



**BACKGROUND  
CONTINUED**

The lot is proposed for development with a professional office use with limited warehousing/storage activity. The site plan indicates the placement of an office building containing 5,087 square-feet of floor area and a storage area containing 2,611 square-feet. The site plan indicates the placement of thirty-three (33) parking spaces. The development will share an access drive with proposed second lot (Lot C) located to the west.

The Planning Commission reviewed the proposed POD request at its December 15, 2016, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Capital Lakes Estates POA, the Kanis Creek POA, the Parkway Place POA, the Spring Valley Manor POA and the Woodlands Edge Community Association were notified of the public hearing. Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal, the staff analysis and recommendation.