

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Samantha Pickett, Planner II

SUBJECT: Consider/Discuss/Act on a Preliminary-Final Plat for 157 Single Family Residential Lots, 7 Common Areas, and 2 Non-Residential Lots (Bloomridge Addition), Located on the Southeast Corner of County Road 123 (Future Bloomdale Road) and County Road 161 (Future Ridge Road)

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, which must be satisfied prior to filing the a plat for record:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Preliminary-Final Plat/Replat Approval Checklist, attached.
2. The applicant revise the plat to provide visibility easements at all intersections per Table 4-1 of the Street Design Manual, subject to the review and approval of the City Engineer.
3. The applicant revise the plat to add "Floodplain Easement" label to Common Area C-1.
4. The applicant revise the plat to remove land use labels from the retail and water tower lots.
5. The applicant revise the plat to rename the retail lot to non-residential lot in the table above the title block.

APPLICATION SUBMITTAL DATE: October 13, 2014 (Original Application)
November 24, 2014 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 54.61 acres into 157 single family residential lots, 7 common areas, and two non-residential lots.

PLATTING STATUS: The subject property is currently unplatted. Subsequent to the approval of the preliminary-final plat/replat, 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 (residential lots) or certificate of occupancy (non-residential lots).

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	Unzoned (City of McKinney ETJ)	Undeveloped Land
North	Unzoned (City of McKinney ETJ)	Undeveloped Land
South	"PD" – Planned Development District Ordinance No. 2003-02-025 (Single Family Residential Uses)	Future Robinson Ridge Phase V
East	"PD" – Planned Development District Ordinance No. 2010-09-032 (Single Family Residential Uses)	Future Heatherwood Phase 4
West	"PD" – Planned Development District Ordinance No. 2006-05-058 (Commercial Uses)	Single Family Home

ACCESS/CIRCULATION:

Adjacent Streets: County Road 123 (Future Bloomdale Road), 120' Right-of-Way, Major Arterial

County Road 161 (Future Ridge Road), 120' Right-of-Way, Major Arterial

TREE PRESERVATION ORDINANCE: Because the subject property is located within the City of McKinney ETJ, the applicant will not be responsible for complying with the Tree Preservation Ordinance.

PUBLIC IMPROVEMENTS:

Sidewalks: Required along Future Bloomdale Road and Future Ridge Road, and as Required per the Subdivision Ordinance

Hike and Bike Trails: Not Required

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.

FEES:

Roadway Impact Fees: Not Applicable (Ordinance No. 2013-11-108)

Utility Impact Fees: Applicable (Ordinance No. 2013-11-109 and Ordinance No. 2013-12-118)

Median Landscape Fees: Not Applicable

Park Land Dedication Fees: Not Applicable

Pro-Rata: As Determined by the City Engineer

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/Replat Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Preliminary-Final Plat