

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Senior Planner

FROM: Anthony Satarino, Planner

SUBJECT: Consider/Discuss/Act on the Request by The Keller Salons of Volterra, L.L.C., on Behalf of Liberty Federal Savings Bank, for Approval of a Concept Plan for Parcel 506, Phase 2, Approximately 4.63 Acres, Located on the North Side of Virginia Parkway and Approximately 1,400 Feet East of Ridge Road.

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to City Council for consideration at the March 6, 2012 meeting.

STAFF RECOMMENDATION: Staff recommends approval of the proposed concept plan.

APPLICATION SUBMITTAL DATE: January 17, 2012 (Original Submittal)
 January 30, 2012 (Revised Submittal)
 February 9, 2012 (Revised Submittal)

ITEM SUMMARY: The applicant has shown a potential layout for the parent tract as required under "PD" – Planned Development District Ordinance No. 1621 (the governing ordinance for Stonebridge Ranch and the base PD for subject property.

PLATTING STATUS: The subject property is currently unplatted. A Boundary Plat for Parcel 506, Phase 2, has been filed with the County in accordance with the regulations set forth by the Stonebridge Planned Development District. A preliminary-final plat (12-009PF) has been submitted by the applicant and is running concurrently with this concept plan at the February 14, 2012 Planning and Zoning Commission meeting. Subsequent to the approval of the preliminary-final plat, 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.

CONCEPT PLAN: Under the governing planned development ordinance, a concept plan is required if the development of the entire zoning area is not shown on a single site plan. A zoning area, as defined by "PD" – Planned Development District Ordinance No. 1621, is a tract of land or contiguous tracts of land under the same zoning district.

The subject property is currently zoned “R-1” Retail District. Concept plans are submitted for review by the Planning and Zoning Commission, which are then forwarded on to the City Council for consideration of approval.

The purpose of a concept plan is to set forth the development objectives allowed under zoning criteria in a graphic or specific written manner. An access management plan normally serves this requirement for developments outside of this particular planned development district. The proposed concept plan shows the subject property can be effectively developed as two independent tracts of land, as long as basic access and circulation needs are planned for the overall tract as a whole. The attached concept plan displays the proposed lot layout for the development and indicates the lots will be developed as retail and personal service establishment uses. The proposed square footage for the building on Lot 1 is 11,333 square feet. The proposed square footage for the building on Lot 2 is 6,000 square feet. As each tract on the plan is developed, a site plan is required. Prior to the issuance of a certificate of occupancy, an associated record plat(s) in conformance with the proposed concept plan must be filed with the Collin County Clerk, subject to review and approval by the Director of Planning.

SURROUNDING ZONING AND LAND USES:

Subject Property: “PD” – Planned Development District Ordinance No. 2007-05-053
(Commercial Uses)

North	“PD” – Planned Development District Ordinance No. 2007-05-053	Open Space
South	“PD” – Planned Development District Ordinance No. 97-06-036	Open Space Stonebridge Ranch Amenity Center – Beach and Tennis Club
East	“PD” – Planned Development District Ordinance No. 2007-05-053 (Commercial Uses)	Undeveloped Land
West	“PD” – Planned Development District Ordinance No. 2000-11-092 (Multi Family Residential and Commercial Uses)	The Venue at Stonebridge Ranch City of McKinney Fire Station #5

Discussion: The subject property is located within “PD” – Planned Development District Ordinance No. 2007-05-053. The applicant is proposing to develop the property with retail/personal service establishment uses. The proposed uses are consistent with the “R-1” zoning designation for the area.

ACCESS/CIRCULATION:

Adjacent Streets: Virginia Parkway, 120' Right-of-Way, 4-Lane Major Arterial (M6D)

Discussion: The subject property has access to Virginia Parkway through a mutual access and firelane easement that straddles the interior property line of proposed Lots 1 and 2, Block A. The subject property has a second point of access through an offsite mutual access to the west of the property. Access to the site matches the approved access management plan (12-008AMP).

PUBLIC IMPROVEMENTS:

Sidewalks: Required along Virginia Parkway

Hike and Bike Trails: Not Required

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 associated plat, unless otherwise specified in an approved facilities agreement.

MISCELLANEOUS: The applicant has also proposed a 6' tall masonry screening wall between the proposed development and the neighboring multi family development to west of the subject property. Per the governing planned development ordinances, a screening device shall be placed along any property line between a residential district and a non-residential district. The height and material of the proposed screening wall is consistent with the requirements of the governing planned development ordinance.

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

ATTACHMENTS:

- Maps
- Letter of Intent
- Proposed Concept Plan