



Applicant is proposing to develop a small retail center on the property. One point of access is proposed to both Tucson Street and Aspen Creek Drive. Because of the spacing requirements of PUD 220 for access points onto Tucson Street, the access point associated with this plat will be the only point of access to Tucson Street between Aspen Creek Drive and Oak Avenue to the east. The rest of the Shops at Aspen Creek, which will potentially include a variety of retail uses, restaurants, hotels, offices, convenience services, and recreational uses, will be developed in additional phases.

According to the FEMA maps, none of the property associated with this conditional final plat is located in the 100-year FEMA Floodplain.

PT12-111B will be reviewed by the Technical Advisory Committee on October 10, 2017.

**Attachments:** Checklist  
Conditional final plat and covenants  
Site plan submitted September 12, 2017

**Recommendation:** Staff recommends PT12-111B, conditional final plat for Starbucks at Aspen Creek, be approved subject to the attached checklist.

**Reviewed By:** Larry Curtis

**Approved By:** Michael Skates

BDM