

Plat - Final PC-18-15_03

Trace Phase PA 1A, Section B



Summary

Request:	Consideration of a Final Plat with 36 residential lots.		
Applicant:	Caren Williams-Murch 2 Venture Ste 350 Irvine, CA 92618	Property Owner:	Highpointe Trace, LLC Tim England 2 Venture Ste 350 Irvine, CA 92618
Parkland Required:	N/A	Utility Capacity:	Adequate / By Developer
Accessed from:	Rollingwood Drive	New Street Names:	N/A

Notification

Application:	N/A	Neighborhood Meeting:	N/A
Published:	N/A	# of Participants:	N/A
Posted:	N/A	Personal:	N/A
Response:	None as of the date of this report.		

Property Description

Location:	Intersection of Rollingwood Drive and Esplanade Parkway		
Acreage:	7.467	PDD/DA/Other:	Ord. # 2015-042
Existing Zoning:	Single Family "SF-6"	Preferred Scenario:	Area of Stability
Proposed Use:	Single Family Residential		
CONA Neighborhood:	N/A	Sector:	5

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	Public "P"	Open Space	Area of Stability
South of Property:	Single Family "SF-6"	Single Family	Area of Stability
East of Property:	Single Family "SF-6"	Single Family	Area of Stability
West of Property:	Single Family "SF-6"	Single Family	Area of Stability

Staff Recommendation

X	Approval as Submitted	Approval with Conditions / Alternate	Denial
Staff:	Tory Carpenter, CNU-A	Title : Planner	Date: September 7, 2018

History

The proposed plat is part of the Trace Planned Development District (PDD).

Additional Analysis

All requirements of Section 3.2.3.4 of the Development Code have been met.



Evaluation			Criteria for Approval (Sec.3.2.3.4)
Consistent	Inconsistent	Neutral	
		<u>N/A</u>	If no preliminary subdivision or development plat has been approved the criteria in Section 3.2.2.4 shall apply;
<u>X</u>			The final subdivision plat or final development plat, as applicable, conforms to the approved preliminary subdivision plat or preliminary development plat, except for minor changes authorized under Section 3.2.3.5;
<u>X</u>			Where public improvements have been installed, the improvements conform to the approved public improvement construction plans and have been approved for acceptance by the Responsible Official;
<u>X</u>			Where the Planning and Zoning Commission has authorized public improvements to be deferred, the subdivision improvement agreement and surety have been executed and submitted by the property owner in accordance with Section 3.4.2.1;
<u>X</u>			The final layout of the subdivision or development meets all standards for adequacy of public facilities in accordance with Section 3.5.1.1; and
		<u>N/A</u>	The plat meets any County standards to be applied under an interlocal agreement between the City and a County under Tex. Loc. Gov't Code Ch. 242, where the proposed development is located in whole or in part in the extraterritorial jurisdiction of the City and in the county.