PLANNING & ZONING COMMISSION MEETING OF 04-28-15 AGENDA ITEM #15-063PF

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Eleana Galicia, Planner I

SUBJECT: Consider/Discuss/Act on a Preliminary-Final Plat for 859 Single

Family Residential Lots and 48 Common Areas (Auburn Hills), Located on the North Side of U.S. Highway 380 (University Drive), South of Wilmeth Road and on the East and West Sides of County

Road 166

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 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 submit the associated homeowner's association documents, subject to review and approval by the City Attorney, and subsequently filed with the Collin County Clerk.
- 3. The applicant revise the plat to revise the number of common areas being dedicated in the title block from "44 common areas" to "48 common areas."
- 4. The applicant revise the plat to provide the filing information for all offsite easements necessary for the development of the property, subject to review and approval of the City Engineer.
- 5. The applicant revise notation #7 on the plat stating "A 20' wide portion CA-103 & CA-105 will be dedicated as a pedestrian-bicycle easement. Specific location will be determined with Parks department prior to record plat," to read "A 20' wide portion of CA-103, CA-105, and CA-07 will be dedicated as a pedestrian-bicycle access easement. Specific location of the easement will be subject to the review and approval of the Director of Parks, Recreation and Open Space prior to approval of the record plat."

- 6. The applicant revise the notations on the plat for the 100 year fully developed floodplain from "Post project 100 year flood plain," to "Post Project 100 Year Fully Developed Floodplain," subject to review and approval by the City Engineer.
- 7. The applicant revise the plat to provide right-of-way dedication to ensure all portions of Wilmeth Road has a width of 120 feet, subject to review and approval by the City Engineer.

APPLICATION SUBMITTAL DATE: March 16, 2015 (Original Application)

March 30, 2015 (Revised Submittal) April 13, 2015 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 324.05 acres into 859 single family detached residential lots and 48 common areas.

<u>PLATTING STATUS:</u> 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.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"SF-5" Single Family Residential District Ordinance No. 2014-04-022 (Single Family Residential Uses) and "CC" – Corridor Commercial Overlay District.	Undeveloped Land
North	"PD" – Planned Development District Ordinance No. 2004-02-014 and "PD" – Planned Development District Ordinance No. 2003-03-025 (Single Family Residential Uses)	Robinson Ridge Subdivision and Heatherwood Subdivision
South	"AG" – Agricultural District and "CC" – Corridor Commercial Overlay District (Agricultural Uses)	Undeveloped Land
East	"O" – Office District (Office Uses), Unzoned (City of McKinney ETJ), "PD" – Planned Development District Ordinance No. 2007-07-068 (Commercial Uses), "RS-45" – Single Family Residence District (Single Family Residential Uses),	Ready Cable, Baylor Medical Center, Waterside Subdivision, and Summit View Lake Subdivision

	"PD" - Planned Development District	
	Ordinance No. 2003-06-060 (Single	
	Family Residential Uses), and "CC" –	
	Corridor Commercial Overlay District	
West	Unzoned (City of McKinney ETJ), "PD" -	
	Planned Development District Ordinance	
	No. 2013-12-113 (Single Family	
	Residential Uses), "PD" – Planned	Single Family Residences
	Development District Ordinance No.	and Undeveloped Land
	2004-02-014 (Open Spaces Uses), and	
	"CC" - Corridor Commercial Overlay	
	District	

ACCESS/CIRCULATION:

Adjacent Streets: Wilmeth Road, 120' Right-of-Way, Major Arterial

Ridge Road, 120' Right-of-Way, Major Arterial

U.S. Highway 380 (University Drive), Variable Width Right of

Way, Major Regional Highway

TREE PRESERVATION ORDINANCE: The applicant will be responsible for complying with the Tree Preservation Ordinance.

PUBLIC IMPROVEMENTS:

Sidewalks: Required along Ridge Road, Wilmeth Road, and all public

streets within the subdivision

Hike and Bike Trails: Required per the associated development agreement

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.

<u>DRAINAGE:</u> 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: Applicable (Ordinance No. 2013-11-108) (Credits

available per the associated development agreement)

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

Ordinance No. 2013-12-118)

Median Landscape Fees: Applicable along Ridge Road and Wilmeth Road

Park Land Dedication Fees: Applicable (cash in lieu of land for 859 units will be

due)

Pro-Rata: As Determined by the City Engineer

<u>OPPOSITION TO OR SUPPORT OF REQUEST:</u> 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