

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Anthony Satarino, Planner

SUBJECT: Consider/Discuss/Act on the Request by Petsche & Associates, Inc., on Behalf of John Mathews, for Approval of a Preliminary-Final Plat for 5 Single Family Residential Lots and 5 Common Areas of the Stonebridge Ranch Parcel 511 Addition, Being Fewer Than 7 Acres, Located on the East Side of Ridge Road and Approximately 1,800 Feet North of Virginia 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 signature blocks to reference 2013.
3. The applicant verify that the adequate depth has been provided for screening and buffering improvements outside of the site visibility easement within Common Area A-2, subject to review and approval by the City Landscape Architect and City Engineer.
4. The applicant revise the plat to appropriately label the 100-year fully developed floodplain on the plat, subject to review and approval by the City Engineer.

APPLICATION SUBMITTAL DATE: December 13 (Original Application)
January 21, 2011 (Revised Submittal)
February 25, 2011 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 6.67 acres into 5 single-family detached residential lots and 5 common area lots, located on the

east side of Ridge Road and approximately 1,800 feet north of Virginia Parkway. The proposed subdivision is proposed to be a gated community with a private street.

An associated zoning case (10-146Z) for the subject property was recently approved by the City Council at the April 16, 2013 City Council Meeting which allows for the private street development in accordance with the City of McKinney Subdivision Ordinance as well as a modified side yard setback.

PLATTING STATUS: The property has been boundary platted as Parcel 511, which was filed with the Collin County Clerk in December of 2006 (06-224BP). Subsequent to approval of this preliminary-final plat, the applicant must submit and receive approval of a record plat(s) matching the approved preliminary-final plat prior to any development permits being released on the site. The record plat must be filed with the Collin County Clerk prior to any vertical construction commencing on the site.

SURROUNDING ZONING AND LAND USES:

Subject Property: "PD" – Planned Development District Ordinance No. 2013-04-040 (SF-1 – Single Family Residential Uses)

North	"PD" – Planned Development District Ordinance No. 2007-08-078 (Single Family Residential Uses)	Future Wynn Ridge Residential Subdivision
South	"PD" – Planned Development District Ordinance No. 2000-11-092 (Open Space Uses)	Open Space
	"PD" – Planned Development District Ordinance No. 2007-05-053 (Single Family Residential Uses)	Saddlehorn Creek Residential Subdivision
East	"SUP" – Specific Use Permit Ordinance No. 94-10-43 (Private Street Development) and "PD" – Planned Development District Ordinance No. 1621 (SF-1 Single Family Residential Uses), and as Amended	Estates of Stonebridge Ranch Subdivision
West	"PD" – Planned Development District Ordinance No. 2007-05-053 (SF-1 – Single Family Residential Uses)	Saddlehorn Creek Residential Subdivision

ACCESS/CIRCULATION:

Adjacent Streets: Ridge Road, 120' Right-of-Way, G4D

Altamura Lane, Variable Width, Residential Street and Private Street

Discussion: The applicant is proposing one point of access along Ridge Road via Altamura Lane. The entrance into the proposed private street subdivision will have a controlled access gate and will be subject to the review and approval of the City of McKinney's Fire Marshal.

The City of McKinney Subdivision Ordinance contains several regulations and guidelines for private street developments of which this proposed development must meet. In accordance with the Street Design Manual, all streets, public and private, shall be designed per the City's requirements and standards.

TREE PRESERVATION ORDINANCE: The applicant will be responsible for complying with the Tree Preservation Ordinance, and for submittal of a revised tree survey and 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.

PUBLIC IMPROVEMENTS:

- Sidewalks: Required along Ridge Road
- Hike and Bike Trails: Required along east side of Ridge Road
- 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

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

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