

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Eleana Galicia, Planner I

SUBJECT: Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1 and 2, Block A, of the McKinney Ranch Parkway Avalon Memory Care Addition, Located Approximately 1,600 Feet West of Lake Forest Drive and on the South Side of McKinney Ranch Parkway

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 a 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 revise the plat to so that the proposed "24' Mutual Access, Fire lane and Utility Easement" located near the north property line of Lot 1 and Lot 2 reads "24' Mutual Access, Fire Lane and Water Easement," subject to review and approval of the City Engineer.
3. The applicant revise the plat to extend the 15' Drainage Easement located near the southern property line of Lot 1, Block A, to the western property line of Lot 2, Block A, subject to review and approval of the City Engineer.
4. The applicant revise the plat so that the proposed "24' Mutual Access, Fire lane and Utility Easement" located near the southern property line of Lot 1 and Lot 2, reads "24' Mutual Access, Fire Lane and Drainage Easement," subject to review and approval of the City Engineer.

APPLICATION SUBMITTAL DATE: May 26, 2015 (Original Application)
June 29, 2015 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 2.38 acres into two lots for a memory care facility (Avalon Homes Memory Care Facility).

PLATTING STATUS: The subject property is currently unplatted. Subsequent to the approval of the preliminary-final plat, a record plat, 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	"AG" – Agricultural District (Agricultural Uses) and "REC" – Regional Employment Overlay District	Undeveloped Land
North	"PD" – Planned Development District Ordinance No. 98-09-49 (Single Family Detached Residential Uses)	Eldorado Heights Section II Phase VIII Subdivision
South	"PD" – Planned Development District Ordinance No. 2011-07-049 (Single Family Attached and Detached Residential Uses) and "REC" – Regional Employment Overlay District	Pecan Park Subdivision
East	"PD" – Planned Development District Ordinance No. 2003-01-007 (Mixed Use/Office Uses) and "REC" – Regional Employment Overlay District	Undeveloped Land
West	"PD" – Planned Development District Ordinance No. 2011-07-049 (Single Family Attached and Detached Residential Uses)	Pecan Park Subdivision

ACCESS/CIRCULATION:

Adjacent Streets: McKinney Ranch Parkway, 120' Right-of-Way, Major Arterial

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

PUBLIC IMPROVEMENTS:

Sidewalks: Required along McKinney Ranch Parkway

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 along McKinney Ranch Parkway (approximately \$9,314 for 365.26' of frontage)

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