

**PLANNED UNIT DEVELOPMENT &
SUBDIVISION STAFF REPORT****Date: November 1, 2007****SUBDIVISION NAME**

PBC Subdivision

DEVELOPMENT NAME

PBC Subdivision

LOCATION6701 Airport Boulevard
(South side of Airport Boulevard, 4/10 mile \pm West of
Hillcrest Road)**CITY COUNCIL
DISTRICT**

District 6

PRESENT ZONING

B-1, Buffer Business

AREA OF PROPERTY21.9 \pm Acres 4 Lots**CONTEMPLATED USE**Planned Unit Development Approval to amend the master
plan for Providence Hospital to allow multiple building/lot
sites with private drive, shared access and parking and
Subdivision approval to create 4 legal lots of record.**REMARKS**

The applicant is requesting a one year extension of a
previously approved PUD and subdivision.

This is the first request for extension since the original approvals in 2006. 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.

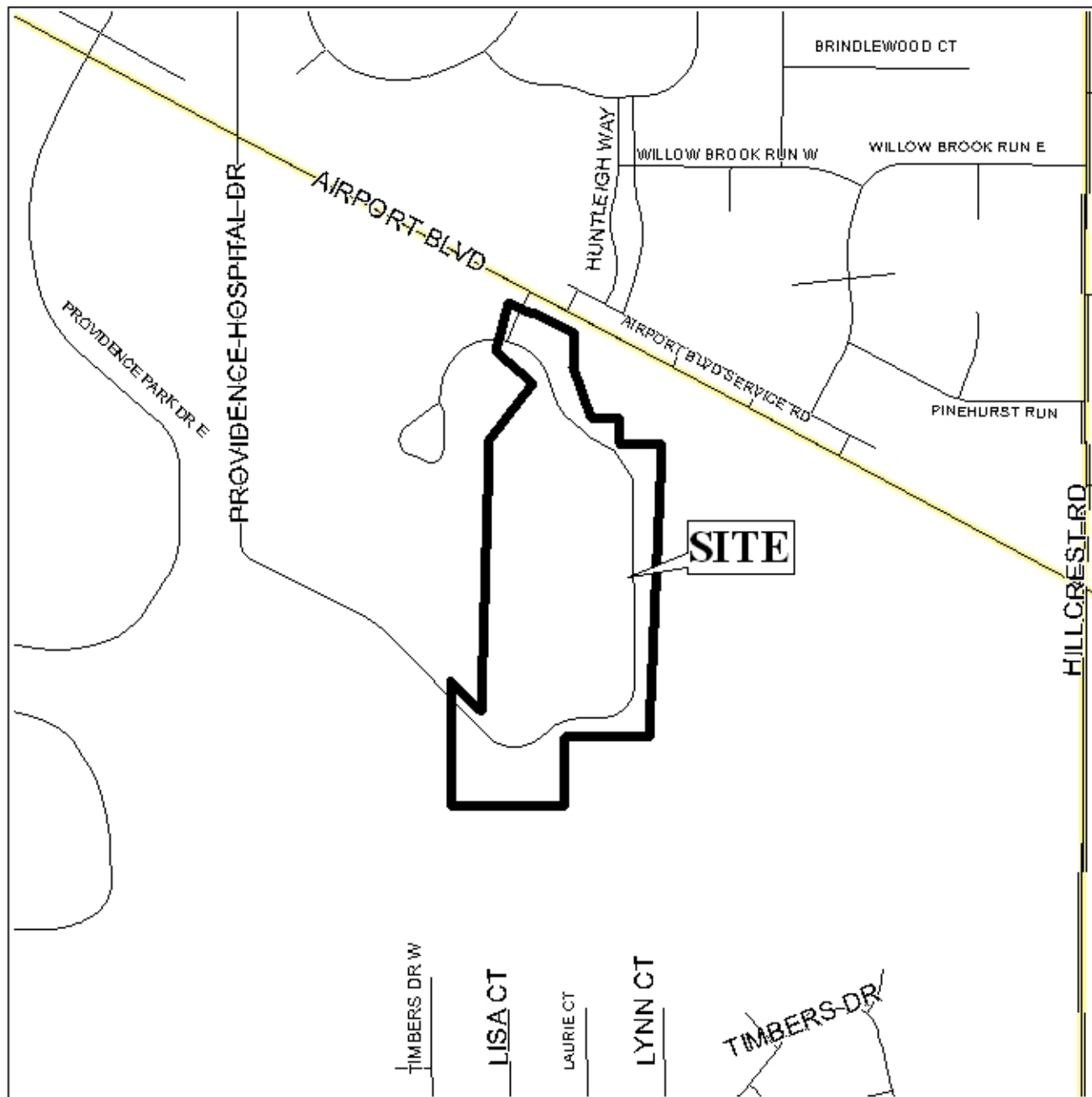
It should be noted that no road construction was required as a result of these approvals, simply completion of the subdivision process (recording final plat) and construction as shown on site plan submitted. As no road construction was proposed or required, the applicant should be aware that future extensions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

RECOMMENDATION

PUD: Based on the preceding, it is recommended that this
application for extension be approved.

Subdivision: Based on the preceding, it is recommended
that this application for extension be approved.

LOCATOR MAP



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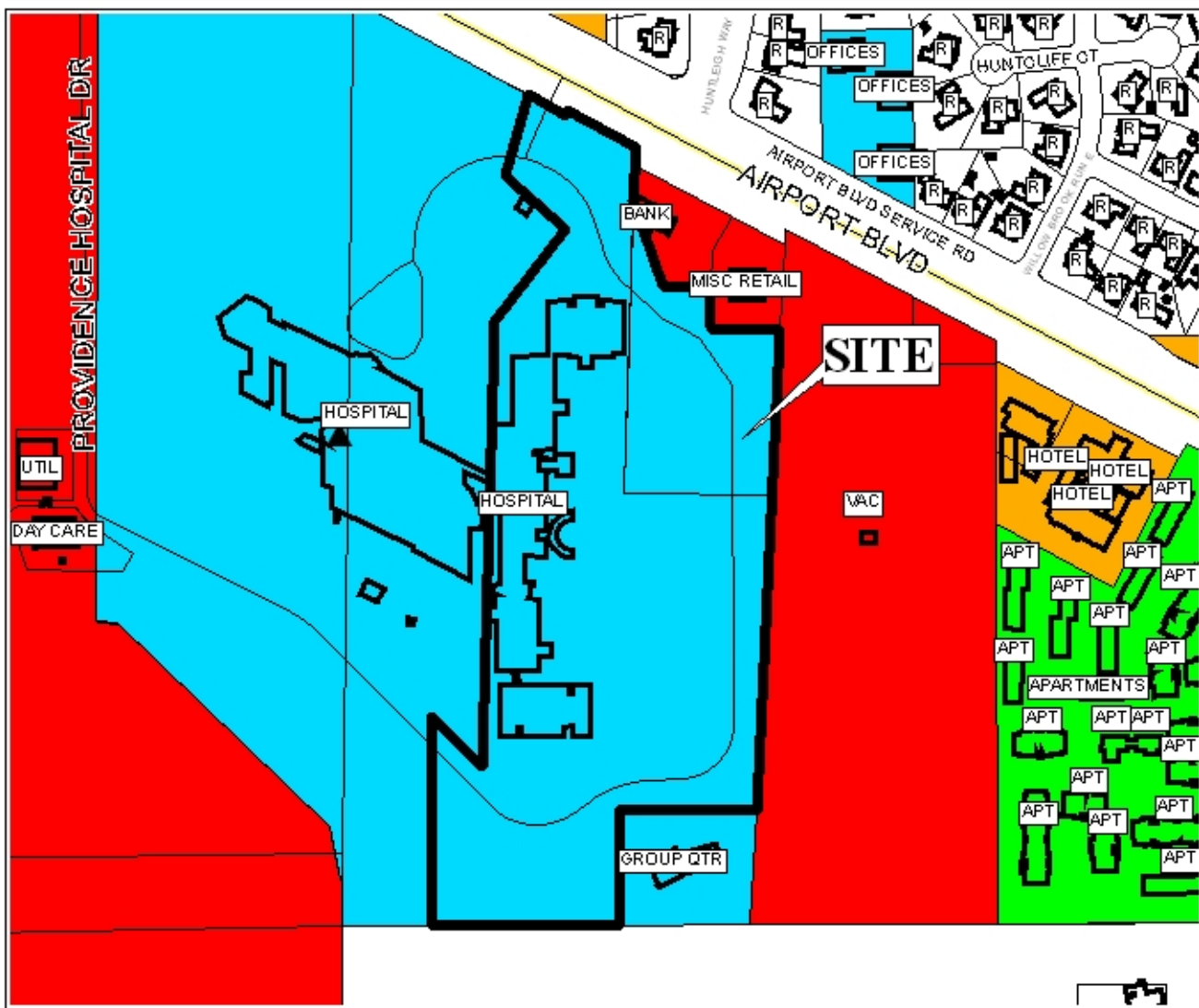
APPLICANT PBC Subdivision

REQUEST Subdivision, Planned Unit Development



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by mixed land use

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APPLICANT _____ PBC Subdivision _____

REQUEST Subdivision, Planned Unit Development

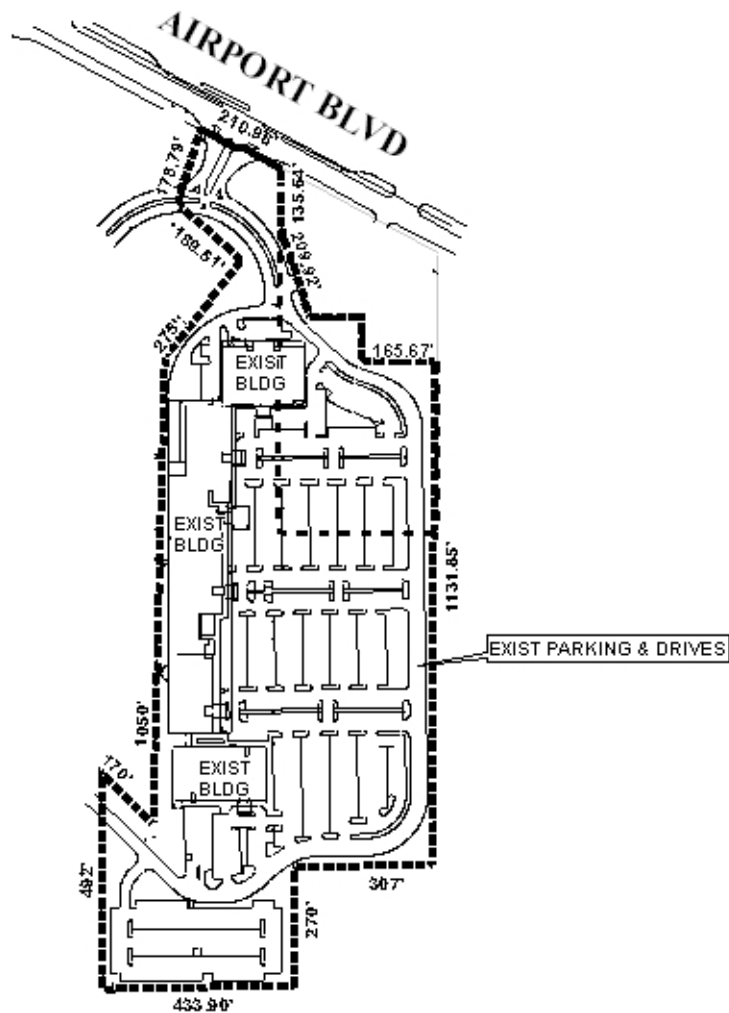
LEGEND R-1 R-2 R-3 R-4 R-5 H-B T-B B-1 LB-2 B-2 B-3 B-4 B-5 I-1 I-2 NTS

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SITE PLAN



The site plan illustrates the existing buildings, parking, and drives

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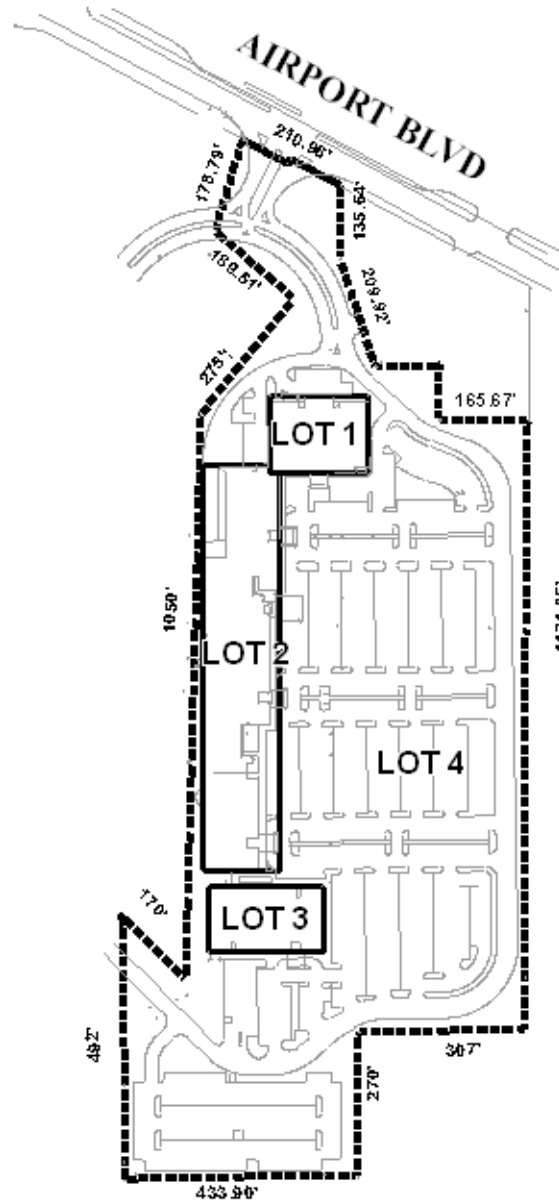
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DETAIL SITE PLAN



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