

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

October 15, 2015



FP15-26: proposed Final Plat of Siena Subdivision - Phase 4

SIZE AND LOCATION: 17.74 acres of land out of John Austin Survey, A-2and located generally southeast of Old Reliance Road, wedged between the current termini of Positano Loop

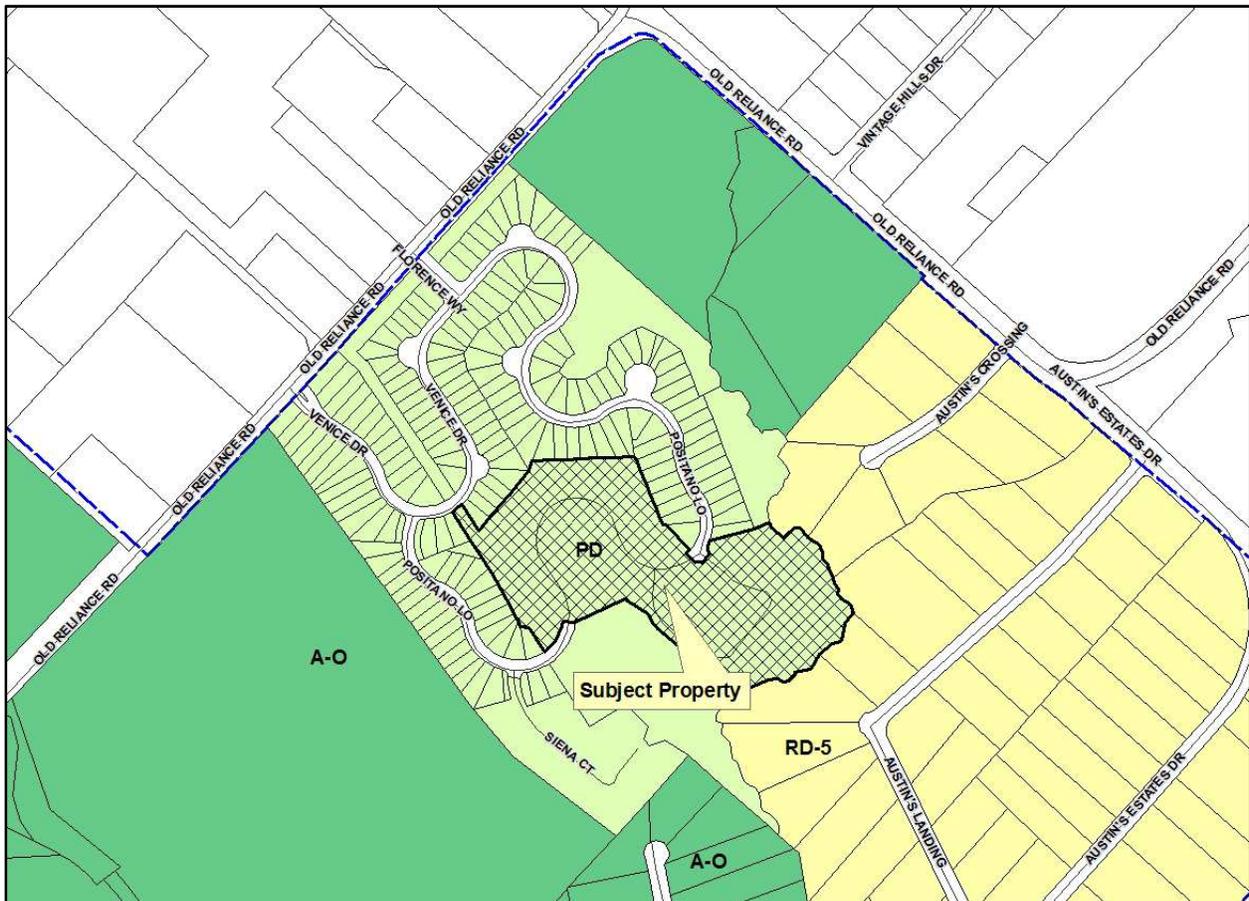
EXISTING LAND USE: vacant acreage

PROPERTY OWNER(S): BCS Development Co.

APPLICANT/AGENT: McClure & Brown Engineering – Dale Browne

STAFF CONTACT: Martin Zimmermann, AICP, Planning Manager

SUMMARY RECOMMENDATION: Staff recommends **approving** this proposed final plat.





PROPOSED SUBDIVISION:

The proposed final plat of Phase 4 of the Siena Subdivision creates 63 lots intended for single-family residential use on 17.742 acres of vacant land zoned Planned Development – Housing District (PD-H). The extension of Positano Loop and one new street, Naples Way, as well as public water main, sewer main, and storm sewer extensions are proposed for dedication and improvement by the developer. In addition, 2.911 acres and 0.813 acres, respectively, of common area are proposed to be dedicated for public use with this plat. Within these common areas, the developer will install a sidewalk/trail system, in accordance with the approved 2009 development plan for the PD-H zoning of this land. The common areas will be maintained by the Siena Homeowners Association.

The proposed final plat is substantially in conformance with the Master Plan of Siena Subdivision, which the Planning and Zoning Commission approved on July 16, 2009. Parkland dedication requirements for the entire 269-lot Siena Subdivision were met with the dedication of 3.72 acres of parkland adjacent to Old Reliance Road with the recording of the final plat of Phase 2 of this subdivision on April 29, 2013. \$22,554 in parkland development fees will be due prior to the recording of this final plat.

RECOMMENDATION:

The proposed final plat complies with all applicable codes and ordinances. The Site Development Review Committee and staff recommend **approving** this proposed final plat.