

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Senior Planner

FROM: Anthony Satarino, Planner

SUBJECT: Consider/Discuss/Act on the Request by Dowdey, Anderson & Associates, Inc., on Behalf of Landon Family Investments, L.P., for Approval of a Preliminary-Final Plat for 107 Single Family Residential Lots and 6 Common Areas (Shiloh Lakes, Phases 1 and 2), Approximately 33.16 Acres, Located on the South Side of Bristol Drive and Approximately 2,040 Feet East of Custer 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:

1. The City 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 remove notes 1-8 on the second page of the plat.
3. The applicant revise the plat to provide the filing information for the detention pond maintenance agreement.
4. The applicant revise the plat to show the 100-year fully-developed floodplain and erosion hazard setback easement, subject to review and approval by the City Engineer.
5. The applicant revise the plat to provide the minimum finished floor elevations for lots adjacent to the floodplain.

APPLICATION SUBMITTAL DATE: May 16, 2011 (Original Application)
May 31, 2011 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to plat approximately 33.16 acres for 107 single-family lots, located on the south side of Bristol Drive and approximately 2,040 feet east of Custer Road. The mean lot size of the subject property is 8,773 square feet and the median lot size is 8,562 square feet.

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 approved, prior to issuance of a building permit.

SURROUNDING ZONING AND LAND USES:

Subject Property: "PD" – Planned Development District Ordinance No. 2006-07-095 (Single Family Residential Uses)

North	"PD" – Planned Development District Ordinance No. 2000-11-092 (Single Family Residential and Open Space)	LaCima Subdivision	Haven
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South	"PD" – Planned Development District Ordinance No. 2000-12-101 (Single Family Residential Uses)	Virginia Ridge Estates	
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East	"PD" – Planned Development District Ordinance No. 2006-07-095 (Single Family Residential Uses)	Shiloh Subdivision	Ranch
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West	"PD" – Planned Development District Ordinance No. 2006-02-011 (Single Family Residential Uses)	Estates of Subdivision	Verona
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Discussion: The proposed lots meet the minimum size requirements of the governing zoning district.

ACCESS/CIRCULATION:

Adjacent Streets: Bristol Drive, 60' Right-of-Way, Residential Collector (CU2)

Stonington Drive, 60' Right-of-Way, Residential Collector (CU2)

Discussion: The proposed residential streets throughout the subdivision will tie into the existing residential collector, Stonington Drive, which feeds to Bristol Drive and ultimately Custer Road.

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:	Not applicable
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
- Maps
- Letter of Intent
- Proposed Preliminary-Final Plat