

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Michael Quint, Senior Planner

FROM: Abra R. Nusser, Planner

SUBJECT: Consider/Discuss/Act on the Request by Dowdey, Anderson & Associates, Inc., on Behalf of Reins Investments, Ltd. and Barbara Lindsay, for Approval of a Preliminary-Final Plat for 237 Single Family Residential Lots and 18 Common Areas (Wynn Ridge), Approximately 74.58 Acres, Located on the West Side of Ridge Road and Approximately 1,600 Feet North of Virginia Parkway.

APPROVAL PROCESS: The Planning and Zoning Commission is the final approval authority for the proposed preliminary-final plat.

STAFF RECOMMENDATION: Staff recommends approval of the proposed preliminary-final plat with the following conditions:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Preliminary-Final Plat Approval Checklist, attached.

Prior to filing the plat for record:

2. The applicant revise the plat to provide the standard plat note as follows: "All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum size requirements of the governing zoning district."

APPLICATION SUBMITTAL DATES: May 16, 2011 (Original Application)
June 13, 2011 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 74.58 acres into 237 residential lots and 18 common areas, located on the west side of Ridge Road and approximately 1,600 feet north of Virginia Parkway. The subject property is currently unplatted. Subsequent to the approval of the preliminary-final plat, a record plat or plats, subject to review and approval by the Director of Planning, must be filed for recordation with the Collin County Clerk, prior to issuance of a building permit.

SURROUNDING ZONING AND LAND USES:

Subject Property: "PD" – Planned Development District Ordinance No. 2011-06-039 (Single Family Residential Uses)

North	"PD" – Planned Development District Ordinance No. 2003-02-009 (Residential Uses)	Ridge Crest Residential Subdivision
	"PD" – Planned Development District Ordinance No. 2000-11-092 ("SF-3" – Single Family Residential Uses)	Mayberry Park Residential Subdivision
South	"PD" – Planned Development District Ordinance No. 2007-05-053 ("SF-1" – Single Family Residential Uses)	Future Saddlehorn Creek Residential Subdivision
East	"PD" – Planned Development District Ordinance No. 2011-06-039 (Single Family Residential Uses)	Undeveloped Land
West	"PD" – Planned Development District Ordinance No. 2000-11-092 ("SF-3" – Single Family Residential Uses)	Mayberry Park and Saddlehorn Ridge Residential Subdivisions

Discussion: The proposed subdivision complies with the requirements of the governing planned development district. The Subdivision Ordinance requires a standard note to be provided on all preliminary-final plats that is shown on the plat slightly different than required. Staff recommends that prior to filing the plat for record, the applicant revise the plat to provide the standard plat note as follows: "All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum size requirements of the governing zoning district."

ACCESS/CIRCULATION:

Adjacent Streets: Ridge Road, 120-Foot Right-of-Way, 4-Lane Greenway Arterial (G-4D)

Discussion: The proposed subdivision reflects two access points from Ridge Road. A series of internal roadways provides access to all of the proposed single family residential lots. The applicant has provided each lot with adequate access to an existing street by frontage on such street as required by the Subdivision Ordinance.

TREE PRESERVATION ORDINANCE: The applicant will be responsible for complying with the Tree Preservation Ordinance, and for submittal of a tree survey or tree

preservation plan, as determined by the Arborist. The applicant will also be responsible for applying for all necessary permits for any tree removal that is to occur on site.

PUBLIC IMPROVEMENTS:

Sidewalks:	Required
Hike and Bike Trails:	Not applicable
Road Improvements:	All road improvements necessary for this development, and as determined by the City Engineer
Utilities:	All utilities necessary for this development, and as determined by the City Engineer

Discussion: Under the requirements of the Subdivision Ordinance, the applicant will be required to construct all necessary public improvements prior to filing the associated plat, unless otherwise specified in an approved facilities agreement.

DRAINAGE: The applicant will be responsible for all drainage associated with the subject property, and for compliance with the Storm Water Ordinance, which may require on-site detention. Grading and drainage plans are subject to review and approval by the City Engineer, prior to issuance of a building permit.

FEES:

Roadway Impact Fees:	Applicable (Ordinance No. 2008-10-173)
Utility Impact Fees:	Applicable (Ordinance No. 2008-10-174)
Median Landscape Fees:	Required along Ridge Road
Park Land Dedication Fees:	Applicable
Pro-Rata:	As determined by the City Engineer

CONFORMANCE TO THE MASTER THOROUGHFARE PLAN (MTP): The proposed request does not conflict with the Master Thoroughfare Plan.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no comments in support of or opposition to this request.

ATTACHMENTS:

- Standard Conditions for Preliminary-Final Plat Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Preliminary-Final Plat