

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Matt Robinson, AICP, Planning Manager

FROM: Aaron Bloxham, Planner I

SUBJECT: Consider/Discuss/Act on a General Development Plan for The Kinstead, Located on the Northeast Corner of McKinney Place Drive and State Highway 121 (Sam Rayburn Tollway)

APPROVAL PROCESS: The Planning and Zoning Commission is the final approval authority for the proposed general development plan.

STAFF RECOMMENDATION: Staff recommends approval of the proposed general development plan.

APPLICATION SUBMITTAL DATE: February 8, 2016 (Original Application)
April 5, 2016 (Revised Submittal)
April 21, 2016 (Revised Submittal)
April 29, 2016 (Revised Submittal)
May 9, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing a general development plan for an approximately 12.6 acre tract of land, located on the northeast corner of Highway 121 and McKinney Place Drive.

A general development plan is a general schematic of the layout of the proposed development and details the relationship of the development to adjacent properties, general building locations, open space locations, and internal drive and access locations. Any significant changes to the GDP after its approval, as determined by the Director of Planning, would require a revised GDP to be reviewed and approved by the Planning and Zoning Commission.

The approval of the general development plan does not finalize the alignment of any roadways, lot patterns, and common areas. Alignment of roadways and right-of-way dedications are generally determined when a preliminary-final plat is submitted and reviewed, which shows all distances, bearings, metes and bounds, etc. Preliminary utility construction plans and grading and drainage plans are also reviewed during the review of a preliminary-final plat, including storm water management and detention areas.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“PD” – Planned Development District Ordinance No. 2007-01-005 (Multi-family, Commercial and Mixed Uses)	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 2008-07-070 (Multi-family, Commercial and Mixed Uses)	The Heights at Lake Forest Apartments
South	The City of Allen	Undeveloped Land
East	“PD” – Planned Development District Ordinance No. 2007-01-005 and “PD” – Planned Development District Ordinance No. 2007-01-005 (Commercial and Mixed Uses)	Valliance Bank and RaceTrac
West	“PD” – Planned Development District Ordinance No. 2006-05-038 and “PD” – Planned Development District Ordinance No. 2005-10-099 (Multi-family, Commercial and Mixed Uses)	Avana McKinney Place Apartments and Undeveloped Land

GENERAL DEVELOPMENT PLAN APPROVAL: Prior to a subdividing or site planning a tract of land, a general development plan of the entire tract should be submitted to the City for review and approval, prior to approval of a preliminary-final plat or site plan for any portion of the subject property. The general development plan should show the schematic layout of the entire tract and its relationship to adjacent property within the neighborhood unit. The proposed general development plan satisfies these objectives.

ACCESS/CIRCULATION:

Adjacent Streets: State Highway 121 (Sam Rayburn Tollway), 350’ Right-of-Way, Major Regional Highway

McKinney Place Dr, 60’ Right-of-Way, Collector

Valliance Dr, 60’ Right-of-Way, Collector

PROPOSED GENERAL DEVELOPMENT PLAN CHARACTERISTICS: The Subdivision Ordinance states that a general development plan shall show the schematic

layout of the entire tract and its relationship to adjacent property within the neighborhood unit. The general development plan shall delineate the proposed characteristics of land use and building locations, lot patterns, street network, land use calculations, and open space designations.

The proposed general development plan shows the land uses, building locations, open space areas, and density. The general development plan also indicates access throughout the proposed development.

CONFORMANCE TO THE FUTURE LAND USE PLAN (FLUP): At the time that the zoning for the subject property was reviewed and approved, the Future Land Use Plan was evaluated for conformance.

The Future Land Use Plan designates the subject property as “Tollway Commercial.” The proposed development is in keeping with the surrounding zoning districts and provides for compatible uses.

SECONDARY AND COLLECTOR STREETS: The system of collector or secondary streets is very important to the general development plan. The street network for this development area is existing and it should assure good automobile access and circulation for every tract within the area. It should also provide safe pedestrian and bicycle routes throughout the area and convenient access to the hike and bike trails that will serve all of McKinney. Special emphasis should be given to safe and convenient access by automobile, bicycle and by foot to schools and parks that will serve the area.

CONFORMANCE TO MASTER THOROUGHFARE PLAN (MTP): The proposed general development plan conforms to the Master Thoroughfare Plan. The Master Thoroughfare Plan does not indicate the locations of collector streets, and does not indicate any other roadways that will affect the subject property. The proposed thoroughfares within the area are intended to provide for an adequate circulation for the ultimate development conditions of the subject property and surrounding properties.

CONFORMANCE TO THE MASTER PARK PLAN (MPP): The proposed general development plan conforms to the Master Park Plan. Parkland dedication and any associated fees would apply to the subject property when it is platted.

PUBLIC IMPROVEMENTS:

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| Sidewalks: | Required along State Highway 121, McKinney Place Dr., and Valliance Dr. |
| Hike and Bike Trails: | Not Applicable |
| Road Improvements: | All roads 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

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.

ATTACHMENTS:

- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed General Development Plan