

Plat - Final
PC-18-10_03(a)

Trace Phase 2A, Sec B



Summary

Request:	Consideration of a Final Plat with 44 single family lots, 4 open space lots, and portion of William Moon Way, Horsemint Way, Camino Verde, and an alley for residential access.		
Applicant:	Caren Williams-Murch 2 Venture Ste 350 Irvine, CA 92618	Property Owner:	Highpoint Trace, LLC 2 Venture Ste 350 Irvine, CA 92618
Parkland Required:	Satisfied through PDD	Utility Capacity:	Adequate / By Developer
Accessed from:	Esplanade Parkway, William Moon Way, Horsemint Way, Bosque Drive	New Street Names:	Camino Verde

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 Esplanade Parkway and Bosque Drive		
Acreage:	7.578 ac	PDD/DA/Other:	Ord. # 2015-042
Existing Zoning:	Single Family "SF-6"	Preferred Scenario:	Area of Stability
Proposed Use:	Single Family		
CONA Neighborhood:	N/A	Sector:	5

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	Single Family "SF-6"	Single Family	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 of the Final Plat	Approval with Conditions / Alternate	Denial
Staff: Andrea Villalobos, CNU-A		Title : Planner	Date: November 8, 2018

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History

The proposed plat is part of the Trace Planned Development District (PDD). Surety for the construction of the adjacent roadways and public utilities have been sufficiently provided through reimbursements from the Trace Public Improvement District created in Resolution No. 2015-145R.

Additional Analysis

All requirements of Section 3.2.3.4 and Section 3.4.2 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; <i>Surety for construction of Public Improvements has been fulfilled through the Trace Public Improvement District (PID).</i>
<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; <i>Surety for construction of Public Improvements has been fulfilled through the Trace Public Improvement District (PID).</i>
<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.