



18-0085PFR

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for 25 Single Family Residential Lots, 4 Common Areas, and 1 Non-Residential Lot (The Preserve at Lake Forest), Located Approximately 1,122 Feet South of Fieldcrest Street and on the East Side of Lake Forest Drive

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: February 27, 2018

DEPARTMENT: Planning

CONTACT: Melissa Spriegel, Planner I
Samantha Pickett, AICP, Planning Manager
Brian Lockley, AICP, CPM, Director of Planning

APPLICATION SUBMITTAL DATE: December 12, 2017 (Original Application)
January 29, 2018 (Revised Submittal)
February 5, 2018 (Revised Submittal)
February 12, 2018 (Revised Submittal)

STAFF RECOMMENDATION: Staff recommends approval of the proposed preliminary -final replat with the following conditions, which must be satisfied prior to filing the plat for record:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Preliminary-Final Plat/Replat Approval Checklist, attached.
2. The applicant revise the plat to add the standard plat note per Section 142-76 (7)(e)1 of the Subdivision Ordinance on Sheet 2.
3. The applicant revise the plat to include the replat information in the Owner's Dedication.
4. The applicant receive approval of a Flood Study, as determined by the Engineering Department.

5. The applicant receive approval of proposed street names, as determined by the GIS Department.

ITEM SUMMARY: The applicant is proposing to replat one existing lot (7.04 acres) and 25.48 acres of unplatted property into 25 single family residential lots, 4 common areas, and 1 non-residential lot. The applicant has indicated that the residential lots will be used to construct a single family subdivision and the existing church on the non-residential lot will remain.

PLATTING STATUS: A portion of the subject property is currently platted as Lot 1, Block A of the LDS McKinney Addition. The remaining portion of the subject property is currently unplatted. Subsequent to the approval of the preliminary-final replat, a record plat or plats, subject to review and approval by the Director of Planning, must be filed for recordation with the Collin County Clerk, prior to issuance of a certificate of occupancy/building permit.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"SF5" - Single Family Residential District and "RS-84" - Single Family Residence District (Single Family Residential Uses)	Undeveloped Land and The Church of Jesus Christ of Latter-Day Saints
North	"AG" - Agricultural District (Agricultural Uses) and "PD" - Planned Development District Ordinance No. 2004-09-091 (Single Family Residential Uses)	City of McKinney Parkland and Undeveloped Land
South	"AG" - Agricultural District (Agricultural Uses)	McKinney Boyd High School
East	"SF5" - Single Family Residential District (Single Family Residential Uses)	Undeveloped Land
West	"AG" - Agricultural District (Agricultural Uses)	Single Family Residence

ACCESS/CIRCULATION:

Adjacent Streets: Lake Forest Drive, 120' Right-of-Way, Greenway Arterial

TREE PRESERVATION ORDINANCE: The applicant will be responsible for complying with the Tree Preservation Ordinance, and for submittal of a tree survey or tree preservation plan, as determined by the City Arborist. The applicant will be responsible for applying for all necessary permits for any tree removal that is to occur on site.

PUBLIC IMPROVEMENTS:

Sidewalks: Required per the Subdivision Ordinance

Hike and Bike Trails: Existing along Lake Forest Drive. Any portion damaged during construction must be repaired prior to plat filing

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

Discussion: Under the requirements of the Subdivision Ordinance, the applicant will be required to construct all necessary public improvements prior to filing the accompanying 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. 2013-11-108)

Utility Impact Fees: Applicable (Ordinance No. 2017-02-021)

Median Landscape Fees: Applicable along Lake Forest Drive

Park Land Dedication Fees: Applicable

Pro-Rata: As determined by the City Engineer

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has not received any comments either in opposition to or in support of the proposed preliminary-final replat.

SUPPORTING MATERIALS:

[Standard Conditions Checklist](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Preliminary-Final Replat](#)

[PowerPoint Presentation](#)