivision Regulations and is recommended for Tentative Approval

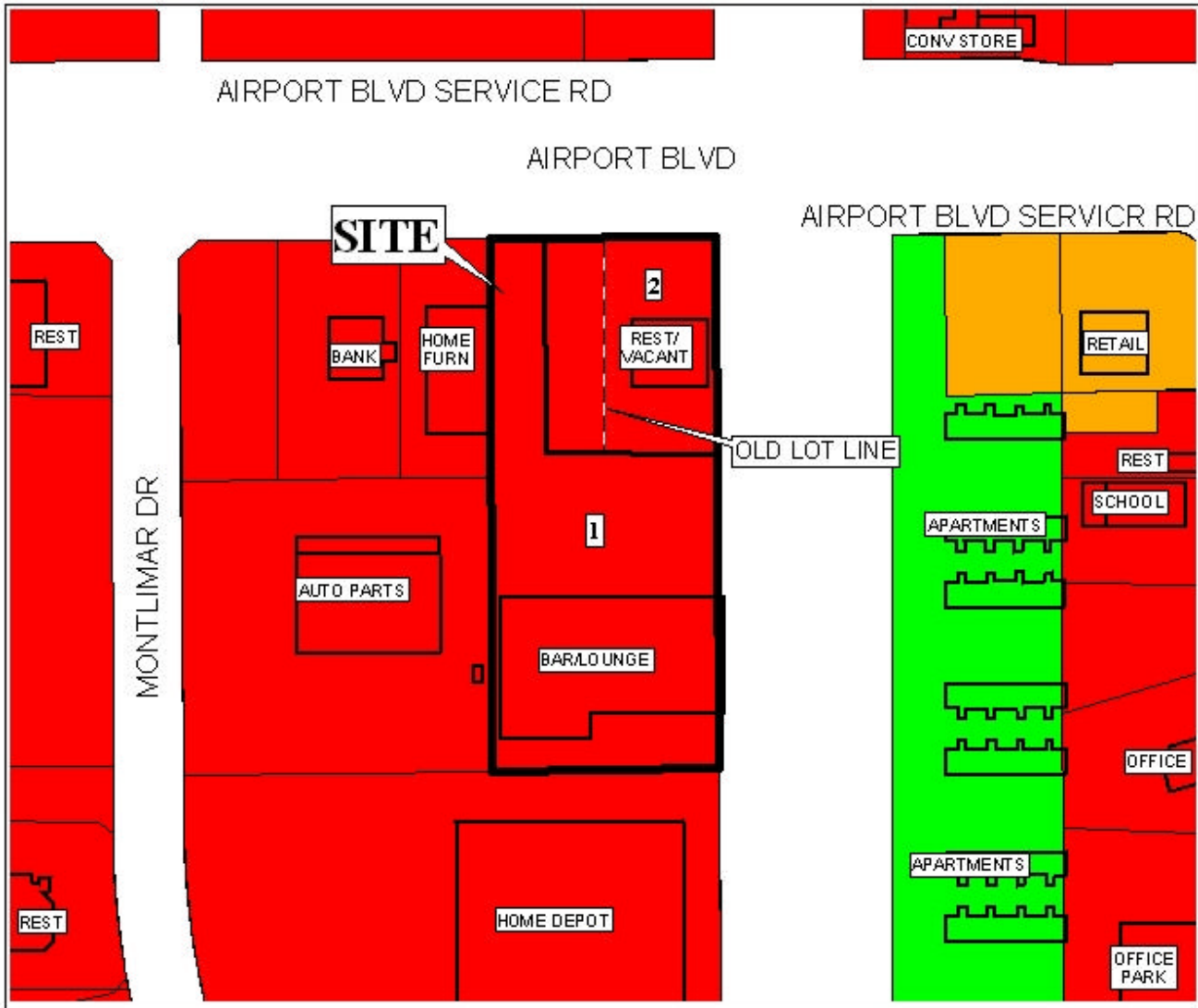
## LOCATOR MAP



APPLICATION NUMBER 1,2 DATE November 6, 2003  
APPLICANT Spanish Plaza Subdivision, Resubdivision of  
REQUEST Planned Unit Development and Subdivision

NTS

# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is located in an area of mixed commercial land use.

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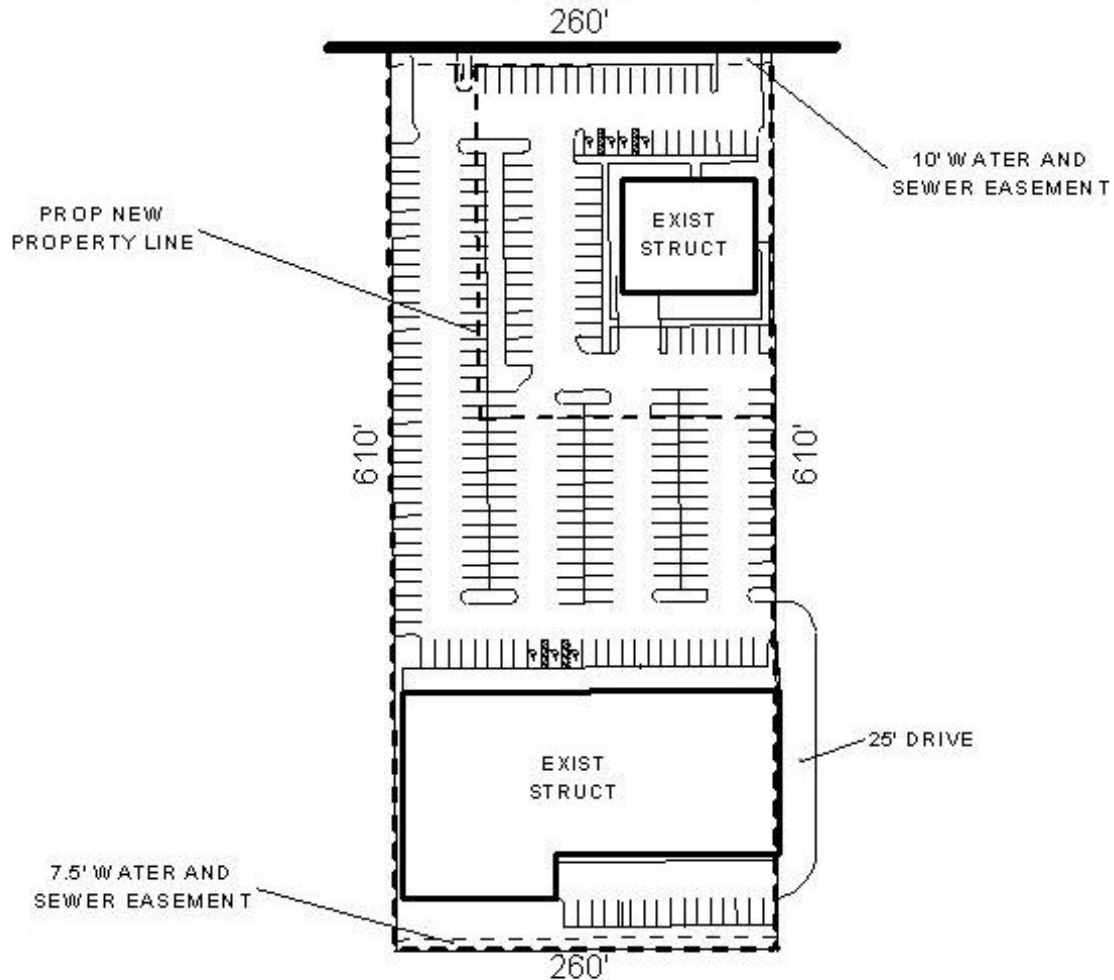
LEGEND



## SITE PLAN

### AIRPORT BOULEVARD

AIRPORT BOULEVARD SERVICE ROAD



The site is located on the South side of Airport Boulevard, 600' West of Western America Drive.  
The plan illustrates the existing buildings, easements and parking.

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USE/REQUEST Planned Unit Development and Subdivision



NTS