

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Michael Quint, Senior Planner

FROM: Abra R. Nusser, Planner

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Wier & Associates, Inc., on Behalf of Columbia Medical Center of McKinney Subsidiary, L.P., for Approval of a Minor Replat for Lot 7R, Block I and Lot 1, Block A, of the Columbia Medical Campus of McKinney Addition, Approximately 19.11 Acres, Located on the Northeast Corner of Spur 399 and Frisco Road.

APPROVAL PROCESS: The Planning and Zoning Commission is the final approval authority for the proposed minor replat.

STAFF RECOMMENDATION: Staff recommends approval of the proposed minor replat with the following condition:

1. The applicant satisfy the conditions as shown in the Standard Conditions for Minor Plat/Replat Approval Checklist, attached.

APPLICATION SUBMITTAL DATE: September 26, 2011 (Original Application)
October 10, 2011 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide one lot into two lots. The subject property is currently platted as Lot 7, Block I of the Columbia Medical Center of McKinney Addition. A portion of proposed Lot 7R, Block I currently has parking associated with Columbia Medical Center of McKinney, and proposed Lot 1, Block A is undeveloped (vacant land). Between the two proposed lots, the plat reflects a right-of-way dedication filed for Frisco Road. The purpose of a plat is to subdivide land to create buildable lots and to show all necessary dimensions and other information essential to comply with the subdivision standards of the City of McKinney.

SURROUNDING ZONING AND LAND USES:

Subject Property: "PD" – Planned Development District Ordinance No. 96-11-51 (Light Manufacturing Uses) and "CC" – Corridor Commercial Overlay District

North	<p>“PD” – Planned Development District Ordinance No. 96-11-51 (Light Manufacturing Uses) and “CC” – Corridor Commercial Overlay District</p> <p>“PD” – Planned Development District Ordinance No. 2007-12-135 (Commercial Uses) and “CC” – Corridor Commercial Overlay District</p>	<p>Columbia Medical Center of McKinney</p> <p>Bridge Street Town Centre (Under Construction)</p>
South	City of Frisco	Undeveloped Land
East	“PD” – Planned Development District Ordinance No. 96-11-51 (Light Manufacturing Uses) and “CC” – Corridor Commercial Overlay District	Columbia Medical Center of McKinney
West	<p>“PD” – Planned Development District Ordinance No. 1480 (Commercial Uses) and “CC” – Corridor Commercial Overlay District</p> <p>“PD” – Planned Development District Ordinance No. 2003-04-033 (Mixed Uses), “CC” – Corridor Commercial Overlay District, and “REC” – Regional Employment Center Overlay District</p>	<p>Courtesy Nissan and Lone Star Buick Car Dealership</p> <p>Undeveloped Land</p>

Discussion: The proposed lots meet the minimum size requirements of the governing zoning district.

ACCESS/CIRCULATION:

Adjacent Streets: Spur 399, Variable Width Right-of-Way, Major Regional Highway
Frisco Road, 80-Foot Right-of-Way, Collector (C2U)

Discussion: The proposed lots have adequate access to an existing street by frontage on such street as required by the Subdivision Ordinance.

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 City Arborist. The applicant will be responsible for applying for all necessary permits for any tree removal that is to occur on site.

PUBLIC IMPROVEMENTS:

Sidewalks:	Required along Spur 399 and Frisco Road
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 accompanying 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:	Not Applicable
Pro-Rata:	As determined by the City Engineer

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has not received any comments either in opposition to or in support of the proposed minor replat.

ATTACHMENTS:

- Standard Conditions for Minor Plat/Replat Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Minor Replat
- Planning and Zoning Commission PowerPoint Presentation