

# Plat - Final PC-20-14

## Trace PID Phase 3 (Right-of-way / Landscaping



### Summary

<b>Request:</b>	Consideration of a Final Plat consisting of public right-of-way and 5 landscape lots.		
<b>Applicant:</b>	Caren Williams-Murch 2 Ventura, Suite 350 Irvine, CA 92618	<b>Property Owner:</b>	Highpoint Trace, LLC 2 Ventura, Suite 350 Irvine, CA 92618
<b>Parkland Required:</b>	N/A	<b>Utility Capacity:</b>	By Developer
<b>Accessed from:</b>	Van Horn Trace	<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>	Van Horn Trace		
<b>Acreage:</b>	6.048 acres	<b>PDD/DA/Other:</b>	Ord. # 2015-042
<b>Existing Zoning:</b>	General Commercial "GC", Single-Family "SF-6", Public "P", Multifamily-24 "MF-24"	<b>Preferred Scenario:</b>	Low Intensity
<b>Proposed Use:</b>	Public right-of-way and landscaping		
<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>	General Commercial "GC", Multifamily-24 (MF-24), Public "P"	Amenity Center	Low Intensity
<b>South of Property:</b>	Single-Family "SF-6" and Public "P"	Vacant	Low Intensity
<b>East of Property:</b>	Single-Family "SF-6"	Rodriguez Elementary School	Low Intensity
<b>West of Property:</b>	General Commercial "GC"	Vacant	Low Intensity

### Staff Recommendation

<b>X</b>	<b>Approval as Submitted</b>	Approval with Conditions / Alternate	Denial
<b>Staff:</b> Andrea Villalobos, AICP, CNU-A <b>Title :</b> Planning Manager <b>Date:</b> June 16, 2021			

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**History**

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

**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><b>N/A</b></u>	If no preliminary subdivision or development plat has been approved the criteria in Section 3.2.2.4 shall apply;
<u><b>X</b></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><b>X</b></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><b>X</b></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><b>X</b></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><b>N/A</b></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.