



18-0019SUP2

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Private Street Subdivision (Paradiso Valle), Located Approximately 1,000 Feet South of Gray Branch Road and on the East Side of Ridge Road, and Accompanying Ordinance

COUNCIL GOAL: Direction for Strategic and Economic Growth
(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential and open space)

MEETING DATE: February 5, 2019

DEPARTMENT: Planning

CONTACT: Jennifer Arnold, AICP, Director of Planning
Samantha Pickett, AICP, Planning Manager
David Soto, Planner I

APPLICATION SUBMITTAL DATE: October 1, 2018 (Original Application)
December 14, 2018 (Revised Submittal)
December 19, 2018 (Revised Submittal)

RECOMMENDED CITY COUNCIL ACTION: Staff recommends approval of the proposed specific use permit to allow for a private street subdivision, with the following condition:

1. The subject property shall generally develop in accordance with the attached Concept Plan Exhibit and Entrance Exhibit.

ITEM SUMMARY: The applicant is requesting approval of a Specific Use Permit (SUP) to allow for a private street subdivision (Paradiso Valle). A private street subdivision is one in which the public improvements (streets and utilities) are privately maintained by the Homeowners' Association for the subdivision and are not accepted as public improvements by the City. The proposed private street development will develop in accordance with the attached exhibits, and will include 46 single family residential lots and 2 common areas. The applicant has proposed two entrances into the development with a controlled access gate.

The applicant has submitted an associated preliminary-final plat (18-0270PF), which is currently under review by Staff.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"SF7.2" - Single Family Residential District (Single Family Residential Uses)	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 2011-06-039 (Single Family Residential Uses) and "SUP" - Specific Use Permit Ordinance No. 2016-10-080 (Private Streets)	Emerald Heights Subdivision
South	"PD" - Planned Development District Ordinance No. 2013-04-040 (Single Family Residential Uses)	Altamura Estates Subdivision
East	"PD" - Planned Development District Ordinance No. 2000-11-092 (Single Family Residential Uses)	Stonebridge Estates Subdivision
West	"PD" - Planned Development District Ordinance No. 2011-06-039 (Single Family Residential Uses)	Wynn Ridge Estates Subdivision

REQUIREMENTS AND GUIDELINES FOR PRIVATE STREET DEVELOPMENTS:

Section 142-192 (Guidelines for Development) of the City of McKinney Subdivision Ordinance specifies seven guidelines for private street developments. The first three guidelines listed are as follows:

1. The area shall be located within the City limits of the City of McKinney.
2. The development shall not impede the current or future street circulation needs of the area, especially any needed collector or arterial street route, or access to any adjoining tract.
3. The area shall not disrupt an existing or proposed City of McKinney public pedestrian pathway, hike and bike trail, or park.

The above three criteria are mandatory requirements that must be satisfied, and the proposed development satisfies these three requirements.

The remaining four criteria are guidelines that should be addressed when considering such a development; however, it is not mandatory that all of these criteria be addressed. However, the degree to which each is satisfied should be reviewed by Staff, the Planning and Zoning Commission, and the City Council as part of the determination

of the merits of the proposed private street development.

4. If the area is intended for residential use, it should be zoned solely as a residential zoning district, except in the case of a PD zoning district, in which case the area should be designated solely for residential use.
 - The subject property is zoned solely for single family detached residential uses. The subject property shall conform to the district regulations of the “SF-7.2” - Single Family Residence District on the subject property.
5. The area should be bounded on all sides by natural barriers, manmade barriers such as a greenbelt, hike and bike trail, golf course or park, screening walls, or collector thoroughfares.
 - The subject property will be enclosed by a 6-foot high ornamental fence on the southern, eastern, and northern property lines, and a 6' masonry wall, ornamental metal fence, and a controlled access gate is proposed on the western property line. Additionally, the subject property is surrounded by Gray Branch Tributaries on the northern, eastern, and southern except for the western property line, where the property is abutting Ridge Road. The subject property will also be bounded by City's Hike and Bike trail proposed along Ridge Road.
6. Except where substantial existing natural or man-made barriers would render the requirement unreasonable, each private street development shall be required to have a minimum of one point of access to a public street having a right-of-way of at least 60 feet, unless specifically approved otherwise.
 - The applicant has met this guideline as the development has 2 points of direct access to an existing four-lane greenway arterial (Ridge Road).
7. The proposed private street subdivision should not result in an overconcentration of such developments, to the extent of dominating the neighborhood development pattern.
 - The request will not result in an overconcentration of such development within the surrounding area.

PROPOSED PRIVATE STREET SUBDIVISION: The proposed Concept Plan shows the general layout, circulation, and pertinent features of the proposed private street development, including but not limited to access to a four-lane greenway arterial (Ridge Road) with a minimum width of at least 120 feet, the location of fencing materials and surrounding natural amenities. The Entrance Exhibit shows a rendering of the proposed building materials for fencing, and the access gate for the gated community.

A 6-foot high ornamental fence is proposed for the south, east, and northern property

lines, and a 6' masonry wall with a controlled access gate is proposed on the western property line. Additionally, the subject property is bounded by Gray Branch Tributaries on the north, east and southern property lines. There is a required 10-foot wide Hike and Bike Trail proposed along Ridge Road, which will be located outside the private street subdivision in accordance with the City's Hike and Bike Trail Master Plan.

IMPACT ON EXISTING DEVELOPMENT: Staff does not anticipate that the proposed private street subdivision will negatively impact the existing and future adjacent single family residential developments (including the Stonebridge Estates, Emerald Heights Subdivision, and Altamura Estates Subdivision located north, east, and south of the subject property).

CONFORMANCE TO THE MASTER PARK PLAN (MPP): The proposed SUP request does not conflict with the Master Park Plan. The proposed Hike and Bike Trail will be located outside the private development, as shown on the attached Concept Plan.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has not received any comments in opposition to or in support of this proposed specific use permit request.

BOARD OR COMMISSION RECOMMENDATION: On January 8, 2019 the Planning and Zoning Commission voted 7-0 to recommend approval of the proposed Specific Use Permit request.

SUPPORTING MATERIALS:

[PZ Minutes](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Comprehensive Plan Maps](#)

[Established Community District](#)

[Placetype Definitions](#)

[Proposed Ordinance](#)

[Proposed Exhibits A-D](#)

[Presentation](#)