

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Steven Duong, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Pogue Engineering & Development, Inc., on Behalf of LF Development Partners, L.P., for Approval of a Site Plan for Pinnacle Eye Associates Clinic, Being Fewer than 2 Acres, Located on the East Side of Lake Forest Drive and Approximately 1,300 Feet South of U.S. Highway 380 (University 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 site plan with the following condition:

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 and has provide two potential options (Option 1: Evergreen living screen consisting of a mix of trees/shrubs with a staggered alignment; Option 2: Evergreen living screen consisting of a mix of trees/shrubs in a solid linear alignment) with which Staff has some concerns, generally regarding a lack of consistency with the adjacent screening device.

APPLICATION SUBMITTAL DATE: May 28, 2013 (Original Application)
June 21, 2013 (Revised Submittal)
August 9, 2013 (Revised Submittal)
August 19, 2013 (Revised Submittal)
August 30, 2013 (Revised Submittal)
October 6, 2013 (Revised Submittal)
December 17, 2013 (Revised Submittal)
January 9, 2014 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to develop approximately 1.44 acres of land located approximately 1,300 feet south of U.S. Highway 380 (University Drive).

Staff has previously approved a site plan for a medical office building on the subject property; however, the applicant is now requesting approval of an alternate screening device from the Planning and Zoning Commission, which is discussed in further detail below.

PLATTING STATUS: The subject property is currently platted as Lot 3, Block A of the Craig Children Trust Addition. Additional easements necessary for the development of the property shall be filed prior to the issuance of a Certificate of Occupancy.

SURROUNDING ZONING AND LAND USES:

Subject Property: "PD" – Planned Development District Ordinance No. 2010-06-016 (Office and Retail Uses)

North	"PD" – Planned Development District Ordinance No. 2013-06-053 (Office, Retail, and Day Care Uses)	Undeveloped Land
South	"PD" – Planned Development District Ordinance No. 2010-06-016 (Office and Retail Uses)	Undeveloped Land
East	AG" – Agricultural District (Single Family Residential Uses)	Meadow Ranch Estates Subdivision
West	"BG" – General Business District (Commercial Uses)	Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Lake Forest Drive, 120' Right-of-Way, Greenway Arterial

Discussion: The proposed development will take access off of Lake Forest Drive.

PARKING:

Proposed Use: Medical Office (8,599 Square Feet)

Required Number of Spaces: 1 Space per 300 Square Feet

Total Required: 29 Parking Spaces
Total Provided: 44 Parking Spaces (Including 2 Handicapped Spaces)

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

LOADING SPACES:

Proposed Use: Medical Office (8,599 Square Feet)

Required Number of Spaces: No Loading Spaces Required

Provided: No Loading Spaces Provided

Discussion: 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: 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 all other minimum requirements as specified in Section 146-132 (Fences, Walls, and Screening Requirements) of the Zoning Ordinance.

The Zoning Ordinance states that whenever a non-residential use is developed adjacent to a single family residential zone or use, a 6' tall screening device is required. The Zoning Ordinance allows a masonry wall or a wrought iron fence with masonry columns 20' on center with an evergreen living screen to satisfy this screening requirement by right. The Zoning ordinance also allows the Planning and Zoning Commission to approve an evergreen living screen or another alternate screening device through the site plan process.

The applicant has provided two options (discussed further below) for a living screen to act as an alternate screening device along the shared property line between the proposed building and the residences to the east.

SCREENING OPTION #1: The applicant has proposed to install a living screen consisting of 14 East Palatka Hollies (to be 6-8' tall at the time of planting), 11 Little Gem Magnolias (to be 6-8' tall at the time of planting), 10 Carolina Sapphires (to be 15' tall at the time of planting) and 4 Nellie R. Stevens Holly shrubs along the eastern property line. The trees and shrubs would be arranged in a staggered manner which the applicant has indicated to Staff will better preserve the natural look of the creek. However, Staff feels that the staggered alignment may not provide a solid screening effect and could allow for unobstructed lines of sight from multiple locations along the eastern property line. As such, Staff does not feel the staggered alignment will provide a solid screening effect intended by the Zoning Ordinance and is unable to support this option.

SCREENING OPTION #2: The applicant has proposed to install a living screen consisting of 14 East Palatka Hollies (to be 6-8' tall at the time of planting), 11 Little Gem Magnolias (to be 6-8' tall at the time of planting), 10 Carolina Sapphires (to be 15' tall at the time of planting) and 4 Nellie R. Stevens Holly shrubs along the eastern property line. As proposed, Staff feels that the tree and shrub line arranged in a fairly linear manner should create a solid evergreen living screen that should adequately screen the proposed medical office use from the adjacent residential properties.

It is important to note that the City Council recently approved a rezoning request for the property directly north of the subject property on which a wrought iron fence with masonry columns and an evergreen living screen was required. Additionally, the Planning and Zoning Commission recently approved an alternate screening device for a medical facility site on the opposite side of the adjacent property to the north that utilized Easter Red Cedars as a living screen.

In order to ensure a consistent screening device is installed with the adjacent property to the north, Staff recommends the use of a wrought iron fence with masonry columns and an evergreen living screen. However, Staff feels that a solid linear evergreen living screen (proposed by the applicant in Option #2) should adequately screen the proposed use from the adjacent residential properties. As such, Staff has no significant concerns with Option #2, should the Planning and Zoning Commission choose to approve it.

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 Lake Forest Drive

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: 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 letters of support or of opposition to this request.

ATTACHMENTS:

- Standard Conditions for Site Plan Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Photos of Existing Tree Line
- Proposed Site Plan

- Proposed Landscape Plan Option #1
- Proposed Landscape Plan Option #2
- PowerPoint Presentation