

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Matt Robinson, AICP, Planning Manager

FROM: Eleana Galicia, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit and Site Plan Request for a Car Wash (McKinney Car Wash), Located at the Southwest Corner of Eldorado Parkway and Hudson Crossing

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the February 2, 2016 meeting.

STAFF RECOMMENDATION: Staff recommends approval of the proposed specific use permit and site plan to allow a car wash, with the following conditions:

1. The applicant receive approval of a variance to allow the proposed bay door for the car wash to be oriented towards Eldorado Parkway.

Prior to issuance of a building permit:

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

APPLICATION SUBMITTAL DATE: October 12, 2015 (Original Application)
October 27, 2015 (Revised Submittal)
November 13, 2015 (Revised Submittal)
December 11, 2015 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct a 5,760 square foot car wash (McKinney Car Wash) on 1.33 acres at the southwest corner of Eldorado Parkway and Hudson Crossing.

The zoning for the subject property ("C1" – Neighborhood Commercial District) requires that a specific use permit be granted in order for a car wash to be constructed and operated on the subject property. As part of the specific use permit request, the

applicant has submitted a site layout exhibit detailing the building location, overhead door locations, screening devices and parking areas.

In addition to the specific use permit request the applicant is requesting a variance to allow the proposed bay door for the drive thru car wash to be oriented towards public right of way (Eldorado Parkway). Typically, variances are requested during the site plan review process, however since a site layout exhibit is required for the specific use permit request Staff has combined the site plan and specific use permit into one request. Approval of the specific use permit shall also constitute approval of the site plan for the proposed car wash. The variance request is detailed further below.

On November 10, 2015, the Planning and Zoning Commission voted 7-0-0 to recommend approval for an associated rezoning request (CASE 15-284Z) for the subject property from “PD” – Planned Development District to “C1” – Neighborhood Commercial District. The City Council voted 7-0-0 to approve the rezoning request.

PLATTING STATUS: The subject property is currently unplatted. A record 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.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“C1” – Neighborhood Commercial District (Commercial Uses)	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 2003-02-015 (Single Family Residential Uses)	Live Oak Village Subdivision
South	“PD” – Planned Development District Ordinance No. 98-11-59 (Office Uses)	Hudson Crossing Office Condos
East	“PD” – Planned Development District Ordinance No. 2005-11-115 (Commercial Uses)	Sonic Drive-In Restaurant
West	“SUP” – Specific Use Permit Ordinance No. 211-05-031 (Commercial Uses), and “PD” – Planned Development District Ordinance No. 2011-05-031 (Retail	Undeveloped Land

	Uses)	
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SPECIFIC USE PERMIT: When acting on a request for a specific use permit, the following factors should be considered:

- Compatibility with adjacent and neighboring land uses.
- Adaptability of building structures to the proposed use.
- Infrastructure requirements: roads, sidewalks, access to public streets, parking, and drainage.
- Elements such as screening, open space, building heights, and compatibility of existing buildings to the proposed use.

Staff has evaluated the request based on the above mentioned parameters and feels that the site is appropriate for a car wash and should remain compatible with existing or future development on the adjacent properties.

SITE LAYOUT: The attached exhibit provides a general layout of the proposed car wash. The site circulation, screening, parking, sanitation, and landscaping requirements are in general conformance with the Zoning Ordinance. Approval of the specific use permit shall also constitute approval of the site plan and landscape plan for the proposed car wash.

ACCESS/CIRCULATION:

Adjacent Streets: Eldorado Parkway, 120' Right-of-Way, Greenway Arterial
Hudson Crossing, 100' Right-of-Way, Minor Arterial

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

LOADING SPACES: No loading spaces are required for the proposed development.

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 and specific use permit exhibit.

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

SCREENING REQUIREMENTS: Per Section 146-132 (Fencing, walls, and screening requirements), bay doors in any retail district shall be oriented away from public right of way. The applicant is seeking a variance to allow the bay door for the drive thru car wash to be oriented towards Eldorado Parkway.

The Zoning Ordinance states that a variance can be granted during site plan approval to allow the bay door for the car wash to be oriented towards public right of way, if the City Council 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.

The applicant has proposed a bay door for the drive thru car wash to be oriented towards Eldorado Parkway. The exit of the drive thru car wash is located on the north side of the building oriented towards public right of way (Eldorado Parkway) and the entrance is located on the south side of the building facing an office development located south of the subject property. Staff feels that the proposed location of the bay doors for the car wash entrance and exit should not have a negative impact on the surrounding land uses or have an impact on the future development of the adjacent properties. The applicant has proposed to screen the overhead doors oriented towards Eldorado Parkway and facing the office development located south of the subject property with an approved screening device (6' masonry wall). The applicant has also incorporated additional ornamental trees to soften the appearance of the masonry wall located along Eldorado Parkway, and additional evergreen shrubs composed of Foster Holly to further reduce the visibility of the bay door from public right-of way. In Staff's opinion, the applicant has met the intent of the zoning regulations by adequately screening the proposed overhead doors from public right of way and adjacent properties, and, as such, Staff has no objection to the applicant's request.

The applicant has submitted Architectural Renderings for informational purposes only to show the orientation of the car wash with the proposed bay doors and screening wall.

The applicant has satisfied all other minimum requirements as specified in Section 146-131 (Off-Street Loading) 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 Planning Department, 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 stated on a signed affidavit that there are no protected trees on the subject property, subject to review and approval of the City's Landscape Architect.

PUBLIC IMPROVEMENTS:

Sidewalks:	Required along Eldorado Parkway and Hudson Crossing
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 Required
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 and Aerial Exhibit
- Letter of Intent
- Proposed Site Plan and Specific Use Permit Exhibit
- Proposed Landscape Plan
- Architectural Renderings – Informational Only
- PowerPoint Presentation