

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 Lot 1R, Block A, of the CVS Ridge Addition, Located on the Southeast Corner of U.S. Highway 380 (University Drive) and 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 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 cross section documents and civil plans to verify the proposed location of the erosion hazard setback easement, subject to the review and approval of the City Engineer.

APPLICATION SUBMITTAL DATE: October 13, 2014 (Original Application)
October 28, 2014 (Revised Submittal)
November 4, 2014 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to plat one lot (approximately 1.68 acres) for development of a CVS Pharmacy.

PLATTING STATUS: The subject property is currently unplatted. An associated conveyance plat (14-293CVP) is being considered concurrently at the November 11, 2014 Planning and Zoning Commission meeting. 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 certificate of occupancy.

ZONING:

| Location | Zoning District (Permitted Land Uses) | Existing Land Use |
|------------------|---|--|
| Subject Property | “BG” – General Business District (Commercial Uses) | Undeveloped Land |
| North | “PD” – Planned Development District Ordinance No. 2004-06-068 (Open Space Uses) | Undeveloped Land |
| South | “BG” – General Business District (Commercial Uses) | Undeveloped Land |
| East | “BG” – General Business District (Commercial Uses) | Undeveloped Land |
| West | “C” – Planned Center District (Commercial Uses) | McClure Elementary School and Undeveloped Land |

ACCESS/CIRCULATION:

Adjacent Streets: U.S. Highway 380 (University Drive), Variable Width Right-of-Way, Major Regional Highway

Ridge Road, 120' Width Right-of-Way, Greenway Arterial

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

PUBLIC IMPROVEMENTS:

Sidewalks: Required along U.S. Highway 380 (University Drive) and Ridge Road

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: Applicable (Ordinance No. 2013-11-108)

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

Median Landscape Fees: Applicable for frontage along Ridge Road

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