

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 Site Plan for McKinney Fire Station #9, Located Approximately 3,160 Feet North of US Highway 380 (University Drive) and on the East Side of Lake Forest Drive

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission for the proposed site plan will be forwarded to the City Council for final action at the May 3, 2016 meeting.

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

1. The applicant receive approval of an alternate screening device (12' architecturally finished metal with living screen composed of Needle Point Holly 3' at the time of planting) to screen the generator located on the east side of the building.
2. The applicant receive approval of a living plant screen (Composed of Nelly R. Stevens 6' at the time of planting) for the heating and air conditioning equipment located on the north and west sides of the building.
3. The applicant receive approval of a variance to not screen the apparatus bay doors from view of nonresidential properties located on the north and from the view of future public right-of-way (Summit View Drive).

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: March 14, 2016 (Original Application)
March 28, 2016 (Revised Submittal)
March 31, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct a 15,000 square foot fire Station for the City of McKinney (McKinney Fire Station #9) on 2.5 acres of land, located approximately 3,160 feet north of US Highway 380 (University Drive) and on the east side of Lake Forest.

The applicant has submitted an associated rezoning request (16-073Z) that is also being considered at the April 12, 2016 Planning and Zoning Commission meeting.

The proposed Fire Station will be maintained and operated by the City of McKinney. The applicant is requesting to use a living plant screen (Composed of Nellie R. Stevens Holly 6’ at the time of planting) to screen the heating and air conditioning equipment located on the north and west sides of the building, and an alternate screening device (12’ architecturally finished metal and Needle Point Holly 3’ at the time of planting) to screen the generator located on the east side of the building. In addition, a variance request to not screen the apparatus bay doors from view of nonresidential properties to the north and view of future public right-of-way (Summit View Drive) to the south is being sought. These requests are detailed further below. The recommendation of the Planning & Zoning Commission will be forwarded to the City Council for consideration at their May 3, 2016 meeting.

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	“AG” – Agricultural District (Agricultural Uses) and “PD” – Planned Development District Ordinance No. 1478 (Single Family Residential Uses)	Undeveloped Land
North	“AG” – Agricultural District (Agricultural Uses)	Undeveloped Land
South	“PD” – Planned Development District Ordinance No. 1478 (Single Family Residential Uses)	Undeveloped Land
East	“PD” – Planned Development District Ordinance No. 1478 (Single Family Residential Uses)	Undeveloped Land

West	“PD” – Planned Development District Ordinance No. 2003-06-060 (Single Family Residential Uses)	Summit View Lake Subdivision
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ACCESS/CIRCULATION:

Adjacent Streets: Lake Forest, 120’ Right-of-Way, Major Arterial

Future Summit View Drive, 60’ Right-of-Way, Collector

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: Per Section 146-132 (Fences, Walls, and Screening requirements) bay doors shall be screened from the view of public right-of-way, nonresidential and residential properties and air conditioning, heating and mechanical equipment are required to be screened from view of public right of way and residential properties. As proposed, the air conditioning and heating equipment are located on the north and west sides of the building and are visible from view of public right-of-way (Lake Forest Drive). Additionally, the generator located on the east side of the building is visible from properties zoned for residential uses to the east and future public right-of-way (Summit View Drive) to the south, and the apparatus bay doors are visible from nonresidential properties to the north and view of future public right-of-way (Summit View Drive) to the south. The applicant is required to screen the HVAC equipment, bay doors, and mechanical equipment with either an approved screening device or an alternate screening device with approval of the Planning and Zoning Commission and/or City Council. 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 proposed to screen the 8' generator located on the east side of the building with an alternate screening device (12' architecturally finished metal and Needle Point Holly 3' at the time of planting). As proposed, the alternate screening device adequately screens the generator from the view of public right-of-way (Future Summit View Drive) and adjacent residential properties located on the east. In Staff's opinion, the use of architecturally finished metal effectively screens the generator from view and the added plantings help soften the appearance of the architectural metal screen. As such, Staff has no objection to the request of the alternate screening device at this particular location.

The applicant has proposed to screen the HVAC equipment located on the north and west sides of the building with a living plant screen (composed of Nelly R. Stevens 6' at the time of planting). The increase in height of the evergreen shrubs from the standard requirement of 3' height at the time of planting will eliminate visibility of the equipment from the view of right-of-way (Lake Forest Drive) at the time of construction. In Staff's opinion the applicant has adequately screened the mechanical equipment through the proposed living plant screen. As such, Staff recommends approval of the request to utilize a living plant screen at the proposed locations.

The applicant has proposed apparatus overhead doors that are oriented north towards nonresidential properties and south towards future right-of-way (Future Summit View Drive). Per Section 146-132 (Fences, Walls, and Screening Requirements) the applicant is required to screen the bay doors with an approved screening device. The applicant has requested to waive this requirement and to eliminate any screening along the north and south sides of the apparatus bay doors because it would hinder access from Future Summit View Drive and the necessary circulation for the fire trucks to maneuver within the site. Staff recognizes the constraints of the site and agrees that the screening would interfere with the functionality of the site, and as such, Staff recommends approval of the variance request.

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 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 Lake Forest and Future Summit View 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: Not Applicable

Utility Impact Fees: Not Applicable

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 and Aerial Exhibit
- Letter of Intent
- Proposed Site Plan
- Proposed Landscape Plan
- PowerPoint Presentation