

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**FROM:** Jennifer Arnold, Planning Manager

**SUBJECT:** Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for Two Office Buildings (McKinney Medical Village), Located on the Northeast Corner of Eldorado Parkway and Alma Road

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

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

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

**However, the applicant has also requested approval of an alternate screening device for rooftop mechanical equipment. In order to maintain a consistent application of Section 146-132(2)(a)(3) of the Zoning Ordinance, Staff is unable to support the applicant's request for an alternate screening device for rooftop mechanical equipment.**

**APPLICATION SUBMITTAL DATE:** August 25, 2014 (Original Application)  
September 9, 2014 (Revised Submittal)  
September 16, 2014 (Revised Submittal)  
October 7, 2014 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to develop approximately 10.46 acres of land located at the northeast corner of Eldorado Parkway and Alma Road for an approximately 79,224 square foot medical office building and an approximately 13,500 square foot office building in a future phase.

The applicant is requesting approval of an alternate screening device (metal panel or stucco finishing) for rooftop mechanical equipment from the Planning and Zoning Commission, which is discussed in further detail below.

**PLATTING STATUS:** The subject property is currently conveyance platted as Lot 1R1, Block A of the Parcel 905 Addition. A Minor Plat, 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. 97-06-36 (Office Uses)

North	“PD” – Planned Development District Ordinance No. 1621, and as amended	Undeveloped Land, Assisted Living
South	“PD” – Planned Development District Ordinance No. 1621, and as amended	City Park (Gabe Nesbitt Park)
East	“PD” – Planned Development District Ordinance No. 1621, and as amended	Single Family Residences
West	“PD” – Planned Development District Ordinance No. 1621, and as amended	Single Family Residences, Daycare (Centennial Montessori Academy)

**ACCESS/CIRCULATION:**

Adjacent Streets: Eldorado Parkway, Variable Width Right-of-Way, Greenway Arterial

Alma Road, Variable Width Right-of-Way, Minor Arterial

Discussion: The proposed development will take access off of Eldorado Parkway and Alma Road in a future phase.

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

**LOADING SPACES:** Section 146-131 (Off-Street Loading) of the Zoning Ordinance states that 2 loading spaces shall be provided for office buildings and similar establishments between 50,001 to 100,000 square feet of gross floor area. The Zoning Ordinance also states that the Planning and Zoning Commission may approve a variance to the number of loading spaces through the site plan process.

The applicant has proposed to provide 1 loading space and has indicated to Staff that this will be sufficient for the medical office use. As such, Staff is not opposed to the proposed reduction in number of loading spaces to be provided.

**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:** 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 properly screened the sanitation container and has satisfied the minimum requirements as specified in Section 146-132 (Fences, Walls, and Screening Requirements) of the Zoning Ordinance.

The Zoning Ordinance states that open storage of materials, equipment or commodities shall be screened from view from all public streets and shall be stacked one foot below the top of a screening wall or visual barrier. As it applies to the screening of rooftop mechanical equipment, a parapet wall is commonly extended to screen rooftop equipment; however, standard screening devices such as a masonry wall or a wrought iron fence with masonry columns 20' on center with an evergreen living screen are acceptable to satisfy this screening requirement by right. The Zoning Ordinance also allows the Planning and Zoning Commission to approve an alternate equivalent screening device through the site plan process.

The applicant has proposed two options for screening the rooftop mechanical equipment and has provided photographs and sight line visibility perspective drawings of the proposed materials and screening wall (see attached).

**SCREENING OPTION #1:** The applicant has proposed to install a solid, non-combustible, prefinished, lightweight, non-corrugated metal panel for the rooftop mechanical equipment screening; or

**SCREENING OPTION #2:** The applicant has proposed to install a solid, lightweight metal panel with a spray foam stucco finishing.

Neither of the proposed alternate screening devices are approved screening devices per the Zoning Ordinance. In order to maintain a consistent application of screening requirements for rooftop equipment, Staff is not comfortable supporting either of the proposed options as alternate screening materials.

**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.

**PUBLIC IMPROVEMENTS:**

Sidewalks: Required along Eldorado Parkway and Alma Road

Hike and Bike Trails: Not Applicable

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: None due per Stonebridge Development Agreement

Utility Impact Fees: None due per Stonebridge Development Agreement

Median Landscape Fees: Not Applicable

Park Land Dedication Fees: Not Applicable

Pro-Rata: As determined by the City Engineer

**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 & Aerial Exhibit
- Letter of Intent
- Proposed Site Plan
- Proposed Landscape Plan
- Architectural Elevations
- Proposed Material Option #1
- Proposed Material Option #2
- Plan View of Screening Wall
- Sight Line Visibility Renderings
- PowerPoint Presentation