

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Samantha Pickett, Planner II

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for Lots 1 and 2, Block A, Lot 1 – 4, Block B, and Lot 1, Block C, of the Whole Life at Craig Ranch Addition, Located on the Northwest Corner of Meyer Way and Collin McKinney Parkway

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 provide the width of all easements.
3. The applicant revise the drainage and water easement on Lot 1, Block B to be 24 feet wide and also labeled as a fire lane easement, as shown on the site plan (15-015SP).
4. The applicant revise the plat to remove the “s” from Meyer Way.
5. The applicant revise the plat to provide the approved ordinance number for the Uplands Drive right-of-way abandonment.

APPLICATION SUBMITTAL DATE: October 27, 2014 (Original Application)
January 12, 2015 (Revised Submittal)
January 29, 2015 (Revised Submittal)
February 5, 2015 (Revised Submittal)
February 10, 2015 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide four existing lots (totaling approximately 9.28 acres) into six lots for multi-family residential and non-residential development. The applicant has also submitted a zoning case (14-302Z), which the City Council approved on February 17, 2015, and a site plan (15-015SP) on proposed Lot 1, Block

A; Lots 1 and 4, Block B; and Lot 1 Block C for a multi-family residential development which is currently under Staff’s review.

PLATTING STATUS: The subject property is currently platted as Lot 1, Block A; Lot 1 Block B; Lot 1, Block T; and Lot 1, Block U of the Cooper Living Center Addition and Uplands Drive right-of-way. Subsequent to the approval of the preliminary-final plat/replat, 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.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“PD” – Planned Development District Ordinance No. 2006-11-132 and “REC” – Regional Employment Center Overlay District (Mixed Uses)	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 2014-07-049 and “REC” – Regional Employment Center Overlay District (Single Family Residential Uses)	Undeveloped Land
South	“PD” – Planned Development District Ordinance No. 2014-11-087 and “REC” – Regional Employment Center Overlay District (Single Family Residential, Office, Commercial and Multi-Family Residential Uses)	Undeveloped Land
East	“PD” – Planned Development District Ordinance No. 2006-11-132 and “REC” – Regional Employment Center Overlay District (Mixed Uses)	Undeveloped Land
West	“PD” – Planned Development District Ordinance No. 2001-02-017 and “REC” – Regional Employment Center Overlay District (Commercial Uses)	Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: The Esplanade, Variable Width Right-of-Way, Collector
Meyer Way, 66’ Right-of-Way, Collector
Collin McKinney Parkway, 73’ Right-of-Way, Greenway Arterial

Exeter Avenue, 52' Right-of-Way, Local Street

Sherringham Way, 48' Right-of-Way, Local Street

Hewitt Drive, 52' Right-of-Way, Local Street

Wessex Court, 52' Right-of-Way, Local Street

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

PUBLIC IMPROVEMENTS:

Sidewalks: Required along The Esplanade, Meyer Way, Collin McKinney Parkway, Exeter Avenue, Sherringham Way, Hewitt Drive, and Wessex Court

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: Not Applicable (Ordinance No. 2013-11-108) (None due per VCIM 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: Not Applicable per VCIM 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