

# Plat - Final PC-18-16\_03

## Trace Phase PA 1B, Section B



### Summary

<b>Request:</b>	Consideration of a Final Plat with 41 residential lots.		
<b>Applicant:</b>	Caren Williams-Murch 2 Venture Ste 350 Irvine, CA 92618	<b>Property Owner:</b>	Highpointe Trace, LLC Tim England 2 Venture Ste 350 Irvine, CA 92618
<b>Parkland Required:</b>	N/A	<b>Utility Capacity:</b>	Adequate / By Developer
<b>Accessed from:</b>	Rustic Glen Drive	<b>New Street Names:</b>	N/A

### Notification

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

### Property Description

<b>Location:</b>	Intersection of Spiny Lizard Lane and Rustic Glen Drive.		
<b>Acreage:</b>	5.06	<b>PDD/DA/Other:</b>	Ord. # 2015-042
<b>Existing Zoning:</b>	Single Family "SF-6"	<b>Preferred Scenario:</b>	Area of Stability
<b>Proposed Use:</b>	Single Family Residential		
<b>CONA Neighborhood:</b>	N/A	<b>Sector:</b>	5

### Surrounding Area

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

### Staff Recommendation

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

### History

The proposed lot 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.