

**PLANNED UNIT DEVELOPMENT &  
SUBDIVISION STAFF REPORT****Date: July 20, 2006****APPLICANT**

Hillcrest Commons, Inc.

**DEVELOPMENT NAME**

Hillcrest Commons Subdivision

**LOCATION**Northeast corner of Hillcrest Road and Johnston Lane,  
150'± South of Chandler Street**CITY COUNCIL  
DISTRICT**

District 6

**PRESENT ZONING**

B-1, Buffer Business; and B-2, Neighborhood Business

**AREA OF PROPERTY**

5.6± Acres

**CONTEMPLATED USE**Planned Unit Development Approval to allow multiple  
buildings on a single building site with shared parking and  
access.**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 2005. 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.

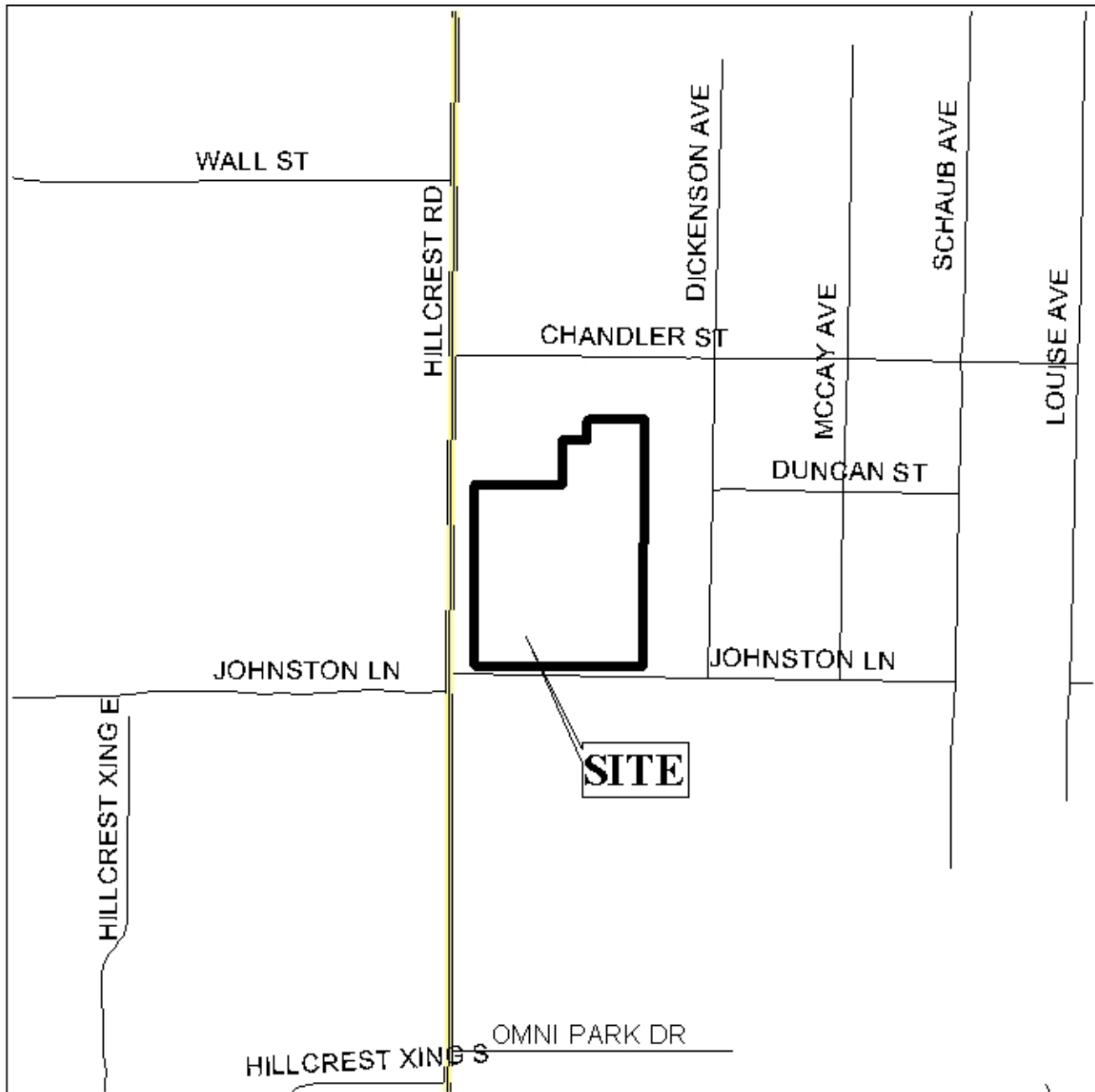
It should be noted that several conditions concerning dedication of right-of-way and completion and documentation of vacation of the Rosedale Avenue right-of-way are required as a result of these approvals could be considered justification for extension.

**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.

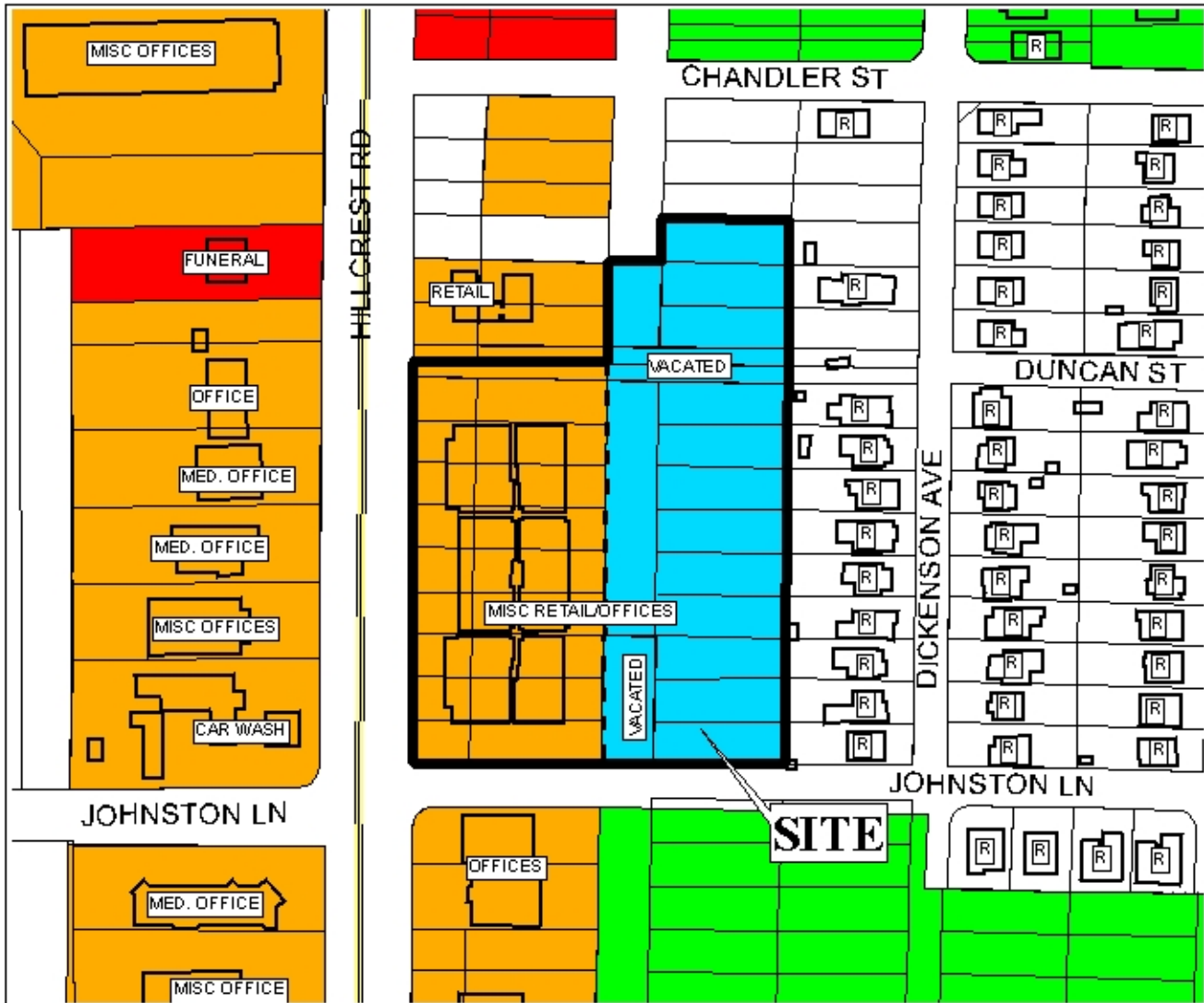
## LOCATOR MAP



APPLICATION NUMBER Extension DATE July 20, 2006  
APPLICANT Hillcrest Commons, Inc. (John C. Bell, Agent)  
REQUEST Subdivision, Planned Unit Development



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Located to the North of the site is an office; to the East are single family residential dwellings. Located to the South and West are miscellaneous businesses.

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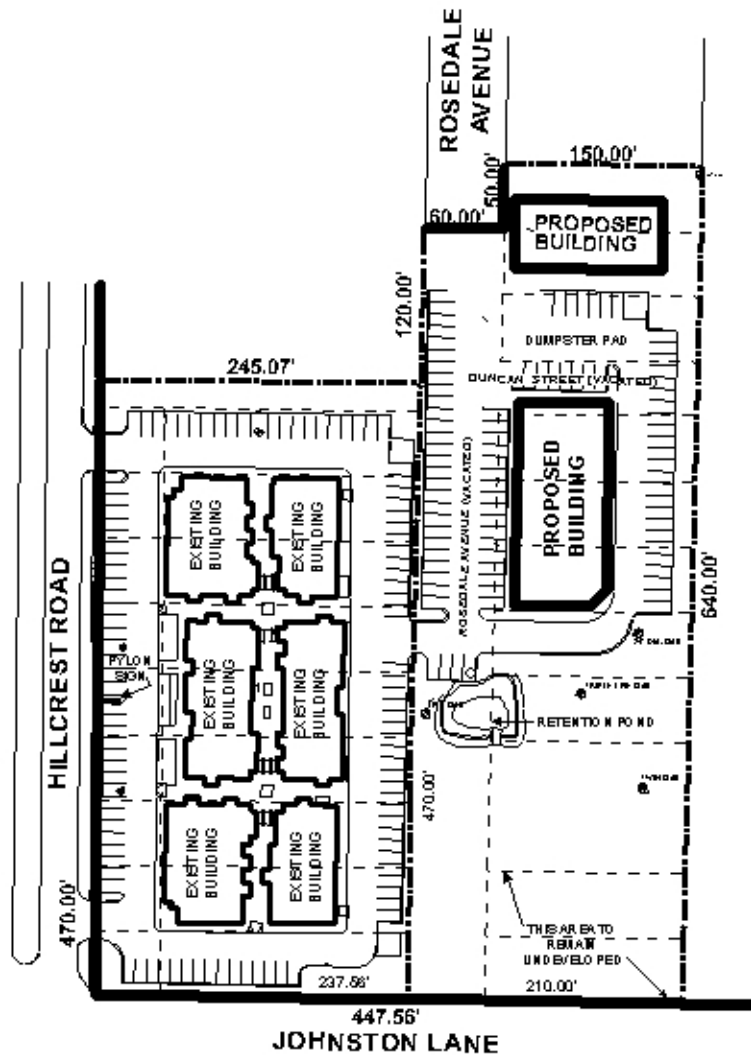
LEGEND 

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



NTS

# SITE PLAN



The site is located on the Northeast corner of Hillcrest Road and Johnston Lane. The plan illustrates the existing structures, along with the proposed structures and rezoning.

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