

**PLANNED UNIT DEVELOPMENT &
SUBDIVISION STAFF REPORT****Date: December 18, 2008****APPLICANT**

McMurray Place, LLC

DEVELOPMENT NAME

McMurray Place Subdivision

LOCATION

South side of Johnston Lane, extending from the West side of Rosedale Avenue (vacated right-of-way) to the centerline of Dickenson Avenue (vacated right-of-way), and to McCay Avenue (vacated right-of-way), 95'± South of Johnston Lane.

**CITY COUNCIL
DISTRICT**

District 6

PRESENT ZONING

R-3, Multi-Family Residential

AREA OF PROPERTY

12.8± Acres/61-Lots

CONTEMPLATED USE

Planned Unit Development Approval to allow reduced lot widths, sizes, and setbacks, and 45% site coverage in a zero-lot line single-family residential subdivision.

REMARKS

The applicant is requesting a one year extension of a previously approved PUD and Subdivision.

This is the first request for extension since the original approvals in 2007. There have been no changes in conditions in the surrounding area that would affect the PUD or subdivision as approved, nor have there been changes to the Zoning Ordinance or Subdivision Regulations that would affect the previous approvals.

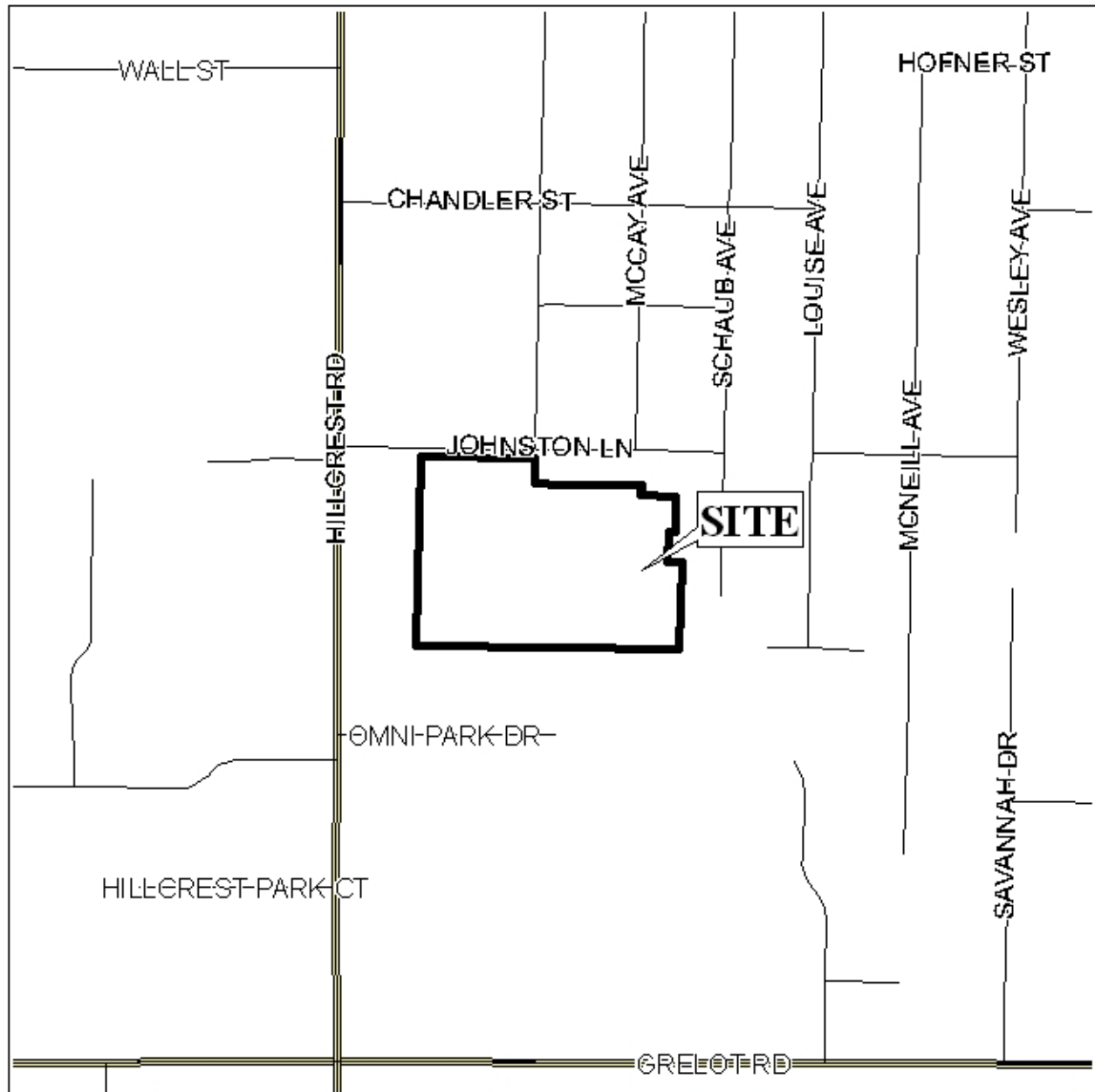
It should be noted that street construction and conditions concerning drainage were required as a result of these approvals could be considered justification for extension.

RECOMMENDATION

PUD: Based on the preceding, it is recommended that this application for extension be approved.

SUBDIVISION: Based on the preceding, it is recommended that this application for extension be approved.

LOCATOR MAP



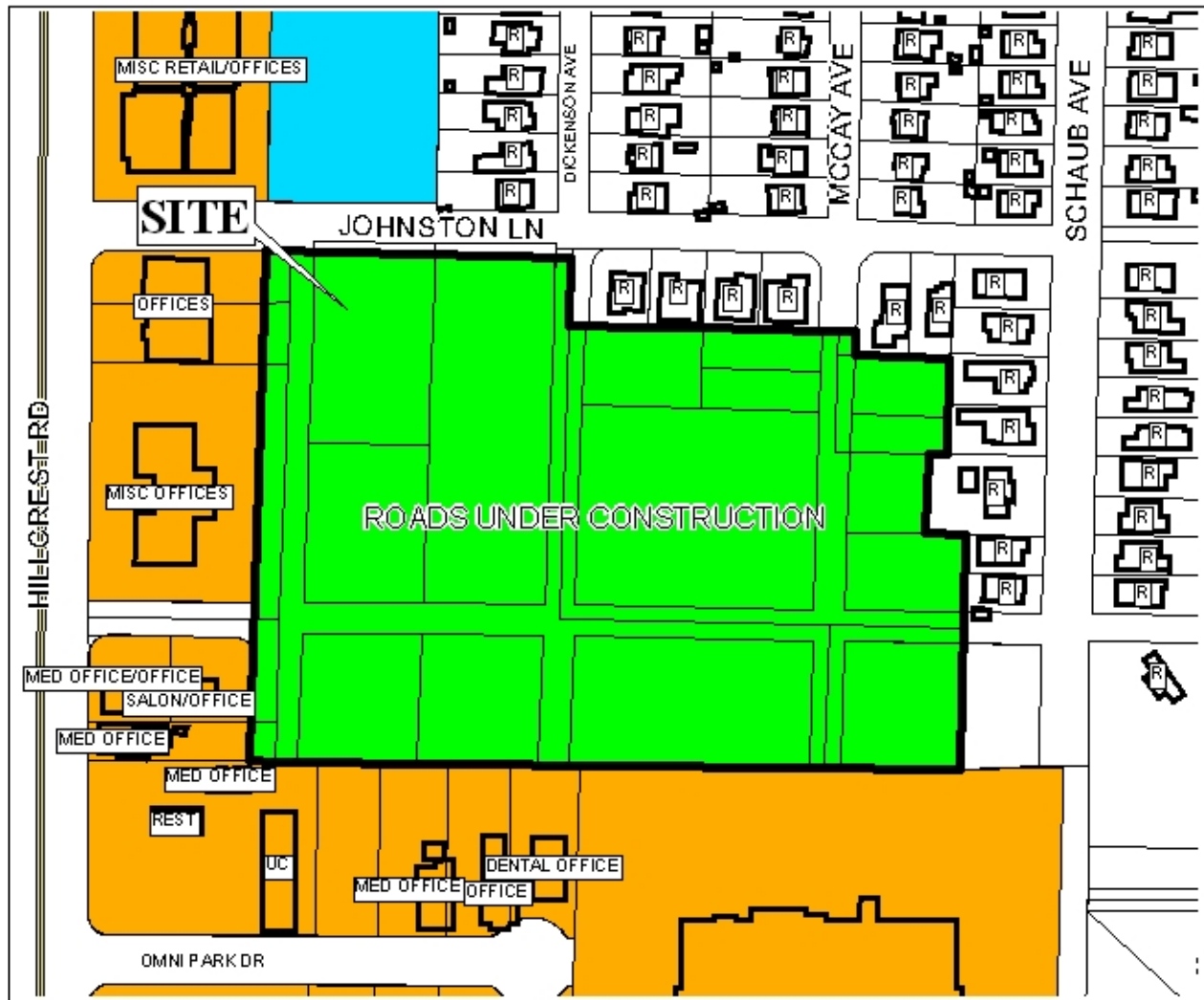
APPLICATION NUMBER 7 & 8 DATE December 18, 2008

APPLICANT McMurray Place Subdivision

REQUEST Subdivision, Planned Unit Development

N
↑
NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Single-family residential units are located to the north and west of the site. Commercial sites are located to the west and south of the site.

APPLICATION NUMBER 7 & 8 DATE December 18, 2008

APPLICANT McMurray Place Subdivision

REQUEST Subdivision, Planned Unit Development

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

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Single-family residential units are located to the north and west of the site. Commercial sites are located to the west and south of the site.

APPLICATION NUMBER 7 & 8 DATE December 18, 2008

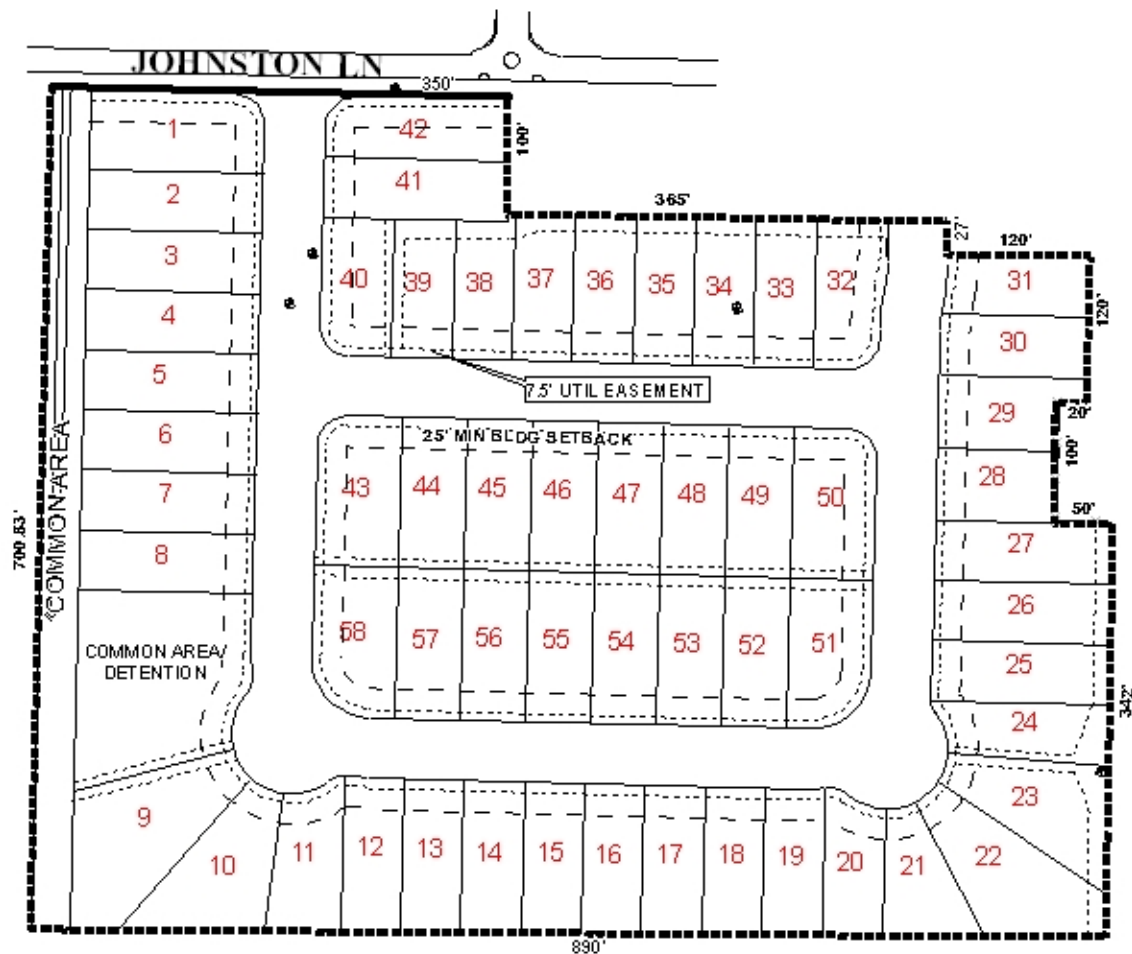
APPLICANT McMurray Place Subdivision

REQUEST Subdivision, Planned Unit Development



NTS

SITE PLAN



The site plan illustrates the proposed development

APPLICATION NUMBER 7 & 8 DATE December 18, 2008
 APPLICANT McMurray Place Subdivision
 REQUEST Subdivision, Planned Unit Development



NTS