

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 1R, 2R, 3R, 4R, 5 and Common Area A31R, Block A3 (Cooper Life at Craig Ranch, Phase 2), Located on the Northeast Corner of Grand Ranch Parkway and Hewitt 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 Plat/Replat Approval Checklist, attached.
2. The applicant revise the plat to label "A31R" as a Common Area in the title block.
3. The applicant revise the plat to remove the dash from Common Area A31R.

APPLICATION SUBMITTAL DATE: 12/15/2014 (Original Application)
01/06/2015 (Revised Submittal)
01/09/2015 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to replat four (4) single family detached residential lots and one common area into five (5) single family detached residential lots and one common area, totaling approximately 0.76 acres.

PLATTING STATUS: The subject property is currently platted as Lots 1, 2, 3, 4 and Common Area A3-1 of the Cooper life at Craig Ranch, Phase 2 Addition.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“PD” – Planned Development District Ordinance No. 2014-07-049 and “REC” – Regional Employment Center Overlay District (Single Family Residential Uses)	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 2006-11-132, “PD” – Planned Development District Ordinance No. 2014-07-049 and “REC” – Regional Employment Center Overlay District (Single Family Residential Uses)	Cooper Life at Craig Ranch Townhomes
South	“PD” – Planned Development District Ordinance No. 2001-02-017 and “REC” –Regional Employment Center Overlay District (Mixed Uses)	Cooper Clinic
East	“PD” – Planned Development District Ordinance No. 2014-07-049 and “REC” – Regional Employment Center Overlay District (Single Family Residential Uses)	Undeveloped Land
West	“PD” – Planned Development District Ordinance No. 2001-02-017 and “REC” –Regional Employment Center Overlay District (Mixed Uses)	Cooper Fitness Center

ACCESS/CIRCULATION:

Adjacent Streets: Hewitt Drive, 52’ Right-of-Way, Residential
Grand Ranch Parkway, 52’ Right-of-Way, Residential
Avondale Drive, 28’ Right-of-Way, Alley
Millie Way, 52’ Right-of-Way, Residential

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

PUBLIC IMPROVEMENTS:

Sidewalks: As required by the Subdivision Ordinance

Hike and Bike Trails: Not Applicable

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: None due per the VCIM Development Agreement

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

Median Landscape Fees: Not Applicable

Park Land Dedication Fees: None due per the VCIM Development Agreement

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