

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Alex Glushko, Planner II

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Verdunity, Inc., on Behalf of Adriatica Holdings, Inc. for Approval of a Minor Replat for Lots 6 and 7, Block A, of the Adriatica Addition, Being Fewer than 14 Acres, Located on the Northeast Corner of Stonebridge Drive and Mediterranean Drive

APPROVAL PROCESS: The Planning and Zoning Commission is the final approval authority for the proposed minor replat.

STAFF RECOMMENDATION: Staff recommends approval of the proposed minor replat with the following conditions:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Minor Replat Approval Checklist, attached.

APPLICATION SUBMITTAL DATE: January 28, 2013 (Original Application)
February 11, 2013 (Revised Submittal)
February 15, 2013 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 13.32 acres into two lots. The applicant has indicated that proposed Lot 6 will be used to construct the St. Paul Square Lofts project. There are no immediate development plans for proposed Lot 7.

SURROUNDING ZONING AND LAND USES:

Subject Property: "PD" – Planned Development District Ordinance No. 2012-12-061 (Mixed Uses)

North	"PD" – Planned Development District Ordinance No. 2012-12-061 (Mixed Uses) and "PD" – Planned Development District Ordinance No. 2010-11-052 (Mixed Uses)	Cavallis, Starbucks, Keller Williams, UPS, Independent Bank, Guitar Sanctuary, Silk Road, Zin Zen
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South	"PD" – Planned Development District Ordinance No. 03-12-117 (Single Family Residential Uses)	Adriatica Villa District
East	"PD" – Planned Development District Ordinance No. 2012-12-061 (Mixed Uses)	Undeveloped land and Parking Garage
West	"PD" – Planned Development District Ordinance No. 1621 (Open Space Uses)	Stonebridge Country Club

ACCESS/CIRCULATION:

Adjacent Streets: Stonebridge Drive, 120' Right-of-Way, 4-Lane Greenway Arterial
Mediterranean Drive, 64' Right-of-Way, 2-Lane Collector
Adriatic Parkway, 64' Right-of-Way, 2-Lane Collector

Discussion: The applicant has provided each lot with adequate access to an existing street by frontage on such streets as required by the Subdivision Ordinance.

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

PUBLIC IMPROVEMENTS:

Sidewalks: Required along Adriatic Parkway and Mediterranean Drive
Hike and Bike Trails: Existing along Stonebridge Drive
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. 2008-10-173)

Utility Impact Fees: Applicable (Ordinance No. 2008-10-174)

Median Landscape Fees: Not Applicable

Park Land Dedication Fees: Not Applicable

Pro-Rata: Not Applicable

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has not received any comments either in opposition to or in support of the proposed minor replat.

ATTACHMENTS:

- Standard Conditions for Minor Replat Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Minor Replat
- PowerPoint Presentation