

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Samantha Pickett, Planner II

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for Lots 2R2 and 2R3, Block A, of Stonebridge Parcel 903 Addition, Located on the Northwest Corner of Eldorado Parkway and Alma Road

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

STAFF RECOMMENDATION: Staff recommends approval of the proposed preliminary-final replat with the following condition, 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.

APPLICATION SUBMITTAL DATE: July 14, 2014 (Original Application)
December 10, 2014 (Revised Submittal)
December 18, 2014 (Revised Submittal)
January 7, 2015 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide one existing lot (approximately 2.59 acres) into two lots, Lot 2R2 (approximately 1.43 acres) and Lot 2R3 (approximately 1.16 acres) for commercial uses. There is an existing Montessori school (Centennial Montessori Academy) on proposed Lot 2R2.

PLATTING STATUS: The subject property is currently platted as Lot 2R1, Block A, of the Stonebridge Parcel 903 Addition.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“PD” – Planned Development District Ordinance No. 97-06-36 (Retail Uses)	Centennial Montessori Academy
North	“PD” – Planned Development District Ordinance No. 2001-02-014 (Single Family Residential Uses)	Parkview Estates Subdivision
South	“PD” – Planned Development District Ordinance No. 2005-11-114 (Retail Uses)	Undeveloped Land
East	“PD” – Planned Development District Ordinance No. 97-06-36 (Office Uses)	Undeveloped Land
West	“PD” – Planned Development District Ordinance No. 97-06-36 (Retail Uses)	Orthodontist Office

ACCESS/CIRCULATION:

Adjacent Streets: Eldorado Parkway, 120’ Right-of-Way, Greenway Arterial

Alma Road, 100’ Right-of-Way, Minor Arterial

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

PUBLIC IMPROVEMENTS:

Sidewalks: Existing along Eldorado Parkway and Alma 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: Not Applicable (Ordinance No. 2013-11-108)

Utility Impact Fees: Not Applicable (Ordinance No. 2013-11-109 and Ordinance No. 2013-12-118)

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 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 Replat
- PowerPoint Presentation