

PLANNING & ZONING COMMISSION MEETING OF 06-23-15 AGENDA ITEM #15-132SU2

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Brandon Opiela, Planning Manager

**FROM:** Eleana Galicia, Planner I

**SUBJECT:** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Private Street Subdivision (Auburn Hills, Phase 5), Located on the North Side of U.S. Highway 380 (University Drive), South Side of Wilmeth Road and East of County Road 166

**APPROVAL PROCESS:** The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for consideration at the July 21, 2015 meeting.

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**STAFF RECOMMENDATION:** Staff recommends approval of the proposed specific use permit to allow for a private street subdivision, with the following condition:

1. The subject property shall generally develop in accordance with the attached Concept Plan Exhibit, and Entrance Exhibit.

**APPLICATION SUBMITTAL DATE:** May 11, 2015 (Original Application)  
May 26, 2015 (Revised Submittal)  
May 29, 2015 (Revised Submittal)

**ITEM SUMMARY:** The applicant is requesting approval of a Specific Use Permit (SUP) for a private street subdivision in conjunction with approval of the proposed preliminary-final plat (15-128PF) of the Auburn Hills Phase Five Addition. A private street subdivision is one in which the public improvements (streets and utilities) are privately maintained by the Homeowner's Association for the subdivision and are not accepted as public improvements by the City. The proposed private street development will develop in accordance with the attached Concept Plan and Entrance exhibits, and will include 301 single family residential lots and 15 common areas. The applicant has proposed three entrances into the development each with a controlled access gate.

On April 28, 2015, the Planning and Zoning Commission approved a preliminary-final plat (15-063PF) for the overall parent tract of the Auburn Hills subdivision which included Phase Five (the subject property). The applicant has submitted a subsequent associated preliminary-final plat, due to the requested SUP, which will be considered concurrently by the City Council on July 21, 2015.

On June 9, 2015, the Planning and Zoning Commission tabled the item indefinitely so that Staff could re-notice the item due to a Staff noticing error.

**ZONING:**

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"SF5" – Single Family Residential District (Single Family Residential Uses), and "CC" – Corridor Commercial Overlay District	Undeveloped Land
North	"SF5" – Single Family Residential District (Single Family Residential Uses)	Undeveloped Land
South	"C2" – Local Commercial District (Commercial Uses), and "CC" – Corridor Commercial Overlay District	Undeveloped Land
East	"PD" – Planned Development District Ordinance No. 2007-07-068 (Commercial Uses), "RS-45" – Single Family Residence District (Single Family Residential Uses), "PD" – Planned Development District Ordinance No. 2003-06-060 (Single Family Residential Uses), and "CC" – Corridor Commercial Overlay District	Baylor Medical Center, Waterside Subdivision, and Summit View Lake Subdivision
West	"SF5" – Single Family Residential District (Single Family Residential Uses), and "CC" – Corridor Commercial Overlay District	Undeveloped Land

**ACCESS/CIRCULATION:**

Adjacent Streets:      Future Street "M", 50' Right-of-Way, Collector  
                                  Future Street "X", 50' Right-of-Way, Collector

Discussion: The proposed private development is one phase of a larger single family residential subdivision (Auburn Hills). The adjacent collector streets will provide access to Wilmeth Road (County Road 161) located to the north, US Highway 380 (University Drive) located to the south, and to future Ridge Road located to the West.

The entrances to a private street subdivision must allow for the turnaround of all vehicles (including emergency service vehicles) that cannot gain access to the subdivision. The final dimensions and radii for drives in front of the proposed gates will

be determined with the associated plat, subject to the review and approval of the City Engineer and Fire Marshal. The type of gate or controlled access mechanism is also subject to the approval of the City's Fire Marshal.

**REQUIREMENTS AND GUIDELINES FOR PRIVATE STREET DEVELOPMENTS:**

Section 142-192 (Guidelines for Development) of the City of McKinney Subdivision Ordinance specifies seven guidelines for private street developments. The first three guidelines listed are as follows:

1. The area shall be located within the City limits of the City of McKinney.
2. The development shall not impede the current or future street circulation needs of the area, especially any needed collector or arterial street route, or access to any adjoining tract.
3. The area shall not disrupt an existing or proposed City of McKinney public pedestrian pathway, hike and bike trail, or park.

The above three criteria are mandatory requirements that must be satisfied, and the proposed development satisfies these three requirements.

The remaining four criteria are guidelines that should be addressed when considering such a development; however, it is not mandatory that all of these criteria be addressed. However, the degree to which each is satisfied should be reviewed by Staff, the Planning and Zoning Commission, and the City Council as part of the determination of the merits of the proposed private street development.

4. If the area is intended for residential use, it should be zoned solely as a residential zoning district, except in the case of a PD zoning district, in which case the area should be designated solely for residential use.
  - The subject property is zoned solely for single family detached residential uses (SF5).
5. The area should be bounded on all sides by natural barriers, manmade barriers such as a greenbelt, hike and bike trail, golf course or park, screening walls, or collector thoroughfares.
  - The subject property will be enclosed by a of 6-foot high cedar board on board wood fence on the southern property line and a 6-foot tubular steel fence along the eastern property line. The subject property will also be bounded to the east and south by proposed open space and the City's hike and bike trail. The property is bounded to the north and west by future collector thoroughfares.
6. Except where substantial existing natural or man-made barriers would render the requirement unreasonable, each such development should have direct access to a two-lane collector street, in addition to any access to one or more arterial streets that may be proposed.

- The applicant has met this guideline as the development has 3 points of direct access to two future two-lane collector streets.

**PROPOSED PRIVATE STREET SUBDIVISION:** The proposed Concept Plan shows the general layout, circulation, and pertinent features of the proposed private street development, including but not limited to access to two two-way collector streets with a minimum width of at least 50 feet, surrounding landscaping and open space, and the proposed Hike and Bike Trail. The Entrance Exhibits (Exhibit E) shows the location of the proposed entrances into the private development and associated landscaping. The Entrance Exhibit shows a rendering of the proposed building materials for fencing, signage, landscaping, and access gates for the private development.

A 6-foot cedar board on board wooden fence is proposed on the southern property line and a 6-foot tubular steel fence is proposed along the eastern property line. A large common area is provided along the east side of the subject property in the floodplain running north-south along the eastern property line. There is a required 10-foot wide Hike and Bike Trail proposed in close proximity to the eastern and southern property line of the subject property, which will be located outside the private street subdivision in accordance with the City's Hike and Bike Trail Master Plan.

**IMPACT ON EXISTING DEVELOPMENT:** Staff does not anticipate that the proposed private street subdivision will negatively impact the existing and future adjacent single family residential developments (including the Waterside and Summit View Lake Subdivisions located east of the subject property).

**CONFORMANCE TO THE MASTER PARK PLAN (MPP):** The proposed SUP request does not conflict with the Master Park Plan. The proposed Hike and Bike Trail will be located outside the private development, as shown on the attached Concept Plan (Exhibit D).

**OPPOSITION TO OR SUPPORT OF REQUEST:** Staff has not received any comments in opposition to or in support of this proposed specific use permit request.

**ATTACHMENTS:**

- PZ Minutes 06.09.15
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed SUP Exhibit A – Location Map
- Proposed SUP Exhibit B – Legal Description
- Proposed SUP Exhibit C – Boundary Exhibit
- Proposed SUP Exhibit D – Concept Plan
- Proposed SUP Exhibit E – Entrance Exhibit
- PowerPoint Presentation