

**PLANNED UNIT DEVELOPMENT  
STAFF REPORT****Date: July 19, 2007****DEVELOPMENT NAME**

McGill-Toolen High School

**LOCATION**

1501 Old Shell Road  
(South side of Old Shell Road extending from the West side of Lafayette Street to the East side of Catherine Street; Northwest corner of Old Shell Road and Kilmarnock Street, and North side of Old Shell Road between Kilmarnock Street and Catherine Street; Northeast corner of Dauphin Street and Lafayette Street; Northwest corner of Dauphin Street and Lafayette Street; Southeast corner of Old Shell Road and Lafayette Street and extending South along the East side of Lafayette Street 695'±)

**PRESENT ZONING**

R-1, Single-Family Residential, and;  
B-2, Neighborhood Business

**REMARKS**

The applicant is requesting a one-year extension of a previously approved Planned Unit Development (PUD) approval, to allow multiple buildings on multiple building sites with shared parking and access between sites. This is the second request for extension.

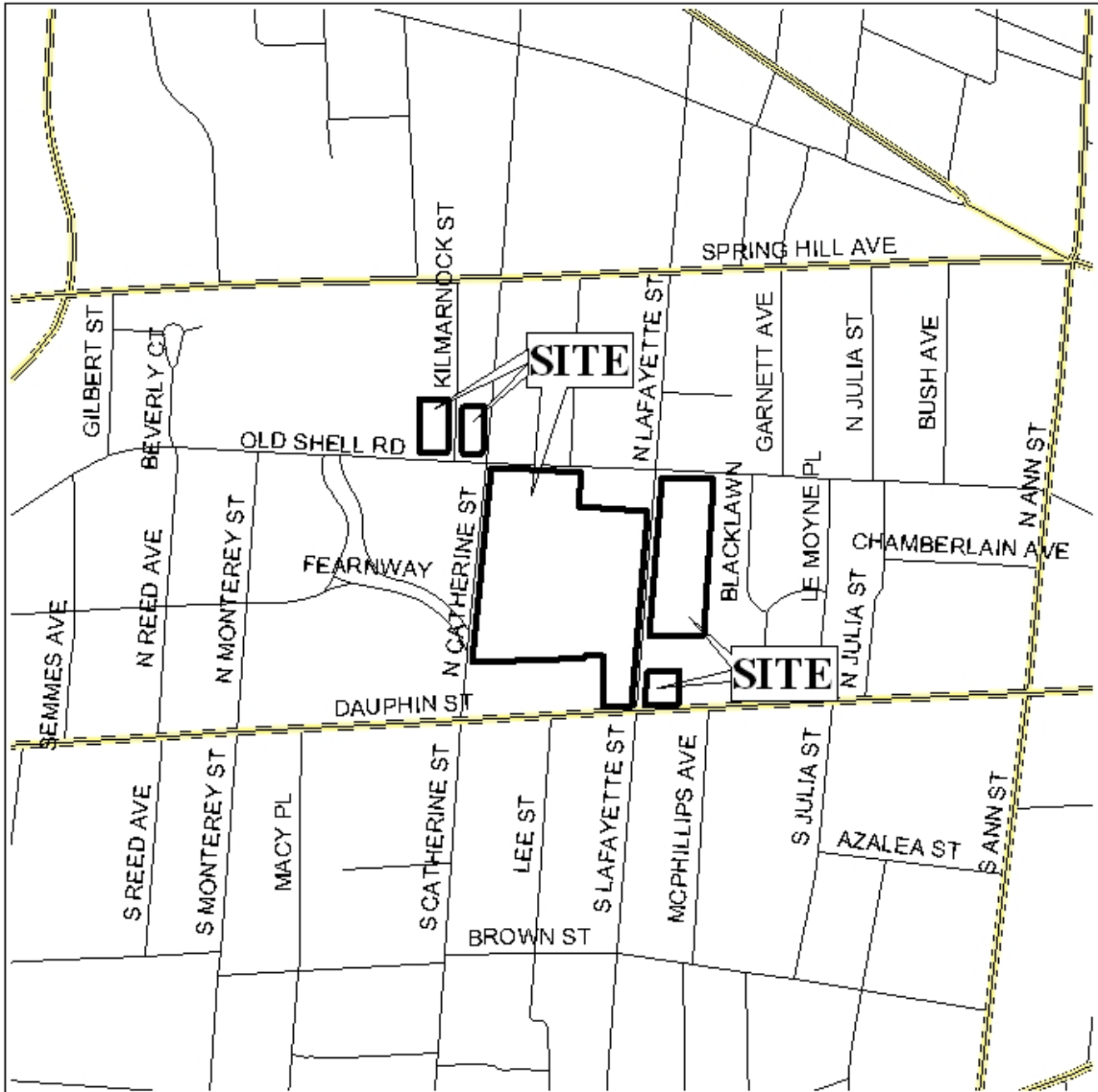
Planned Unit Development review examines the site with regard to its location to ensure that it is generally compatible with neighboring uses; that adequate access is provided without generating excess traffic along minor residential streets in residential districts outside the PUD; and that natural features of the site are taken into consideration. PUD review also examines the design of the development to provide for adequate circulation within the development; to ensure adequate access for emergency vehicles; and to consider and provide for protection from adverse effects of adjacent properties as well as provide protection of adjacent properties from adverse effects from the PUD.

There has been no change in conditions within the surrounding area that would affect the approval as previously approved; nor have there been changes to the regulations that would affect the previous approval.

**RECOMMENDATION**

Based on the preceding, it is recommended that this application be approved.

## LOCATOR MAP



APPLICATION NUMBER 16 DATE July 19, 2007

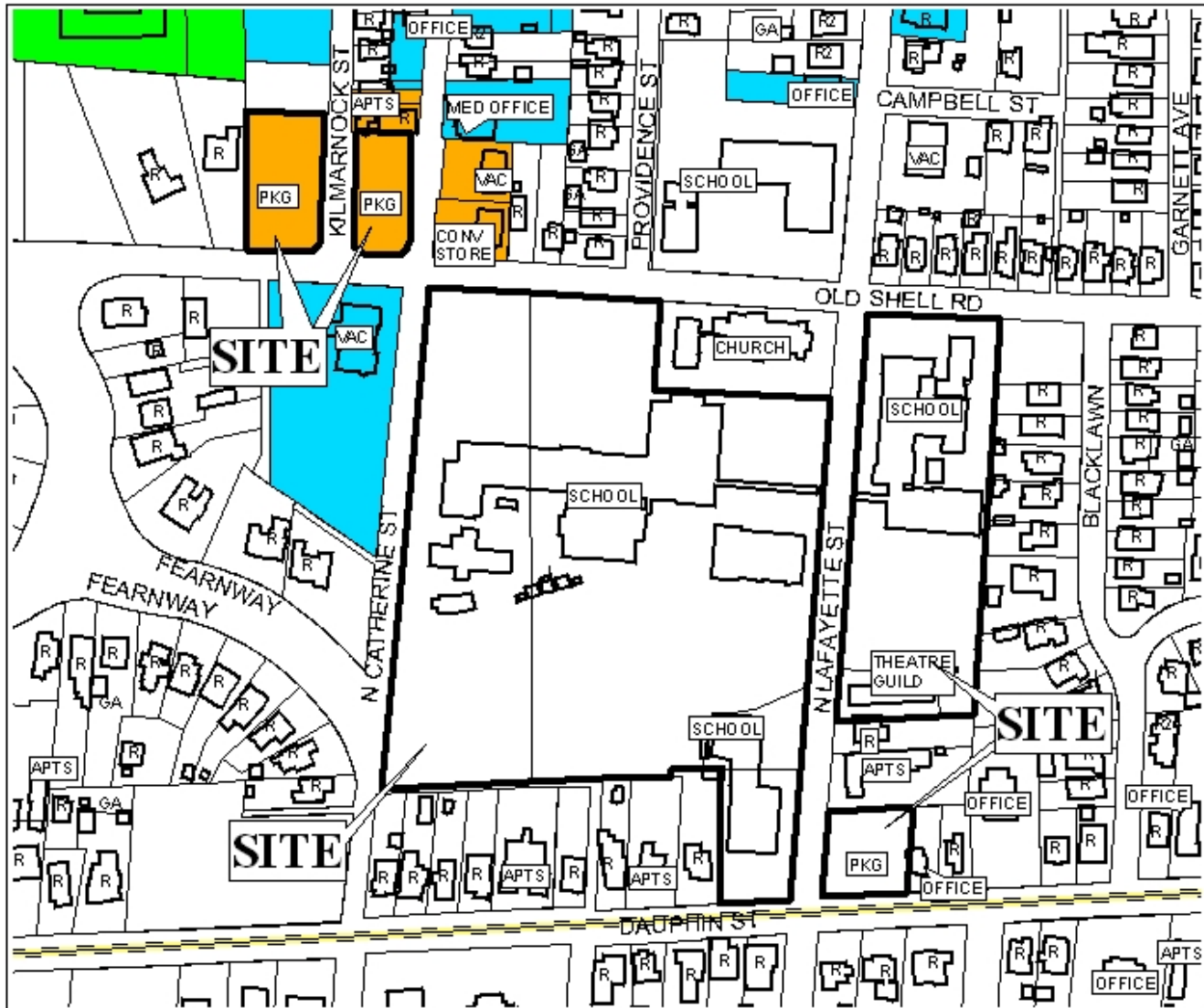
APPLICANT McGill-Toolen High School

REQUEST Planned Unit Development



NTS

# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single and multiple family residential dwellings along with various businesses.

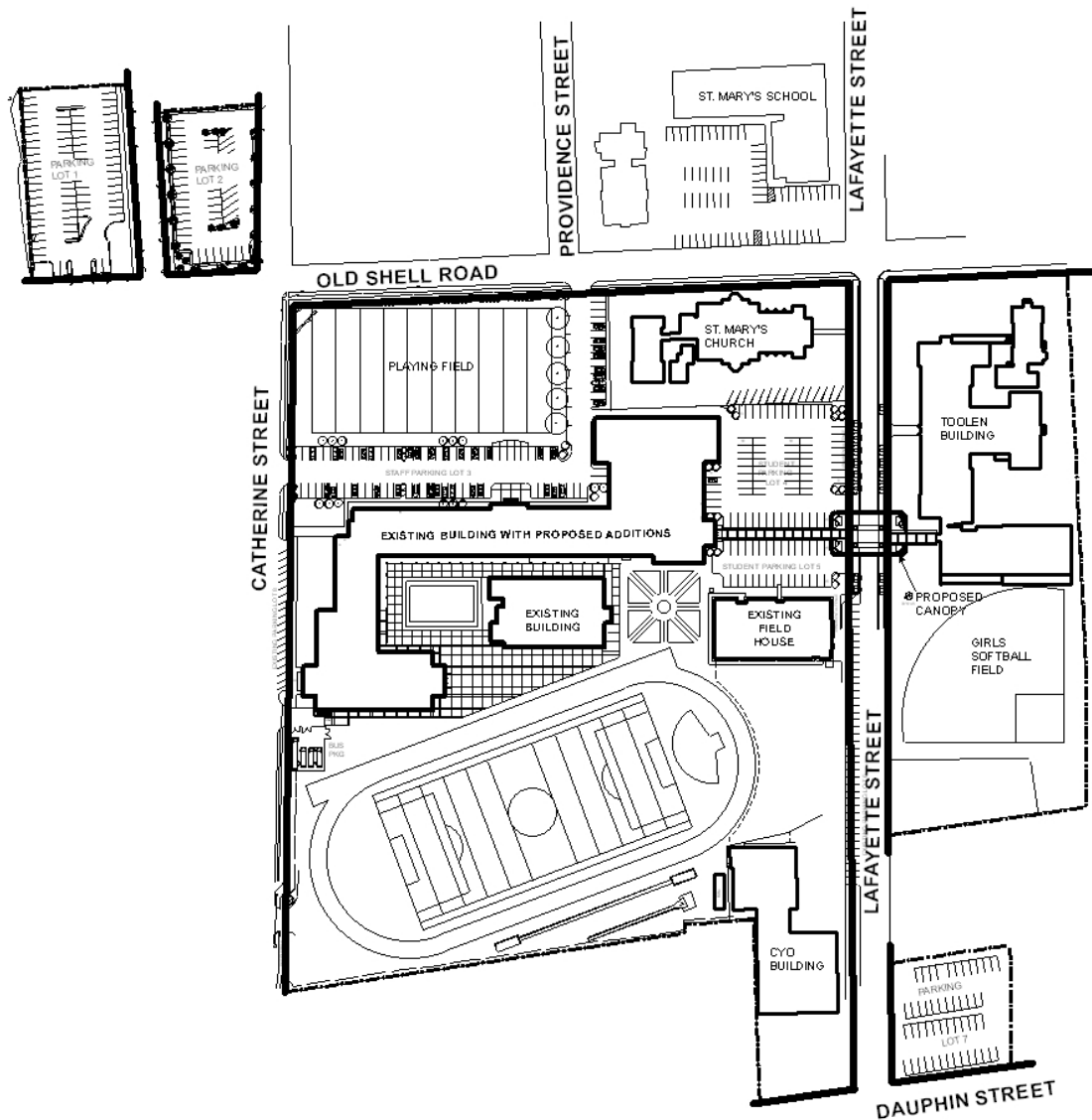
APPLICATION NUMBER 16 DATE July 19, 2007

APPLICANT McGill-Toolen High School

REQUEST Planned Unit Development

LEGEND NTS

# SITE PLAN



The site is located on the South side of Old Shell Road extending from the West side of Lafayette Street to the East side of Catherine Street; Northwest corner of Old Shell Road and Kilmarnock Street, and North side of Old Shell Road between Kilmarnock Street and Catherine Street; Northeast corner of Dauphin Street and Lafayette Street; Northwest corner of Dauphin Street and Lafayette Street; Southeast corner of Old Shell Road and Lafayette Street and extending South along the East side of Lafayette Street 695'. The plan illustrates the existing structures and parking along with the proposed additions.

APPLICATION NUMBER 16 DATE July 19, 2007  
 APPLICANT McGill-Toolen Catholic High School  
 REQUEST Planned Unit Development



NTS