

AGENDA ITEM

TO: Planning and Zoning Commission

FROM: Samantha Pickett, Planning Manager

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan and Façade Plan Appeal for a Multi-Family Development (McKinney North), Located Approximately 700 Feet North of Wilmeth Road and on the East Side of State Highway 5 (McDonald Street)

APPROVAL PROCESS: The action of the Planning and Zoning Commission for the proposed site plan may be appealed to the City Council.

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

1. The applicant receive approval of a variance to allow buildings on the subject property to orient exterior facing windows towards an adjacent property zoned or used for single family residential purposes that are within 150 feet of the proposed buildings.
2. The applicant receive approval of a variance to waive the masonry screening wall required along all side and rear property lines for all property lines located on the eastern portion of the property.

The applicant has requested a facade plan appeal in order to allow the following, to which Staff has no objections:

1. The applicant receive approval of an alternate major architectural and site enhancement.

However, the applicant has also requested a façade plan appeal for the following, of which Staff recommends denial:

2. The applicant receive approval of a variance to not provide a full height facade offset that is a minimum of 5 feet deep and 10 feet wide for building elevations longer than 30 feet.
3. The applicant receive approval to not provide the minimum of four (4) minor architectural and site enhancements.

Prior to the issuance of a building permit, the following conditions must be satisfied:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Site Plan Approval Checklist, attached.
2. The applicant revise the site plan to remove the interior walls from the building footprints.
3. The applicant revise the site plan to provide the square footage for each building, and include the square footage total in the site data table.
4. The applicant revise the site plan to show all driveways as twenty (20) feet in length.
5. The applicant show the final location of the erosion hazard setback, subject to review and approval by the City Engineer.
6. The applicant verify the existing canopy trees on the property being used to satisfy the requirement that there be at least 1 tree for every 30 linear feet along all property lines.
7. The applicant revise the landscape plan to show all required trees on the subject property.
8. The applicant revise the landscape plan to provide screening shrubs around the dumpster enclosure.
9. The applicant revise the landscape plan to provide a terminus tree at the end of every parking row.
10. The applicant revise the landscape plan to label all existing trees shown on the plan.
11. The applicant revise the site plan to relocate the dumpster on the eastern portion of the subject property outside of any easements.

APPLICATION SUBMITTAL DATE:

October 12, 2015 (Original Application)
November 17, 2015 (Revised Submittal)
December 7, 2015 (Revised Submittal)
January 22, 2016 (Revised Submittal)
January 26, 2016 (Revised Submittal)
February 12, 2016 (Revised Submittal)
February 19, 2016 (Revised Submittal)
March 7, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct a 12-building multi-family residential development located approximately 700 feet north of Wilmeth Road and on the east side of State Highway 5 (McDonald Street).

Site plans can typically be approved by Staff; however, the variance requests require that the site plan and façade plan receive approval from the Planning and Zoning Commission. The variance requests are detailed further below.

PLATTING STATUS: The subject property is currently unplatted. 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.

ZONING:

| Location | Zoning District (Permitted Land Uses) | Existing Land Use |
|------------------|---|--------------------------------------|
| Subject Property | “PD” – Planned Development District Ordinance No. 95-04-21 (Multi-Family Residential Uses) | Undeveloped Land |
| North | “PD” – Planned Development District Ordinance No. 95-04-21 (Single Family Residential Uses) | Trinity Heights Subdivision |
| South | “PD” – Planned Development District Ordinance No. 95-04-21 (Multi-Family Residential Uses) | Creek Point Apartments |
| East | “PD” – Planned Development District Ordinance No. 1619 (Office Uses) | Undeveloped Land |
| West | “PD” – Planned Development District Ordinance No. 1451 (Light Manufacturing Uses) | MCD Innovations and Undeveloped Land |

ACCESS/CIRCULATION:

Adjacent Streets: State Highway 5 (McDonald Street), 120’ Right-of-Way, Major 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 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) of the Zoning Ordinance, multi-family residential developments shall provide and maintain a six-foot tall masonry screening wall along all side and rear property lines.

The applicant has requested to waive the masonry screening wall requirement along the eastern portion of the property due to the adjacency of the property line to the centerline of the nearby creek, as well as the extensive number of trees located within this area of the property. Staff understands the logistical issues with locating a wall within the floodplain and wooded areas, and as such, has no objection to the request to waive the screening wall in the proposed locations.

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 purpose of the architectural standards is to set minimum standards for the appearance of non-residential buildings and corresponding site elements, which are recognized as enhancing property values and are in the interest of the general welfare of the City of McKinney. The standards are intended to serve as a baseline for the minimum design expectations of the City. These standards are not intended to prohibit architectural innovation nor are they intended to mandate specific architectural styles and concepts. Rather, they are intended to provide for development of enduring quality that provides visual character and interest.

The Architectural Standards Ordinance requires the Director of Planning to forward any facade plan that does not conform to the architectural standards to the Planning and Zoning Commission for consideration and action.

Facade plan appeals state that the Planning and Zoning Commission shall consider the following factors in determining the extent of any exception to be granted:

1. The extent to which the application meets other specific standards of this ordinance;
2. The extent to which the application meets the spirit and intent of this chapter through the use of building materials, colors, and façade design to create a building of exceptional quality and appearance;
3. The positive or negative impact of the proposed project on surrounding property use and property values, in comparison to the expected impact of a project which could be built in conformance with the standards of this ordinance;
4. The extent to which the proposed project accomplishes City goals as stated in the Comprehensive Plan or other approved documents; and
5. Convenience to the applicant and/or reasons related to economic hardship shall not be grounds for approval of an application.

The applicant has requested several variances to Section 146-139 (Architectural and Site Standards) of the Zoning Ordinance, which are detailed below:

- Approval of a variance to allow exterior facing windows to be oriented towards a single family residential use or zone located within 150 feet.
 - The proposed site plan is showing 8 buildings located within the 150-foot zone that feature windows oriented towards a property zoned for single family residential uses, and range from 45 to 65 feet away from the adjacent single family to the north. Given the narrow configuration of the subject property (approximately 315 feet wide), the ability to develop the property would be reduced if all buildings observed the setback. As such, Staff has no opposition to this portion of the request.
- Approval of a variance waiving the requirement to provide full height offsets of at least 5 feet deep by 10 feet wide on all elevations longer than 30 feet.
 - The applicant is requesting that this requirement be waived for all buildings on the subject property. While the applicant has stated that this requirement should be waived due to the single family residential look of the buildings, Staff is of the opinion that offsets could be provided by further offsetting each individual unit, and that the proposed elevations do not feature a unique design above and beyond the Ordinance requirements warranting a waiver of this requirement. As such, Staff recommends denial of the requested variance.

- Approval of an alternate major architectural and site enhancement.
 - The applicant is requesting to provide one major enhancement from those listed in the Ordinance (each unit be provided with a private balcony or porch at least 50 square feet in area), and one enhancement not included on the list, which requires Planning and Zoning Commission approval. The applicant has provided several options from which to choose:
 - Two-story, townhome style design with individual garages
 - Department of Energy-rated zero-energy homes
 - Installation of a traffic light along State Highway 5
 - Staff is of the opinion that the townhome design is not above and beyond the standard requirements, and at this time a traffic signal could not be installed per TXDOT traffic count standards; however, the zero-energy status rated by the Department of Energy is a unique addition that allows for longer-lasting developments that put less stress on City resources. As such, Staff has no objections to this request.
- Approval of a request to waive the requirement to provide at least 4 minor architectural and site enhancements.
 - Per the Ordinance, at least 2 enhancements must be selected from the list provided, while a third, alternate option may be proposed which may satisfy the remaining two enhancements. The applicant has proposed one option from the Ordinance (100% masonry exteriors), and provided one alternate (shutters on all windows as design permits). While the applicant has mentioned in the letter of intent that the proposed major enhancements should satisfy both categories, Staff is of the opinion that the proposed elements are not of the same nature and quality as those provided in the Ordinance. Additionally, the design of the proposed buildings could be enhanced with the addition of some of the options provided in the Zoning Ordinance (including but not limited to pattern brickwork, complementary masonry, dormers, and shutters on *all* windows), and as such Staff recommends denial of the requested variance.

TREE PRESERVATION ORDINANCE: The applicant will be responsible for complying with the Tree Preservation Ordinance. The applicant has submitted a tree survey, subject to review and approval of the City's Landscape Architect.

PUBLIC IMPROVEMENTS:

Sidewalks: Required along State Highway 5 (McDonald Street)

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: 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
- Letters of Intent
- Proposed Site Plan
- Proposed Landscape Plan
- Proposed Elevations
- PowerPoint Presentation