

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Steven Duong, Planner I

SUBJECT: Consider/Discuss/Act on the Request by Cross Engineering Consultants, on Behalf of McKinney Medical Center, L.P., for Approval of a Preliminary-Final Plat for Lots 2-4 Block A, of the McKinney Medical Center Addition, Being Fewer than 50 Acres, Located on the Southwest Corner of Spur 399 and State Highway 5 (McDonald Street)

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:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Preliminary-Final Plat Approval Checklist, attached.

APPLICATION SUBMITTAL DATE: March 10, 2014 (Original Application)
March 25, 2014 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 49.19 acres into three lots, located on the southwest corner of Spur 399 and State Highway 5 (McDonald Street).

PLATTING STATUS: The subject property is currently unplatted. Subsequent to the approval of the preliminary-final plat, 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.

SURROUNDING ZONING AND LAND USES:

Subject Property: "PD" – Planned Development District Ordinance No. 2012-03-006 (Commercial and Multiple Family Residential Uses)

North	“PD” – Planned Development District Ordinance No. 2002-05-051 and “BG” – General Business District (Multiple Family Residential Uses and General Business Uses)	Fairways at Wilson Creek Apartments, The Golf Club
South	City of Frisco	Single Family Residences
East	“AG” – Agricultural District, “PD” – Planned Development District Ordinance No. 2002-08-079, and City of Frisco (Office, Commercial, and Single Family Residential Uses)	Single Residences, Family Senior Housing, and Undeveloped Land
West	“PD” – Planned Development District Ordinance No. 96-11-51 (Medical Office Uses)	McKinney Medical Arts Center, Village at Medical Center Drive, McKinney Regional Cancer Center, and McKinney Medical Center Park

ACCESS/CIRCULATION:

Adjacent Streets: State Highway 5 (McDonald Street), Major Regional Highway
 Spur 399, Major Regional Highway

Discussion: All proposed lots will have access to either State Highway 5 or Spur 399. Future access points for the proposed lots will be determined at the time of site plan.

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

PUBLIC IMPROVEMENTS:

Sidewalks: Required along State Highway 5 and State Highway 121

Hike and Bike Trails: N/A

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 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, 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. 2013-11-108)

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

Median Landscape Fees: N/A

Park Land Dedication Fees: N/A

Pro-Rata: Applicable (Water Line Estimated at \$70,980.81 for Lot 4)

CONFORMANCE TO THE MASTER THOROUGHFARE PLAN (MTP): The proposed request does not conflict with the Master Thoroughfare Plan.

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 Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Preliminary-Final Plat