

**PLANNED UNIT DEVELOPMENT &
SUBDIVISION STAFF REPORT****Date: April 5, 2007**

<u>DEVELOPMENT NAME</u>	McMurray Place	
<u>SUBDIVISION NAME</u>	McMurray Place Subdivision	
<u>LOCATION</u>	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	
<u>CITY COUNCIL DISTRICT</u>	District 6	
<u>PRESENT ZONING</u>	R-3, Multi-Family Residential	
<u>AREA OF PROPERTY</u>	12.8± acres	1 Lot
<u>CONTEMPLATED USE</u>	Two-story residential condominiums in multiple buildings on a single building site.	
<u>TIME SCHEDULE FOR DEVELOPMENT</u>	None Specified	
<u>ENGINEERING COMMENTS</u>	Significant existing stormwater problems downstream from proposed development. MINIMUM requirements will be detention for a 100-year storm with a 10 year release rate and possible downstream system upgrades. Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit.	
<u>TRAFFIC ENGINEERING COMMENTS</u>	Driveway number, sizes, location and design to be approved by Traffic Engineering and conform to AASHTO standards.	
<u>URBAN FORESTRY COMMENTS</u>	Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64). Full compliance with landscaping and tree requirements of the Zoning Ordinance to be coordinated with Urban Forestry.	

REMARKS

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

This is the first request for an extension since the subdivision and PUD were originally approved in 2006, the plat has not been recorded nor have permits been issued for development.

The rezoning process has been completed and the property is now zoned R-3, Multi-Family Residential, which is appropriate for a residential condominium development.

There have been no changes in conditions in the surrounding area that would affect the applications as previously approved, nor have there been changes to the regulations that would affect the previous approval.

RECOMMENDATION

Subdivision Based on the preceding, the application is recommended for approval.

Planned Unit Development Based on the preceding, the application is recommended for approval.

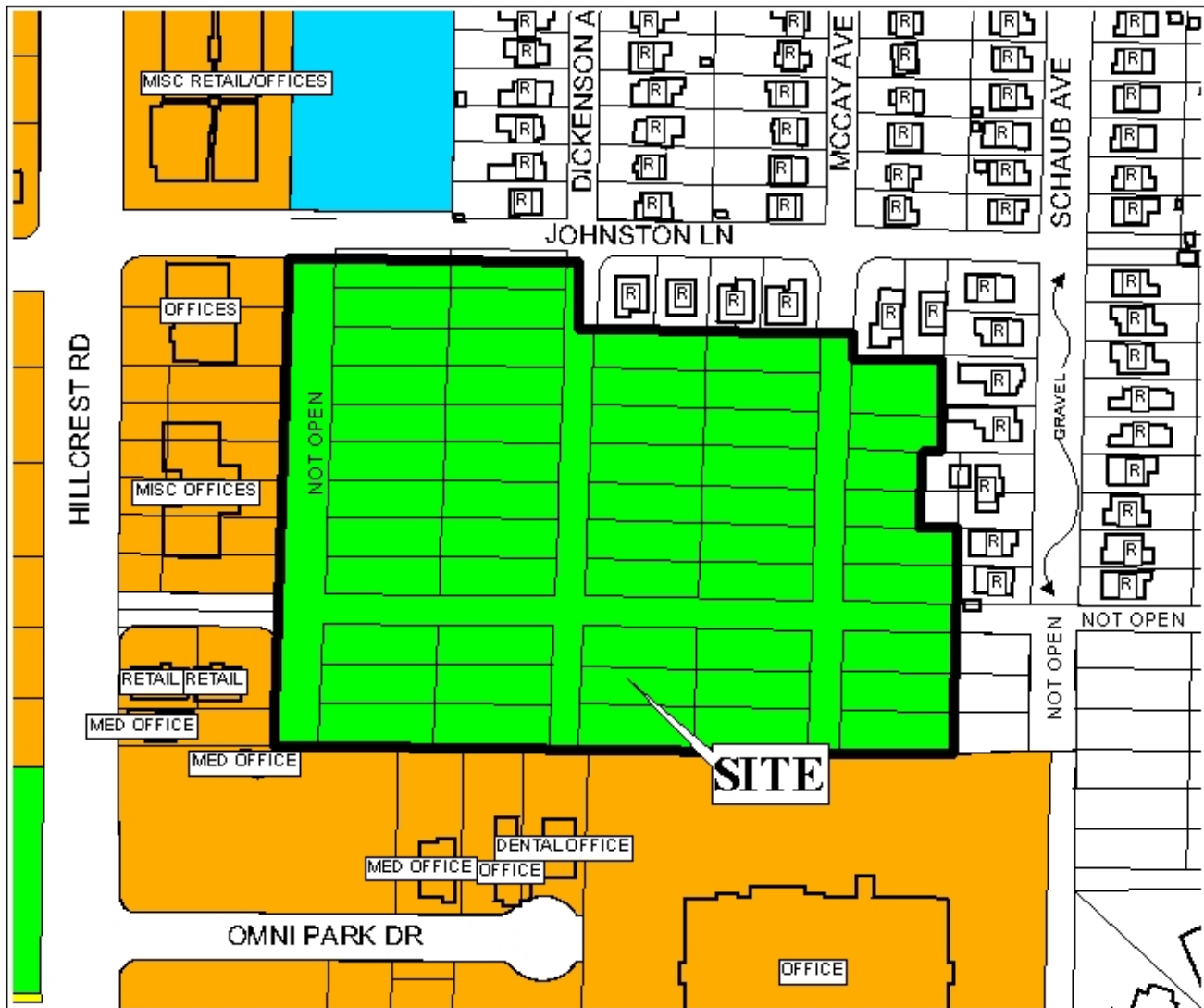
LOCATOR MAP



APPLICATION NUMBER Extension DATE April 5, 2007
APPLICANT McMurray Place, L.L.C.
REQUEST Subdivision, Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



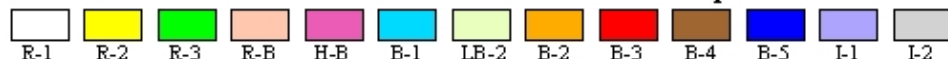
Located to the North and East of the site are single family residential dwellings;
to the South and West are miscellaneous offices and retail.

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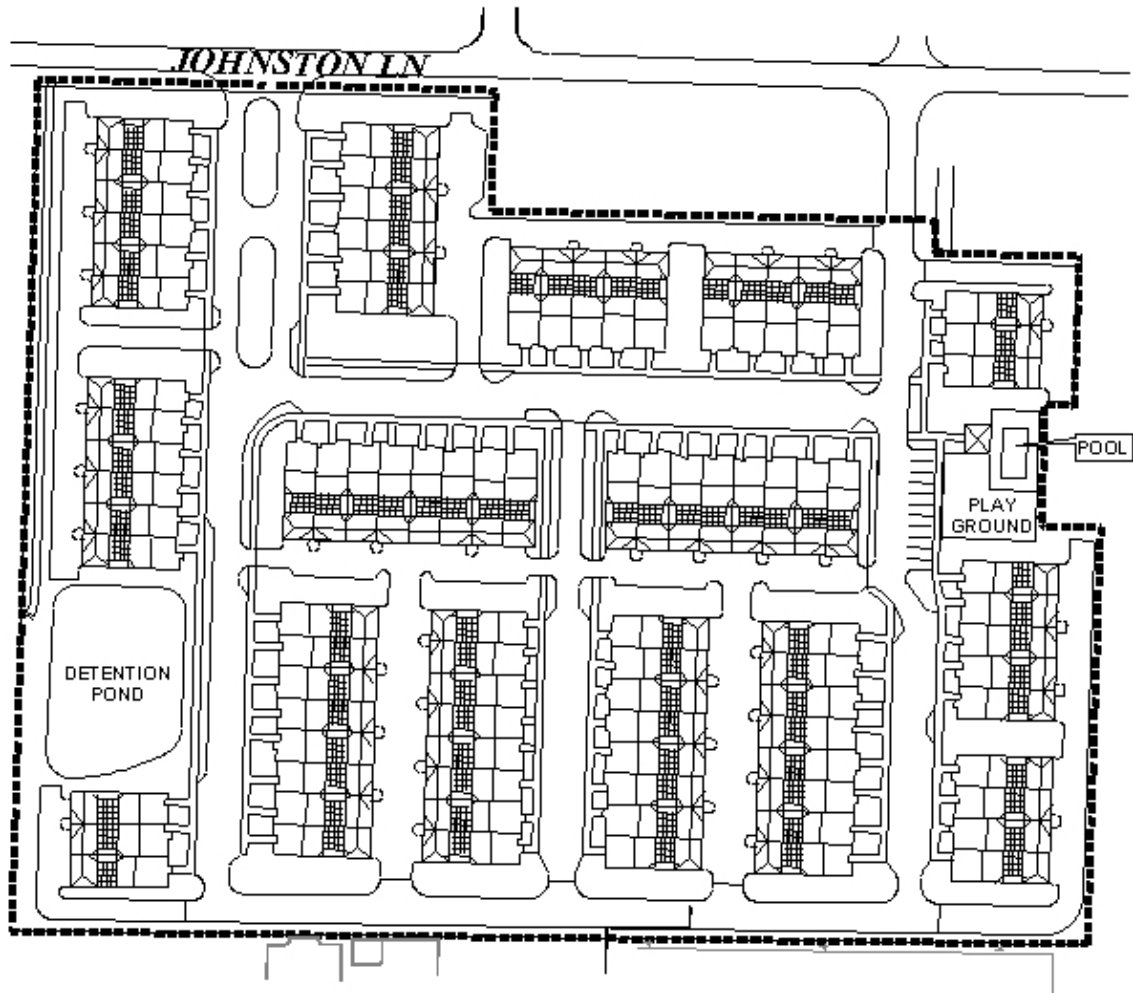
APPLICANT McMurray Place, L.L.C.

REQUEST Subdivision, Planned Unit Development

LEGEND



SITE PLAN



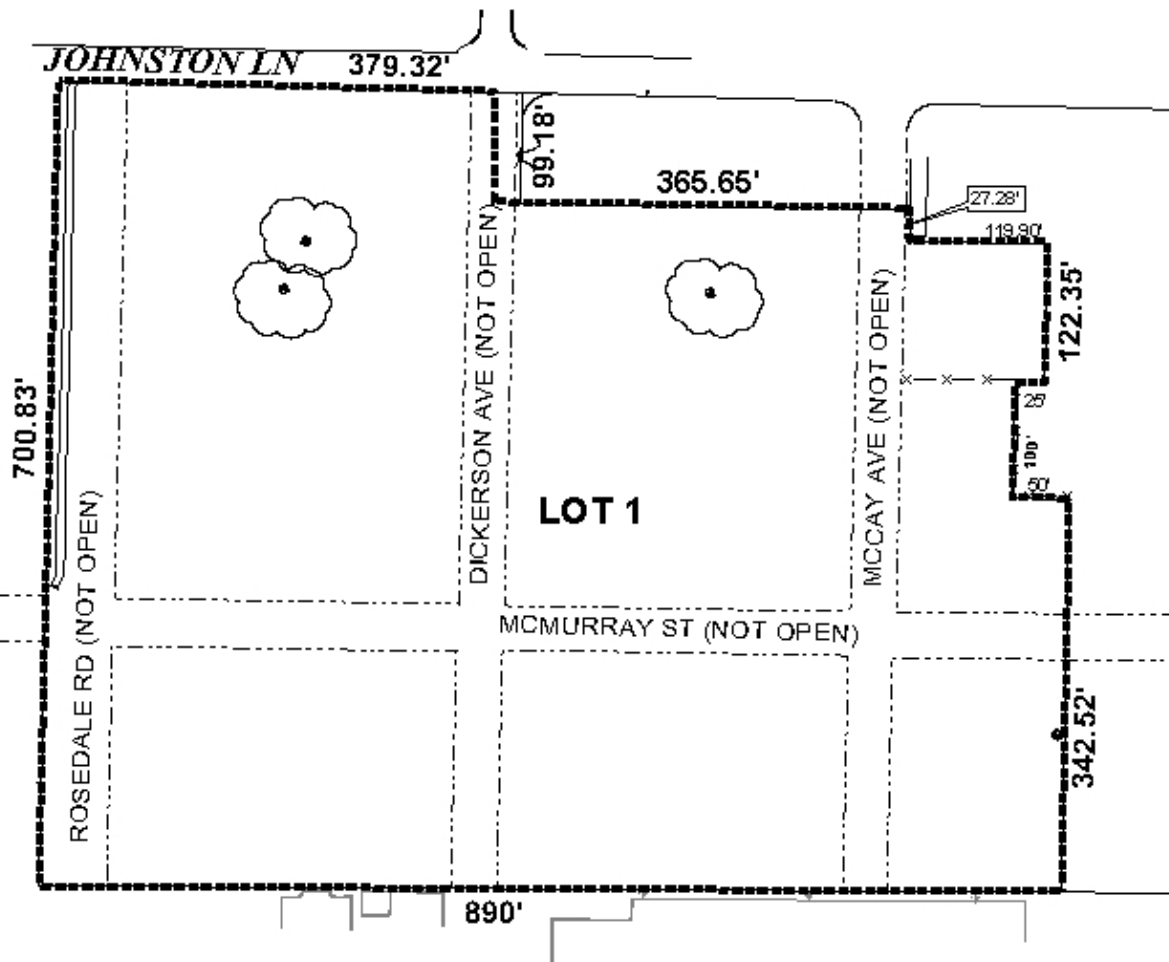
The site plan illustrates the proposed development

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SUBDIVISION PLAT



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REQUEST Subdivision, Planned Unit Development



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