

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Matt Robinson, AICP, Planning Manager

FROM: Eleana Galicia, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for 34 Single Family Residential Lots and 1 Common Area (Sorrento), Located Approximately 240 Feet North of Eldorado Parkway and on the East Side of Stonebridge Drive

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 conditions, 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 Replat Approval Checklist, attached;
2. The applicant revise the plat to revise "Common Area 1X" to read "Common Area B-1.";
3. The applicant revise the plat to dedicate an easement for the Emergency Access to be dedicated within right-of-way and Common Area B-1, subject to review and approval of the Fire Marshal; and
4. The applicant revise the plat to remove the paving lines for Plainfield Drive located at the entrance of the subdivision from Stonebridge Drive.

APPLICATION SUBMITTAL DATE: November 9, 2015 (Original Application)
November 16, 2015 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 7.15 acres into 34 single family residential lots and 1 common area.

PLATTING STATUS: The subject property is currently platted as Lot 1R and Lot 11, Block A of the Stonebridge Parcel; however, an associated plat has been submitted to record the property (15-288RP) as a single lot (Lot 1R2, Block A of the Stonebridge Parcel 903) prior to a record plat(s) being filed for the subject property.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“PD” – Planned Development District Ordinance No. 2003-02-015 (Commercial Uses)	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 2001-02-014 (Single Family Residential Uses and Commercial Uses)	Parkview Estates Subdivision
South	“PD” – Planned Development District Ordinance No. 2003-02-015 (Commercial Uses), and “SUP” – Specific Use Permit Ordinance No. 2013-12-116 (Drive-Through Window)	Bahama Buck’s, Mesa’s Mexican Grill, and Undeveloped Land
East	“PD” – Planned Development District Ordinance No. 2001-02-014 (Single Family Residential Uses)	Parkview Estates Subdivision
West	“PD” – Planned Development District Ordinance No. 2003-02-015 (Commercial Uses)	Undeveloped Land

ACCESS/CIRCULATION:

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

Eldorado Parkway, 120’ 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 Stonebridge Drive and Eldorado Parkway, and as required per the Subdivision Ordinance

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) **(Waived per Stonebridge Development Agreement)**

Utility Impact Fees: Applicable (Ordinance No. 2013-11-109 and Ordinance No. 2013-12-118) **(Waived per Stonebridge Development Agreement)**

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 Replat Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Preliminary-Final Replat
- PowerPoint Presentation