

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Matt Robinson, AICP, Planning Manager

**FROM:** Eleana Galicia, Planner I

**SUBJECT:** Consider/Discuss/Act on a Preliminary-Final Plat for 77 Single Family Residential Lots, 1 Commercial Lot, and 5 Common Areas (Ridge View Estates), Generally Located on the Southeast Corner of U.S. Highway 380 (University Drive) and Ridge Road

**APPROVAL PROCESS:** The Planning and Zoning Commission is the final approval authority for the proposed preliminary-final plat.

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**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.

**APPLICATION SUBMITTAL DATE:** March 28, 2016 (Original Application)  
April 11, 2016 (Revised Submittal)  
April 25, 2016 (Revised Submittal)  
April 28, 2016 (Revised Submittal)  
May 3, 2016 (Revised Submittal)  
May 6, 2016 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide approximately 21.31 acres of land into 77 single family residential lots, 1 commercial lot and 5 common areas.

**PLATTING STATUS:** The subject property is currently platted as Lot 2, Block A of the CVS Ridge Addition. A record plat(s) of the subject property must be approved prior to the commencement of any development activity on the subject property.

**ZONING:**

<b>Location</b>	<b>Zoning District (Permitted Land Uses)</b>	<b>Existing Land Use</b>
Subject Property	“BG” – General Business District and “CC” – Corridor Commercial Overlay District	Undeveloped Land
North	“BG” – General Business District and “CC” – Corridor Commercial Overlay District	CVS Pharmacy
South	“AG” – Agricultural District (Agricultural Uses)	Single Family Residence
East	“AG” – Agricultural District (Agricultural Uses), and “CC” – Corridor Commercial Overlay District	Undeveloped Land
West	“C” – Planned Center District (Uses), and “CC” – Corridor Commercial Overlay District	McClure Elementary School

**ACCESS/CIRCULATION:**

Adjacent Streets: US Highway 380 (University Drive), Variable Width Right-of-Way, Major Regional Highway

Ridge Road, 120’ Right-of-Way, Greenway Arterial

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

**PUBLIC IMPROVEMENTS:**

Sidewalks: Required along US Highway 380 (University Drive) & Ridge Road

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)

Utility Impact Fees: Applicable (Ordinance No. 2013-11-109 and Ordinance No. 2013-12-118)

Median Landscape Fees: Applicable

Park Land Dedication Fees: 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