

**10-146Z** Conduct a Public Hearing to Consider/Discuss/Act on the Request by Petsche & Associates, Inc., on Behalf of John Mathews, for Approval of a Request to Rezone Approximately 6.66 Acres, from “PD” – Planned Development District to “PD” – Planned Development District, Generally to Allow for a Private Street Development and to Modify the Development Standards, Located on the East Side of Ridge Road and Approximately 1,000 Feet North of Virginia Parkway.

Ms. Abra Nusser, Planner for the City of McKinney, stated that the proposed rezoning request has two general components. She stated that the first is allowing a private street development. Ms. Nusser stated that the proposed private street development includes five residential lots over half an acre in size each and five common areas on Parcel 511 within Planning Area 5 of Stonebridge Ranch, with a controlled access gate. She stated that the Private Street Regulations of the Subdivision Ordinance require that all applications for private street developments be processed through the specific use permit or planned development district procedure. Ms. Nusser stated that Staff feels that the proposed private street development should not negatively impact adjacent and surrounding properties, and the proposed rezoning request satisfies the guidelines and specific requirements as stipulated in the Private Street Regulations of the Subdivision Ordinance. She stated that the second component is modifying the side yard setback for the five proposed lots. Ms. Nusser stated that the governing planned development districts stipulate that the minimum side yard setback is required to be 10 percent of the lot width, but the applicant is requesting that the side yard setback be a consistent 15 feet instead

of varying based on the lot width. She stated that Staff is comfortable with the proposed modification and feels it will have no adverse effect on current or future development. Ms. Nusser stated that Staff feels that the proposed private street development is of exceptional quality and reflects an innovative site design. Staff recommends approval of the proposed rezoning request with the special ordinance provisions as listed in the staff report.

Mr. Peter Petsche, Petsche & Associates, Inc., 2600 Eldorado Pkwy., McKinney, TX 75070, stated that the property was originally approved for 15 lots with a density of 2.20 units to the acre. He stated that this rezoning request changes the density to 0.76 per acre and that it would also change the side yard setbacks as reflected in Exhibit "F". Mr. Petsche stated that he agreed with Staff's comments in the staff report.

Chairperson Clark opened the Public Hearing and called for comments. There were none, on a motion by Commission Member Lingenfelter, seconded by Commission Member Radke, the Commission voted 7-0 to close the public hearing and recommend approval of the proposed rezoning request with the special ordinance provisions as listed in the staff report.

Chairperson Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on April 19, 2011.