

EXTENSION

PLANNED UNIT DEVELOPMENT AND SUBDIVISION EXTENSION STAFF REPORT

Date: December 2, 2004

DEVELOPMENT NAME

Providence Park Subdivision, Unit Seven

SUBDIVISION NAME

Providence Park Subdivision, Unit Seven

LOCATION

South side of Airport Boulevard, 280'± West of Providence Park Drive East

REMARKS

The applicant is requesting one-year extensions of a previously approved 2-lot subdivision, with shared parking and access between multiple lots.

Both the PUD and subdivision applications were approved in 2003, and this is the first extension since they were originally approved. There has been no change in conditions within the surrounding area that would affect the applications as previously approved; nor have there been changes to the Zoning Ordinance and Subdivision Regulations that would affect the previous approvals. However, as no street construction is required, the applicant should be advised that a 2nd extension is unlikely.

RECOMMENDATION

Based upon the preceding, it is recommended that these requests for extension be approved; however, the applicant should be mindful that a second extension would be unlikely.

LOCATOR MAP

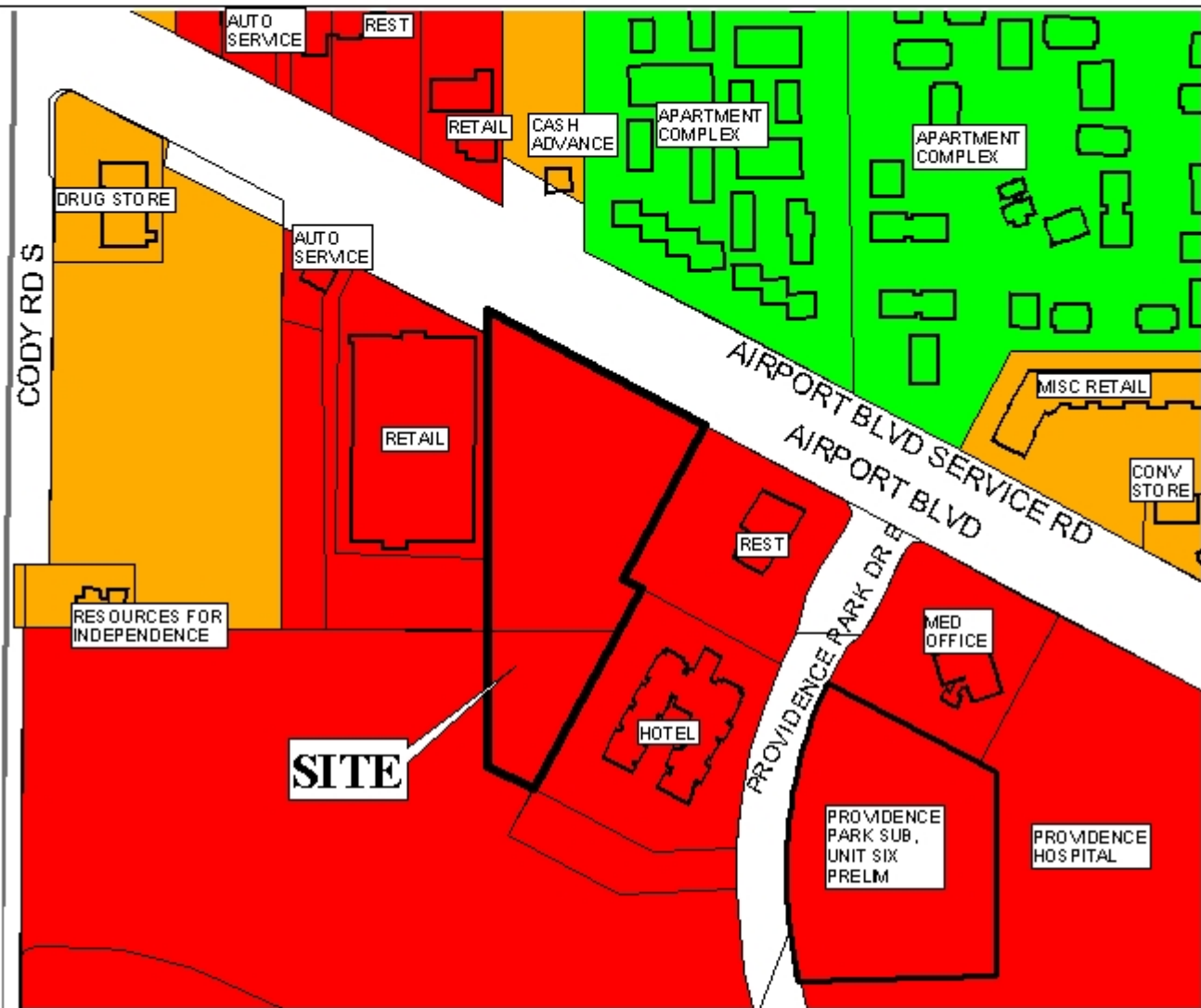


APPLICATION NUMBER Extension DATE December 2, 2004
APPLICANT Providence Park Subdivision, Unit Seven
REQUEST Planned Unit Development, Subdivision



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



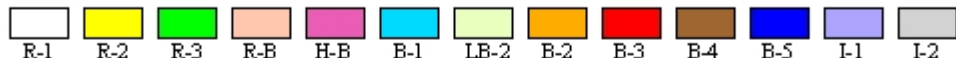
Located to the North of the site are apartment complexes, retail, and a veterinary clinic; to the East is a restaurant and hotel. Located to the South of the site is vacant property; to the West is miscellaneous retail.

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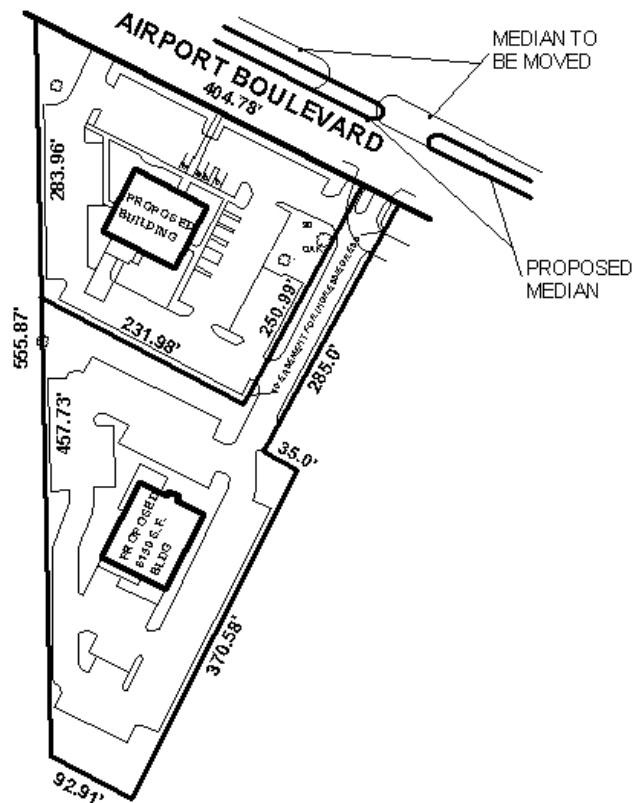
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LEGEND



EXTENSION

SITE PLAN



The site is located on the South side of Airport Boulevard, 280' West of Providence Park Drive East. The plan illustrates the proposed buildings, drive, and parking.

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