

Plat - Final PC-18-42_03

Trace Subdivision El Rio Street



Summary

Request:	Consideration of a Final Plat with one public roadway known as El Rio Street		
Applicant:	Caren L. Williams-Murch 2 Venture Suite 350 Irvine, CA 92618	Property Owner:	Highpointe Trace, LLC. 2 Venture Suite 350 Irvine, CA 92618
Parkland Required:	N/A	Utility Capacity:	Adequate
Accessed from:	Van Horn Trace	New Street Names:	El Rio Street

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:	1300 Block of Van Horn Trace		
Acreage:	1.830	PDD/DA/Other:	Ord. # 2015-42
Existing Zoning:	"PDD" Planned Development District with a base zoning of "P" Public, "SF-6" Single-Family 6, and "MF-24" Multifamily-24	Preferred Scenario:	Medium Intensity Zone
Proposed Use:	Road		
CONA Neighborhood:	N/A	Sector:	5

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	GC	Vacant	Employment Center
South of Property:	ETJ	Vacant	Low Intensity
East of Property:	P; SF-6	Vacant	Medium Intensity
West of Property:	MF-24; P	Vacant	Medium Intensity

Staff Recommendation

<input checked="" type="checkbox"/>	Approval as Submitted	<input type="checkbox"/>	Approval with Conditions / Alternate	<input type="checkbox"/>	Denial
Staff: Andrea Villalobos, AICP, CNU-A					
Title : Senior Planner				Date: December 12, 2019	

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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>N/A</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.