

January 12, 2016

Preliminary Plat: Majestic Gardens (PP15-0027)
Owner(s): DR Frisco Land LP

DESCRIPTION:

89 Townhome lots, 155 Patio Home lots, and two Homeowners' Association lots on 51.8± acres on the south side of Main Street, 1,150± feet east of Teel Parkway. Zoned Planned Development-199-Townhome. Neighborhood #41. KM

REMARKS:

Access: Access is provided from Majestic Gardens Drive and River Trail.

Street Stubs: A street stub is not required as all adjacent property has been platted or has been approved for construction.

Screening: Screening is not required.

Tree Preservation: There are no protected trees on the site.

Landscape Plan: A landscape plan will be submitted with construction documents.

Open Space: Open space is adequate. Through the zoning process Staff worked with the developer to provide meaningful open space designs for this project. Planning Staff will ensure that these concepts are carried out with the approval process of the construction set.

Additional Information: The preliminary plat complies with the Planned Development standards.

RECOMMENDATION:

Recommended for approval subject to:

1. City Council approval of the zoning ordinance;
2. Staff approval of landscape plans;
3. Staff approval of the architectural pattern book;
4. Staff approval of street and subdivision names;
5. Staff approval of the Right-Of-Way alignment of Kentland Drive; and
6. Additions and/or alterations resulting from Engineering Services' review of construction plans.