

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: January 21, 2010**

<u>NAME</u>	West Airport Boulevard Center Subdivision
<u>SUBDIVISION NAME</u>	West Airport Boulevard Center Subdivision
<u>LOCATION</u>	South side of Airport Boulevard, 675'± East of Providence Hospital Drive.
<u>CITY COUNCIL DISTRICT</u>	District 6
<u>AREA OF PROPERTY</u>	3 Lots / 19.8+ Acres
<u>CONTEMPLATED USE</u>	Planned Unit Development Approval to allow shared access between three building sites.
<u>TIME SCHEDULE FOR DEVELOPMENT</u>	No time frame submitted

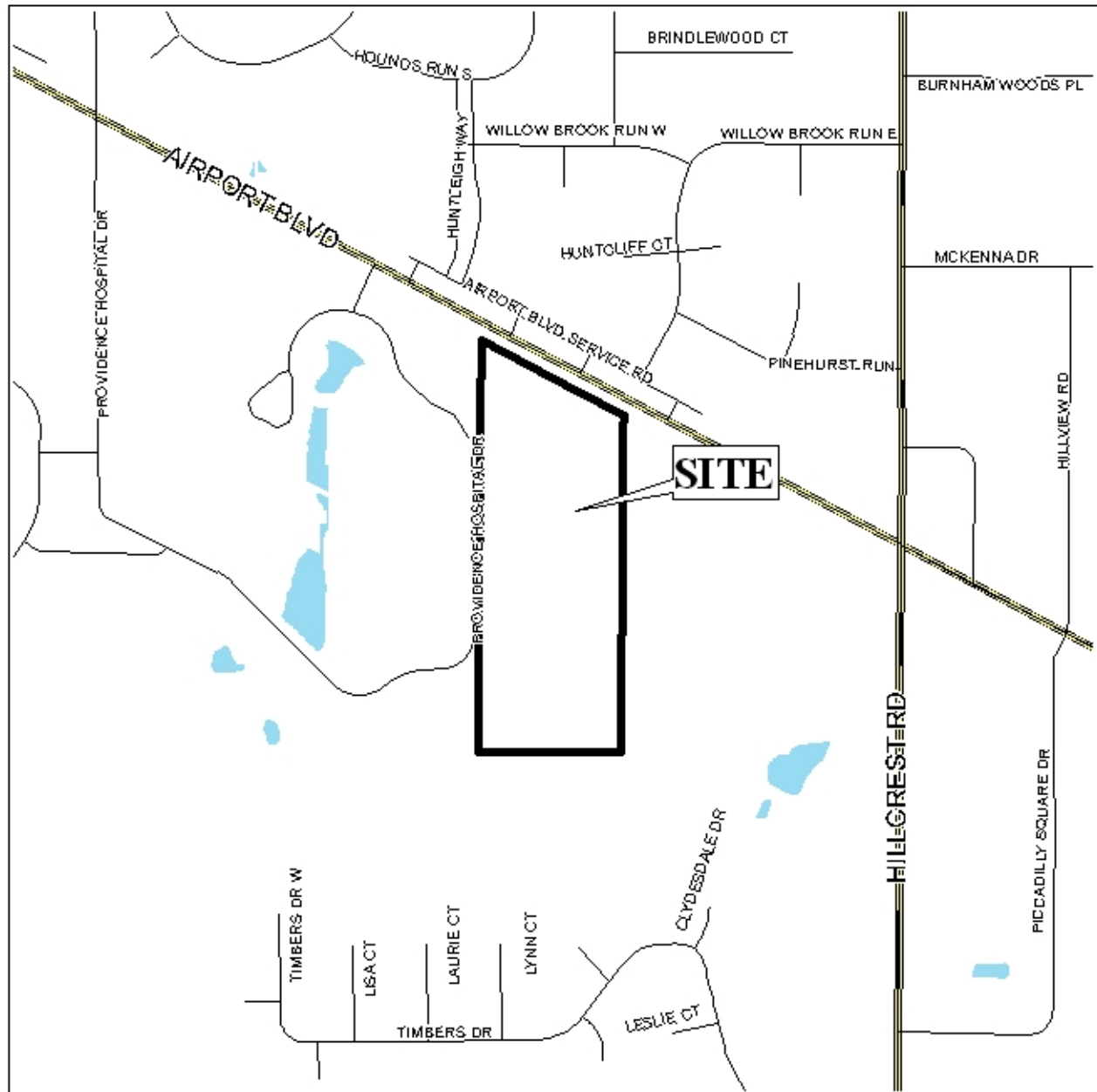
REMARKS The applicant is requesting a one year extension of a previously approved PUD. The application was originally approved in 2007 in conjunction with Subdivision and Rezoning applications. The Subdivision Final Plat has been signed and the Rezoning amendment was approved by the City Council. This application to extend the PUD is to preclude the expiration of the original approval and is the third extension request.

There have been no changes in the area, nor have there been any changes to the regulations that would impact previous approvals. However, since this is the third request the applicant should be advised that a fourth extension is unlikely.

RECOMMENDATION

Planned Unit Development: Based on the preceding, it is recommended that this request for extension be approved and that the applicant be advised that future extensions will be unlikely.

LOCATOR MAP



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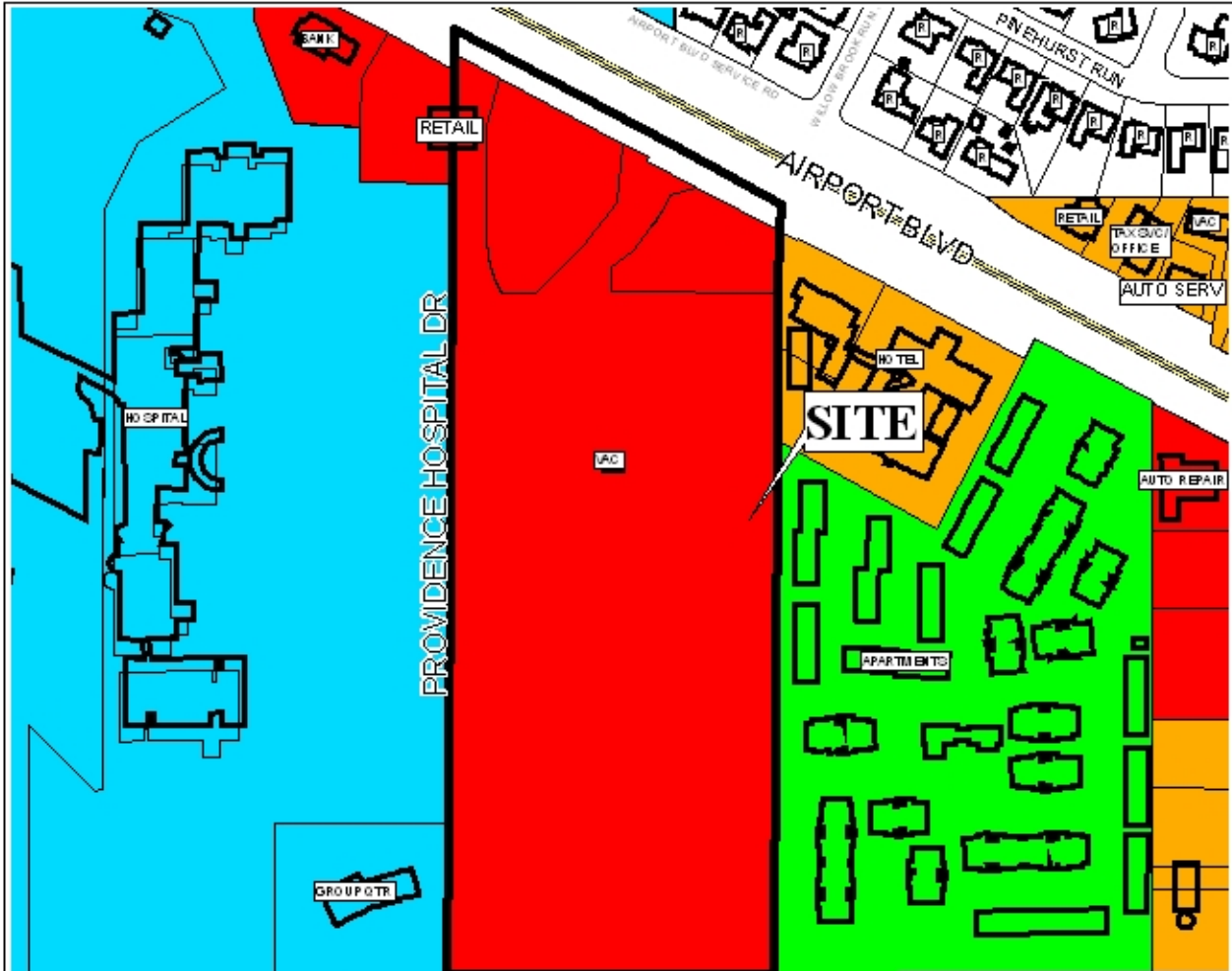
APPLICANT West Airport Boulevard Center Subdivision

REQUEST Planned Unit Development



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by mixed land use

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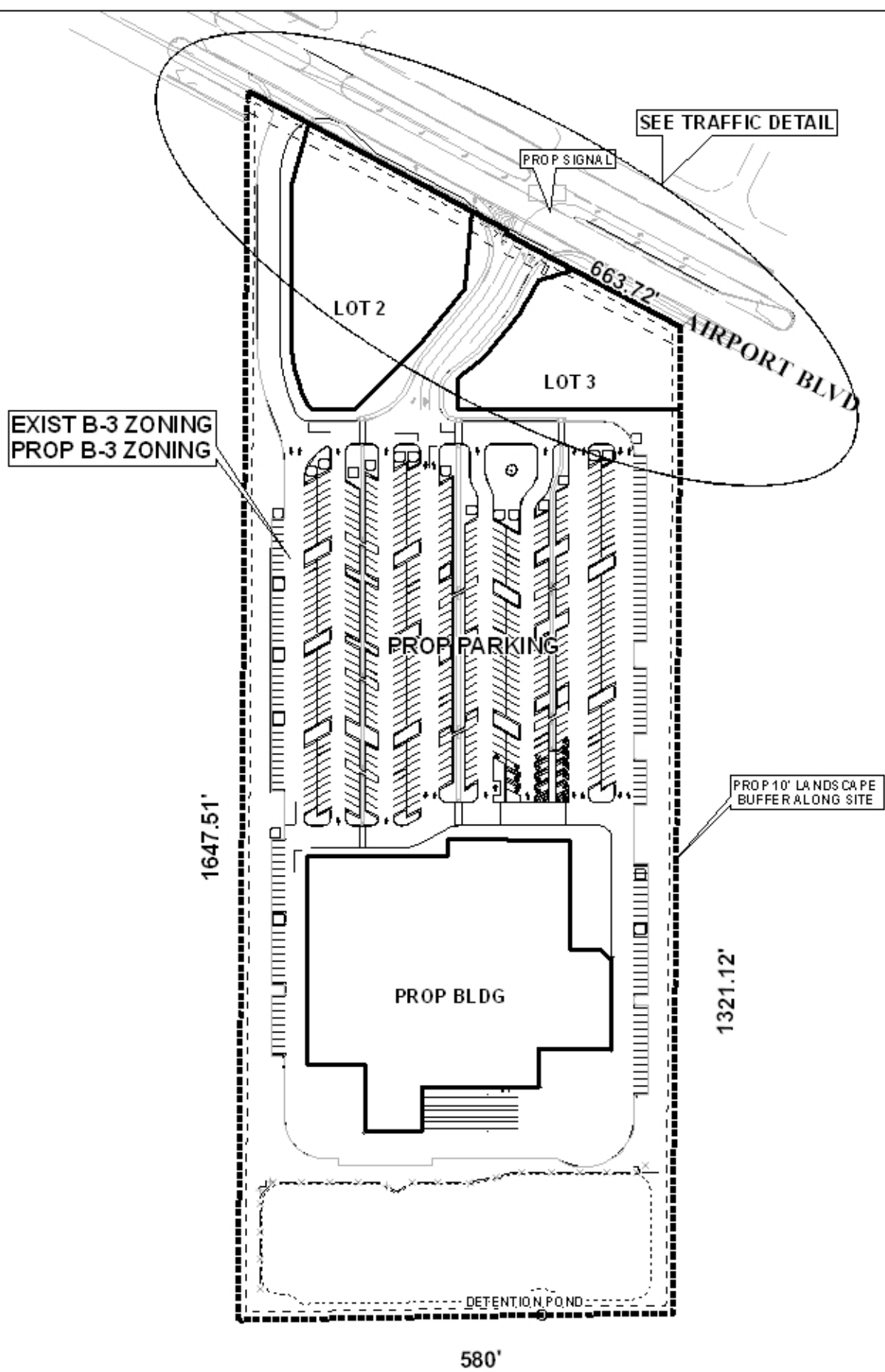
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LEGEND

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
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SITE PLAN



The site plan illustrates the proposed development

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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



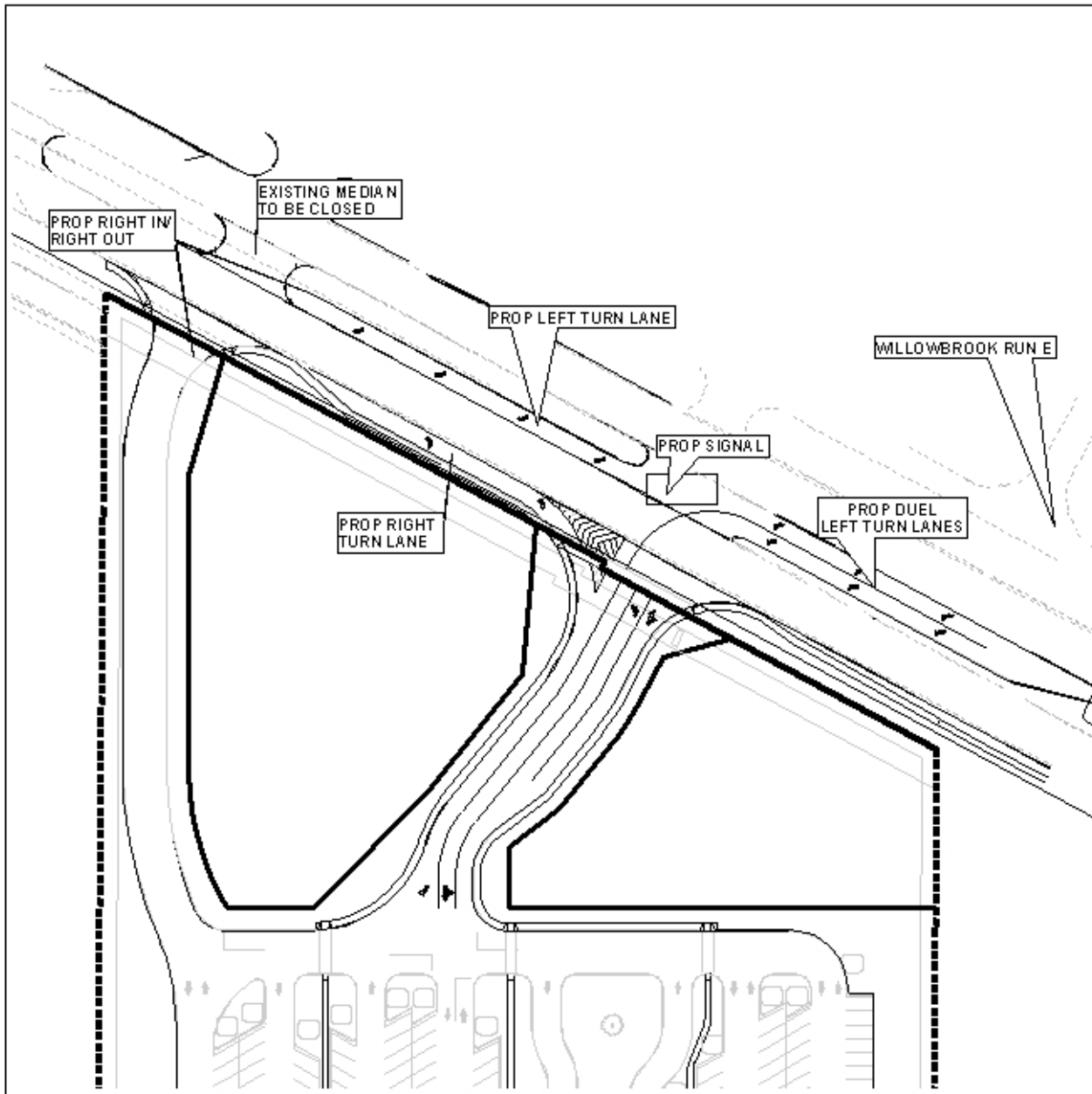
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DETAIL SITE PLAN



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