

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Samantha Gleinser, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Pogue Engineering & Development Company, Inc., on Behalf of SLMP Facility L.L.C., for Approval of a Site Plan for StatLab Medical Products, Being Fewer than 8 Acres, Located on the Southeast Corner of Bray Central Drive and Commerce Drive

APPROVAL PROCESS: The Planning and Zoning Commission is the final approval authority for the proposed site plan.

STAFF RECOMMENDATION: Staff recommends approval of the requested site plan with the following conditions:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Site Plan Approval Checklist, attached.

Prior to issuance of a building permit:

2. The applicant revise the site plan to show the correct loading space requirement ratio in the site data table.
3. The applicant revise the site and landscape plan to provide an approved screening device along the eastern property line to screen the proposed bay doors and loading docks from the adjacent non-industrial property.

However, the applicant is requesting a variance to waive the required screening for overhead bay doors and loading docks oriented towards non-industrial property (Condition #3 above), of which Staff is recommending denial.

APPLICATION SUBMITTAL DATE: October 28, 2013 (Original Application)
November 25, 2013 (Revised Submittal)
December 2, 2013 (Revised Submittal)
February 18, 2014 (Revised Submittal)
March 3, 2014 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct a 64,800 square foot medical equipment manufacturing and office building (StatLab Medical Products) on approximately 7.22 acres, located on the southeast corner of Bray Central Drive and Commerce Drive. An associated record plat (14-050RP) for the subject property is currently under Staff's review.

PLATTING STATUS: The subject property is currently conveyance platted as Lot 1R, Block B, of the University Business Park Addition. A record plat or plats, subject to review and approval by the Director of Planning, must be filed for recordation with the Collin County Clerk prior to issuance of a Certificate of Occupancy.

SURROUNDING ZONING AND LAND USES:

Subject Property: "PD" – Planned Development District Ordinance No. 98-05-30 (Office and Light Manufacturing Uses)

North	"PD" – Planned Development District Ordinance No. 2007-10-100 (Office and Light Manufacturing Uses)	Pogue Corporate Headquarters
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South	"PD" – Planned Development District Ordinance No. 98-05-30 (Office and Light Manufacturing Uses)	Undeveloped Land
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East	"BG" – General Business District (Commercial Uses)	Job Corps USA
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West	"PD" – Planned Development District Ordinance No. 98-05-30 (Office and Light Manufacturing Uses)	Undeveloped Land and Erchonia Corporation
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ACCESS/CIRCULATION:

Adjacent Streets: Bray Central Drive, 80' Right-of-Way, Collector Street

Commerce Drive, 65' Right-of-Way, Collector Street

Discussion: The proposed development will have one point of access along Bray Central Drive and two points of access along Commerce Drive.

PARKING: The applicant has satisfied the minimum parking requirements as specified within Section 146-130 (Vehicle Parking) of the Zoning Ordinance.

LOADING SPACES: The applicant has satisfied the minimum loading space requirements as specified within Section 146-131 (Off-Street Loading) of the Zoning Ordinance.

SOLID WASTE CONTAINERS: The sanitation container screening walls will be brick, stone masonry or other architectural masonry finish, including a metal gate, primed and painted, and the sanitation container screening walls, gate, and pad site will be constructed in accordance with the City of McKinney Design Specifications. The applicant has provided the required notation on the proposed site plan.

LANDSCAPING REQUIREMENTS: The applicant has satisfied all landscaping requirements as specified in Section 146-135 (Landscape Requirements) of the Zoning Ordinance.

SCREENING REQUIREMENTS: Loading docks or structures, bays, and bay doors are required to be screened from adjacent non-residential uses, other than industrial. Since the property adjacent to the eastern property line is non-residential and not used for industrial purposes, the ordinance requires that the proposed bay doors and loading docks be screened from said property. Allowed screening devices per Section 146-132 (Fences, Walls, and Screening Requirements) of the Zoning Ordinance include the following:

- Brick masonry, stone masonry, or other architectural masonry finish;
- Tubular steel (primed and painted) or wrought iron fence with masonry columns spaced a maximum of 20 feet on center with structural supports spaced every ten feet, and with sufficient evergreen landscaping to create a screening effect;
- Living plant screen, upon approval by the Planning and Zoning Commission and/or City Council, depending on which body has the final approval authority as indicated in section 146-45(a)(2) through the site plan process; or
- Alternate equivalent screening, upon approval by the Planning and Zoning Commission and/or City Council, depending on which body has the final approval authority as indicated in section 146-45(a)(2) through the site plan process.

The applicant has requested a variance waiving the required screening along the eastern property line for the purpose of screening the overhead bay doors and loading docks. The Zoning Ordinance states that a variance to required screening may be granted if the Planning and Zoning Commission finds that:

- Unique circumstances exist on the property that make application of specific items in this section (Sec. 149-132) unduly burdensome on the applicant;
- The variance will have no adverse impact on current or future development;
- The variance is in keeping with the spirit of the zoning regulations, and will have a minimal impact, if any, on the surrounding land uses; and

- The variance will have no adverse impact on public health, safety, and general welfare.

Staff is of the opinion that the requested variance does not comply with the above provisions for granting a variance and that a screening device, either an approved screening device or alternate screening device such as a living plant screen, is appropriate between the subject property and the adjacent, non-industrial property. More specifically, the lack of any type of screening allows for unobstructed views of the overhead bay doors and loading docks from portions of the adjacent non-industrial property and could have a negative impact on future development of the adjacent property. Staff is not comfortable recommending approval of waiving the required screening; however, Staff is not opposed to a living plant screen used as an alternative screening device for the overhead bay doors and loading docks. Should the variance to waive the required screening be denied by the Planning and Zoning Commission, Staff recommends that the site and landscape plans be revised to provide the required screening prior to the issuance of a building permit.

The applicant has provided the required notation stating that all mechanical, heating, and air conditioning equipment shall be screened from the public right-of-way and from adjacent residential properties. The applicant has satisfied all other minimum requirements as specified in Section 146-132 (Fences, Walls, and Screening Requirements) of the Zoning Ordinance.

LIGHTING AND GLARE REGULATIONS: The applicant will be responsible for complying with Chapter 58 (Lighting and Glare Regulations) of the City of McKinney Code of Ordinances. The applicant has provided the required notation stating that the lighting will be in conformance to the requirements of the City of McKinney Code of Ordinances on the site plan.

ARCHITECTURAL STANDARDS: The applicant will be responsible for meeting the requirements of Section 146-139 (Architectural and Site Standards) of the City of McKinney Zoning Ordinance. Architectural building elevations are subject to review and approval by the Chief Building Official, prior to issuance of a building permit.

TREE PRESERVATION ORDINANCE: The applicant will be responsible for complying with the Tree Preservation Ordinance. The applicant has submitted a tree preservation plan and construction tree permit that is currently under review of the City's Landscape Architect.

PUBLIC IMPROVEMENTS:

Sidewalks:	Required along Bray Central Drive and Commerce Drive
Hike and Bike Trails:	Not Required

Road Improvements: All road improvements necessary for this development, and as determined by the City Engineer

Utilities: All utilities necessary for this development, and as determined by the City Engineer

Discussion: Under the requirements of the Subdivision Ordinance, the applicant will be required to construct all necessary public improvements prior to filing the accompanying plat, unless otherwise specified in an approved facilities agreement.

DRAINAGE: The applicant will be responsible for all drainage associated with the subject property, and for compliance with the Storm Water Ordinance, which may require on-site detention. Grading and drainage plans are subject to review and approval by the City Engineer, prior to issuance of a building permit.

FEES:

Roadway Impact Fees: Applicable (Ordinance No. 2013-11-108)

Utility Impact Fees: Applicable (Ordinance No. 2013-11-109 and Ordinance No. 2013-12-118)

Median Landscape Fees: Not Applicable

Park Land Dedication Fees: Not Applicable

Pro-Rata: Not Applicable

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no comments in support of or in opposition to this request.

ATTACHMENTS:

- Standard Conditions for Site Plan Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Site Plan
- Proposed Landscape Plan
- PowerPoint Presentation