

PLANNING & ZONING COMMISSION MEETING OF 02-23-16 AGENDA ITEM #15-316SP2

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Matt Robinson, AICP, Planning Manager

FROM: Samantha Pickett, Planner II

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan and Façade Plan Appeal for a Multi-Family Development (Avilla McKinney), Located on the North Side of White Avenue and on the East Side of Community Avenue

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 conditions:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Site Plan Approval Checklist, attached.
2. 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.

However, the applicant has also requested a facade plan appeal in order to allow the following, of which Staff recommends denial:

3. Building elevations longer than 30 feet not be required to provide a full height facade offset that is a minimum of 5 feet deep and 10 feet wide.
4. The development shall not be required to provide the minor architectural and site enhancements.

APPLICATION SUBMITTAL DATE: December 14, 2015 (Original Application)
December 23, 2015 (Revised Submittal)
January 11, 2016 (Revised Submittal)
January 25, 2016 (Revised Submittal)
January 28, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct a multi-family residential development (Avilla McKinney) on 12.00 acres on the north side of White Avenue and on the east side of Community Avenue.

On February 9, 2016, the Planning and Zoning Commission voted 7-0 to table this item to the February 23, 2016 meeting due to notification signs not being posted on the subject property in the timeframe required by the Zoning Ordinance.

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. 98-04-24 (Multi-Family Residential Uses)	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 2011-12-080 (Office Uses)	Undeveloped Land
South	“PD” – Planned Development District Ordinance No. 98-04-24 (Office and Single Family Residential Uses)	Walker Office Building, Stacy’s Studio of Music, and Sandy Glen Subdivision
East	“PD” – Planned Development District Ordinance No. 98-04-24 (Single Family Residential Uses)	Undeveloped Land
West	“PD” – Planned Development District Ordinance No. 1281 (Office and Light Manufacturing Uses)	Raytheon

ACCESS/CIRCULATION:

Adjacent Streets: White Avenue, 100’ Right-of-Way, Minor Arterial

Community Avenue, 80’ 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 this development per 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 the 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 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 proposed elevations feature exterior facing windows on the multi-family buildings that are oriented towards properties zoned for single family residential uses within the required 150' distance, and do not feature the required minimum offset (5 feet deep by 10 feet wide) on elevations longer than 30 feet or the four minor site and architectural enhancements and, as such, are not in compliance with the newly established architectural standards of the Zoning Ordinance (approved in March of 2015).

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.

Section 146-139 (Architectural and Site Standards) of the Zoning Ordinance states that for multi-family residential structures located within 150 feet of an adjacent single family residential use or zone, no exterior facing window shall be oriented towards said adjacent single family residential use or zone. The proposed site plan is showing 29 buildings located within the 150-foot requirement with windows oriented towards a property zoned for single family residential uses. Given the single-story nature of the proposed development, as well as the required 6' solid masonry screening walls located around the perimeter of the property, Staff feels that the proposed window orientation should not negatively impact adjacent residential uses. As such, Staff has no opposition to this portion of the request.

Additionally, Section 146-139 (Architectural and Site Standards) of the Zoning Ordinance states that for all multi-family residential elevations longer than 30 feet in length, an offset be provided that is at least 5 feet deep by 10 feet wide. 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 the proposed elevations do not feature a unique design above and beyond the Ordinance requirements warranting a waiver of this requirement, and as such Staff cannot support the requested variance.

Section 146-139 (Architectural and Site Standards) of the Zoning Ordinance also states that for all multi-family residential uses, at least four minor site and architectural enhancements be provided. The Ordinance provides for the option to choose four from a list of eleven enhancements, the last of which is the option to provide an alternate feature that can satisfy a maximum two of the required enhancements with the Planning and Zoning Commission's approval. The applicant is requesting a variance to not provide four of the listed enhancements, but has provided several alternate options instead, including:

1. Private backyard for each unit
2. Emphasized windows with trim and sills
3. Shutters on all windows over two feet in width
4. Varied roof pitches
5. Four foot wide trail
6. Four park benches along trail

While the applicant has provided one enhancement from the Ordinance (emphasized windows with trim and sills), Staff is of the opinion that the remaining features are not comparable to the enhancements provided in the Zoning Ordinance (including but not limited to pattern brickwork, complementary masonry, dormers, and shutters on all windows), and as such cannot recommend approval of the requested variance.

Given the above factors, Staff does not feel that the proposed design implements the architectural standards in a new or innovative way, especially given the lack of building articulation and minor enhancements. As such, Staff cannot support the proposed two variances to the elevations.

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:

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| Sidewalks: | Required along Community Avenue |
| Hike and Bike Trails: | Required along White Avenue |
| 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:

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| 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: | Applicable along White Avenue |
| Park Land Dedication Fees: | Applicable |
| Pro-Rata: | As determined by the City Engineer |

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received one letter in support of this request.

ATTACHMENTS:

- PZ Minutes 02.09.16
- Standard Conditions for Site Plan Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Letter of Support
- Proposed Site Plan
- Proposed Landscape Plan
- Distance Exhibit
- Proposed Elevations
- PowerPoint Presentation