

REVISED
PLANNING & ZONING COMMISSION MEETING OF 12-11-2012 AGENDA ITEM #12-212CP

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Alex Glushko, Planner II

SUBJECT: Consider/Discuss/Act on the Request by Kimley-Horn and Associates, Inc., on Behalf of Chapman Stonebridge, L.L.C., for Approval of a Concept Plan for Parcel 813B, Approximately 25.43 Acres, Located on the Southwest Corner of Eldorado Parkway and Stonebridge Drive

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to City Council for consideration at the January 15, 2013 meeting.

STAFF RECOMMENDATION: Staff recommends approval of the proposed concept plan with the following conditions:

1. The applicant revise the concept plan to remove the Experian Way label from the existing fire lane.
2. The applicant revise the concept plan to remove the "404" callout along the eastern boundary line.

APPLICATION SUBMITTAL DATE: November 12, 2012 (Original Submittal)
November 27, 2012 (Revised Submittal)

ITEM SUMMARY: The applicant has shown a potential layout for a parent tract (Parcel 813B) as required under "PD" – Planned Development District Ordinance No. 1621 (the base PD for subject property).

PLATTING STATUS: The subject property is currently unplatted. A Boundary Plat for Parcel 813B has been filed with the County in accordance with the regulations set forth by "PD" – Planned Development District Ordinance No. 1621. The applicant must submit and receive approval from the Planning and Commission of a preliminary-final plat. 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 Certificate of Occupancy.

CONCEPT PLAN: Under the governing base planned development ordinance, a concept plan is required if the development of the entire zoning area is not shown on a single site plan. A zoning area, as defined by “PD” – Planned Development District Ordinance No. 1621, is a tract of land or contiguous tracts of land under the same zoning district. The subject property is currently zoned “R-2” Retail District. Concept plans are submitted for review by the Planning and Zoning Commission, which are then forwarded on to the City Council for consideration of approval.

The purpose of a concept plan is to set forth the development objectives allowed under zoning criteria in a graphic or specific written manner. The proposed concept plan shows the subject property can be effectively developed as two independent tracts of land, as long as basic access and circulation needs are planned for the overall tract as a whole. The attached concept plan displays the proposed lot layout for the development and indicates the lots will be developed as assisted living, retail, office, and other commercial pad site uses. The total proposed assisted living, retail, office, and commercial pad site square footage for the overall tract (two lots) is 219,165 square feet. As each tract on the plan is developed, a site plan is required.

SURROUNDING ZONING AND LAND USES:

Subject Property: “PD” – Planned Development District Ordinance No. 2005-10-110 (Retail and Commercial Uses)

North	“PD” – Planned Development District Ordinance No. 2008-08-076 and “PD” – Planned Development District Ordinance No. 2004-09-101 (Office Uses) and <u>“PD” – Planned Development District Ordinance No. 2005-11-114 (Retail Uses)</u>	McKinney Methodist Hospital and Baybrooke Village Care, Rehab Center, <u>and Undeveloped Land</u>
South	“PD” – Planned Development District Ordinance No. 2003-02-015 (Office Uses)	Experian Data Center
East	“PD” – Planned Development District Ordinance No. 2007-05-046 and “PD” – Planned Development District Ordinance No. 2005-11-114 (Office and Retail Uses)	The Children’s Courtyard and Undeveloped Land
West	“PD” – Planned Development District Ordinance No. 2003-02-015 (Office Uses)	Undeveloped Land

Discussion: The subject property is located within “PD” – Planned Development District Ordinance No. 2005-10-110 which designates the property for “R-2” – Retail District uses as found in “PD” - Planned Development District Ordinance No. 1621. The applicant is proposing to develop the property with assisted living, retail, office, and pad site uses. The proposed uses are allowed by right within the “R-2” zoning designation for the area.

ACCESS/CIRCULATION:

Adjacent Streets: Stonebridge Drive, 120’ Right-of-Way, 4-Lane Greenway Arterial

Eldorado Parkway, 120’ Right-of-Way, 4-Lane Greenway Arterial

Discussion: The subject property has direct access to Stonebridge Drive at three different locations (two of which connect to existing median openings). The subject property also has direct access to Eldorado Parkway at two different locations (both of which connect to existing median openings).

PUBLIC IMPROVEMENTS:

Sidewalks: Required

Hike and Bike Trails: Required along Eldorado Parkway and Existing along Stonebridge Drive

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.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has not received any comments either in opposition to or in support of this request.

ATTACHMENTS:

- Maps
- Letter of Intent
- Proposed Concept Plan