

**ITEM 3      CASE NO. 13-07-SP – CONSIDER A REQUEST FOR A SITE PLAN**

Motion to recommend approval of a request for a Site Plan for Commercial Development located on Block 1, Lot 1 Regency Center Addition, 1441 W. Airport Freeway.

Stephen Cook, Senior Planner, gave a brief description of the case. The site contains an existing office building complex. The acquisition of right-of-way for the expansion of the SH 183 corridor has required the property owner to demolish one structure and reconfigure the highway frontage portion of their site.

In reviewing the site plan, the primary concern of the City is the relocation of the existing emergency access, drainage and utility easement (fire lane). While meeting all city requirements, the new fire lane will be shifted to the south and located closer to the existing buildings. The northeast building will be demolished and a new parking area will be constructed. Landscaping for the development is calculated by both the frontage to W. Airport Freeway and Nita Lane. The replacement of landscaping in the new parking area and the existing landscaping on Nita Lane will accommodate the required landscaping for the site.

The Development Services Group has certified that the site plan is in accordance with the requirements of the City of Eules.

Staff recommends approval of the site plan.

Commissioner Portugal made a motion to approve Case #13-07-SP. Commissioner Tompkins seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Commissioners Zahn, Portugal, and Tompkins.

Nays: None

Abstention: None

The motion carried: (4-0-0)