

AGENDA ITEM

TO: Planning and Zoning Commission

FROM: Brandon Opiela, Senior Planner

SUBJECT: Consider/Discuss/Act on the Request by Sanchez and Associates, on Behalf of Blackmon Ranch, Ltd., for Approval of a Preliminary-Final Plat for Lots 1-21, Block A, Lots 1-24, Block B, Lots 1-8, Block C, Lot 1, Block D, and Common Area C1 of the Windsor Park Addition, Approximately 114.21 Acres, Located on the Southeast Corner of Lake Forest Drive and McKinney Ranch Parkway.

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.

Prior to filing the plat for record:

2. The applicant revise the plat so that each proposed lot has a minimum of 80 feet of depth clear of drainage easements and floodplain limits.
3. The applicant revise the plat as necessary to address the significant drainage, and floodplain issues that are present on and adjacent to the subject property, subject to review and approval by the Director of Engineering.
4. The applicant revise the plat to show the filing information for the portion of McKinney Ranch Parkway dedicated to the City by separate instrument.
5. The applicant revise the plat to provide the filing information for the "30' Water Utility Easement", "50' L.S.G. Easement", variable width slope easement, and variable width drainage easement found within the proposed Common Area C1.
6. The applicant revise page one of the plat to show the offsite 20' Pedestrian and Bicycle Easement to the southeast of proposed Lot 6, Block A.

7. The applicant provide the filing information for all offsite easements filed by separate instrument, that are necessary for the development of the property.
8. The applicant revise the plat and associated setback exhibit to provide the street names for all proposed streets.

APPLICATION SUBMITTAL DATE: March 12, 2012 (Original Application)
 April 9, 2012 (Revised Submittal)
 April 27, 2012 (Revised Submittal)
 May 1, 2012 (Revised Submittal)
 May 3, 2012 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide a portion (approximately 12.71 acres) of the subject property (approximately 114.21 acres) into 53 single family lots and 1 common area, and incorporate the balance of land (approximately 96.96 acres after right-of-way dedication) into a single lot to be developed for commercial purposes in the future, located at the southeast corner of Lake Forest Drive and McKinney Ranch Parkway.

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 building permit. The proposed lots conform to the associated access management plan (12-098AMP),

SURROUNDING ZONING AND LAND USES:

Subject Property: "PD" - Planned Development District Ordinance No. 2000-09-066 (single family residential and commercial uses) and "REC" – Regional Employment Center Overlay District

North	"PD" - Planned Development District Ordinance No. 1522	7-Eleven, Eldorado Heights Residential Subdivision, and Undeveloped
South	"PD" - Planned Development District Ordinance No. 2000-09-064 (commercial uses)	Undeveloped
East	"PD" - Planned Development District Ordinance No. 2000-11-094 (single family residential uses)	Avalon Residential Subdivision
	"PD" - Planned Development District Ordinance No. 2000-09-065 (single family residential uses)	Avalon Residential Subdivision and McGowen Elementary School

West	“PD” - Planned Development District Ordinance No. 2002-05-038 and “PD” - Planned Development District Ordinance No. 2006-11-127	Village Park and Village Park North Residential Subdivision
	“PD” - Planned Development District Ordinance No. 2003-01-007	Walmart and Lake Forest Crossing Shopping Center

ACCESS/CIRCULATION:

Adjacent Streets:	Lake Forest Drive, 120' Right-of-Way, 6-Lane Major Arterial Roadway (M6D)
	McKinney Ranch Parkway, 120' Right-of-Way, 6-Lane Major Arterial Roadway (M6D)
	Future Collin McKinney Parkway, 1 Right-of-Way, Greenway Arterial Roadway (G4D)

Discussion: The proposed residential subdivision will take direct access off of McKinney Ranch Parkway and will have a second point of access through the Avalon Subdivision to the east, via Whitehall Court. The remaining balance of land is yet to be developed, but will have frontage along all three rights-of-way listed above, and the exact location of access points will be determined as future development plans are submitted.

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.

Based on the location of the underground public and franchise utilities along south side of McKinney Ranch Parkway, it may be necessary for the applicant to slightly modify the lot size/shape for those lots backing up to McKinney Ranch Parkway, in order to provide adequate space for screening and buffering landscaping and the associated wall. However, the minimum lot dimensions required by base zoning district must be maintained.

PUBLIC IMPROVEMENTS:

Sidewalks:	Required along Lake Forest Drive, McKinney Ranch Parkway, and Collin McKinney Parkway
Hike and Bike Trails:	Required along the north side of Collin McKinney Parkway and along the east side of Cottonwood Creek (between the existing under grade trail beneath McKinney Ranch Parkway and the trail on the MISD property to the east)

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.

With that stated, the Director of Engineering has significant concerns regarding the drainage associated with and affecting the subject property. Moreover, the applicant has not satisfied the drainage and storm water requirements of the City of McKinney. Also, the Subdivision Ordinance requires that each lot have at least 80 feet of depth that is free of drainage and floodplain encumbrances. Some of the proposed lots may not be developable as they are within the current 100 year fully developed floodplain. Upon completion of the necessary engineering, these lots may be useable but at the present time the applicant has not provided information validating the usability of said lots. As such, Staff recommends that prior to submitting a record plat for review and approval the applicant revise the plat so that each proposed lot has a minimum of 80 feet of depth clear of drainage easements and floodplain limits and further revise the plat as necessary to address the significant drainage and floodplain issues that are present on the subject property, subject to review and approval by the Director of Engineering. If, after the proper amount of engineering has been done, the affected lots cannot meet the City's requirements, these lots must be dedicated as common areas, to be owned and maintained by the homeowners' association.

FEES:

Roadway Impact Fees: Applicable (Ordinance No. 2008-10-173)

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

Median Landscape Fees: Required along Lake Forest Drive, McKinney Ranch Parkway, and Collin McKinney Parkway frontages.

Park Land Dedication Fees: Applicable for 53 single family residential lots (1.06 acres)

Pro-Rata: As determined by the City Engineer

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
- Maps
- Letter of Intent
- Proposed Preliminary-Final Plat