

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Matt Robinson, AICP, Planning Manager

FROM: Melissa Spriegel, Planner I

SUBJECT: Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1R4, 6R1, and 7, Block A, of Parkside at Craig Ranch, Located Approximately 600 Feet North of Henneman Way and on the East Side of Meyer Way

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, 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 Approval Checklist, attached.
2. The applicant revise the plat to add filing information for all off-site easements and easements by separate instrument.

APPLICATION SUBMITTAL DATE: August 15, 2016 (Original Application)
September 29, 2016 (Revised Submittal)
November 16, 2016 (Revised Submittal)
November 22, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 20.95 acres into three lots for multi-family and retail uses.

PLATTING STATUS: The subject property is currently conveyance platted as Lot 6, Block A of the Parkside at Craig Ranch Addition and Lots 1R3 and 6R of the Parkside at Craig Ranch Addition.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“PD” – Planned Development District Ordinance No. 2015-07-067 and “REC” – Regional Employment Center Overlay District (Commercial and Residential Uses)	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 2014-11-087 and “REC” – Regional Employment Center Overlay District (Residential Uses)	Undeveloped Land
South	“PD” – Planned Development District Ordinance No. 2015-07-067; “PD” – Planned Development District Ordinance No. 2012-07-036; and “REC” – Regional Employment Center Overlay District (Commercial and Residential Uses)	Parkside at Craig Ranch Phase 1
East	“PD” – Planned Development District Ordinance No. 2003-01-004 and “REC” – Regional Employment Center Overlay District (Commercial Uses)	Ballfields and Beach at Craig Ranch
West	“PD” – Planned Development District Ordinance No. 2001-02-017; “PD” – Planned Development District Ordinance No. 2005-02-016; and “REC” – Regional Employment Center Overlay District (Commercial and Residential Uses)	Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Van Tuyl Parkway, 60’ Right-of-Way, Greenway Arterial
 Alma Road, 120’ Right-of-Way, Major Arterial
 Meyer Way, 60’ Right-of-Way, Collector

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

PUBLIC IMPROVEMENTS:

Sidewalks: As required per the Subdivision Ordinance

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: Applicable (Ordinance No. 2013-11-108) (None due per VCIM Development Agreement)

Utility Impact Fees: Applicable (Ordinance No. 2013-11-109 and Ordinance No. 2013-12-118) (In accordance with the VCIM Development Agreement)

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 Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Preliminary-Final Plat