

**PLANNED UNIT DEVELOPMENT &  
SUBDIVISION STAFF REPORT****Date: April 6, 2006****APPLICANT**

Charles A. Maclay &amp; George M. Forwood

**DEVELOPMENT NAME**

McMurray Place Subdivision

**LOCATION**

South side of Johnston Lane, extending from the West side of Rosedale Avenue (to be vacated) to the centerline of Dickerson Avenue (to be vacated), and to McCay Avenue (to be vacated), 95'± South of Johnston Lane.

**CITY COUNCIL  
DISTRICT**

District 6

**PRESENT ZONING**

R-1, Single-Family Residential

**AREA OF PROPERTY**

12.8± Acres

**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.

**TIME SCHEDULE  
FOR DEVELOPMENT**

None Specified

**REMARKS**

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

There have been no changes in the area, nor have there been changes to the regulations that would impact the previous approvals.

As a side note, there are applications for Rezoning, Planned Unit Development and Subdivision for this property that will be considered at this meeting. Granting of the requested extensions will simply provide options for the developer(s).

**RECOMMENDATION**

**PLANNED UNIT DEVELOPMENT:** Based on the preceding, it is recommended that the application for extension be approved.

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

## LOCATOR MAP



APPLICATION NUMBER Extension DATE April 6, 2006  
APPLICANT McMurray Place Subdivision  
REQUEST Planned Unit Development, Subdivision



The map illustrates the Hillcrest area, showing a grid of streets and various land uses. Key streets include Hillcrest Rd, Johnston Ln, Omni Park Dr, Dickenson Ave, McCay Ave, and Schaub Ave. Land uses are color-coded: yellow for medical offices, orange for retail, white for offices, and blue for a car wash. A large white area is labeled 'NOT OPEN'. A specific site is highlighted with a black outline and labeled 'SITE' with a callout arrow. The map also shows surrounding areas like the 'MEDICAL CENTER' and 'HILLCREST'.

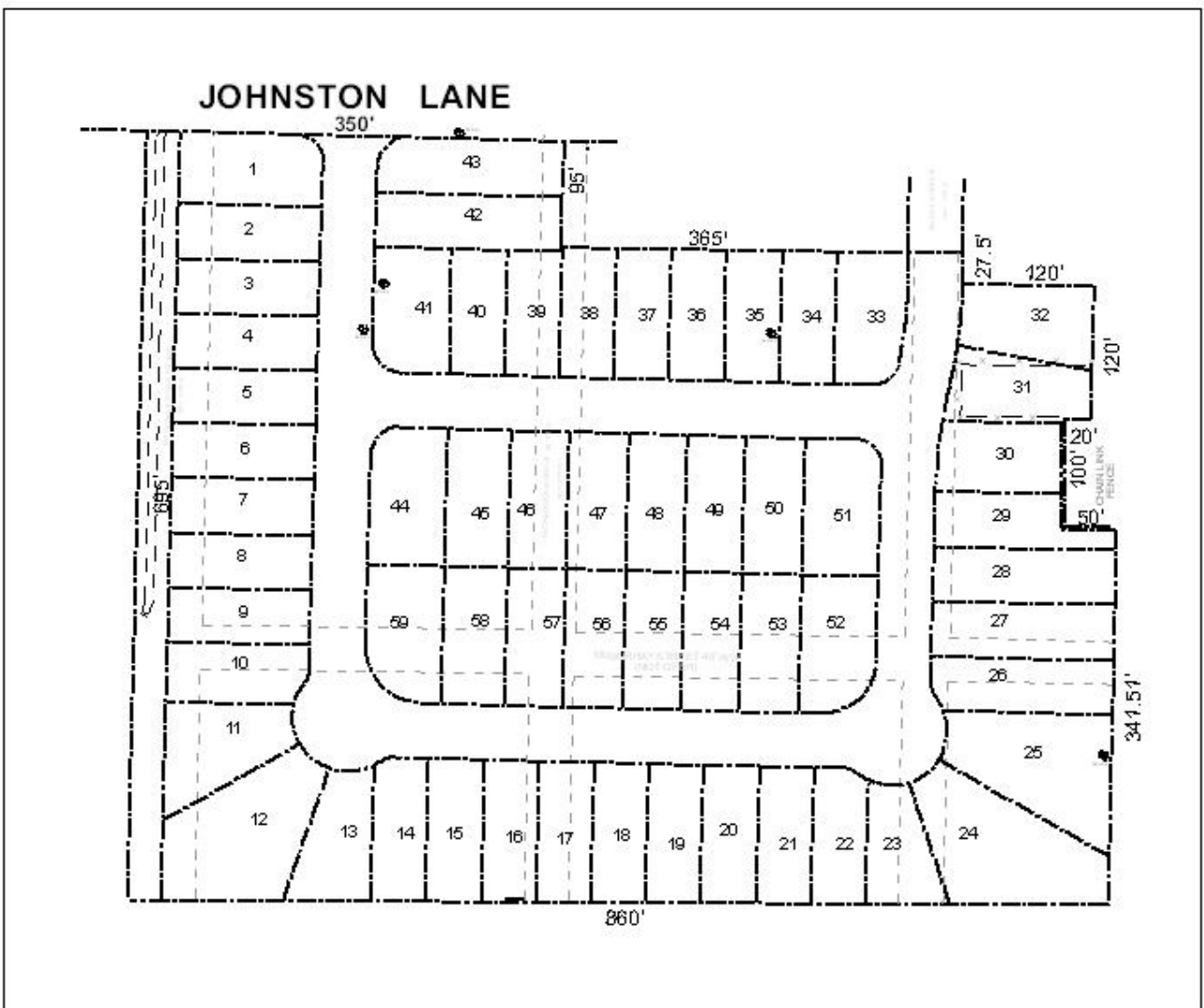
REQUEST Planned Unit Development, Subdivision

### LEGEND

R-1 R-2 R-3 R-4 H-5 B-1 LB-2 B-2 B-3 B-4 B-5 I-1 I-2

N  
NTS

## SITE PLAN




The site is located on the South side of Johnston lane, extending from the West side of Rosedale Avenue (to be vacated) to the centerline of Dickerson Avenue (to be vacated), and to McCay Avenue (to be vacated), 95' South of Johnston Lane. The plan illustrates the proposed subdivision.

APPLICATION NUMBER Extension DATE April 6, 2006 N

APPLICANT McMurray Place Subdivision

REQUEST Planned Unit Development, Subdivision

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