

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Aaron Bloxham, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for Lots 4 and 5, Block A of the CVS Stacy Custer Addition, Located Approximately 490 Feet East of Custer Road and on the South Side of Stacy 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: January 12, 2015 (Original Application)
 March 23, 2015 (Revised Submittal)
 March 30, 2015 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 5.62 acres into two lots for a grocery store and future commercial development.

PLATTING STATUS: The subject property is currently platted (14-130MRP) as Lot 2R-3, Block A of the CVS Stacy Custer Addition.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD"- Planned Development District Ordinance No. 2013-10-098 and "REC" – Regional Employment Center Overlay District (Commercial Uses)	Undeveloped Land

North	“PD” – Planned Development District Ordinance No. 2013-08-075 and “REC” – Regional Employment Center Overlay District (Commercial Uses)	Undeveloped Land
South	“PD”- Planned Development District Ordinance No. 2013-10-098 and “REC” – Regional Employment Center Overlay District (Commercial and Retail Uses)	Children’s Adventure Learning Center
East	“PD” – Planned Development District Ordinance No. 2010-11-049 and “REC” – Regional Employment Center Overlay District (Residential Uses)	The Retreat at Craig Ranch
West	“PD” – Planned Development District Ordinance No. 2006-11-134 and “REC” – Regional Employment Center Overlay District (Retail Uses)	CVS Pharmacy and Chase Bank

ACCESS/CIRCULATION:

Adjacent Streets: Stacy Road, 120’ Right-of-Way, Principle Arterial

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

PUBLIC IMPROVEMENTS:

Sidewalks: Required along Stacy Road

Hike and Bike Trails: Not applicable to this property.

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: 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