

CITY COUNCIL MEETING OF 03-01-16 AGENDA ITEM #16-005SP

AGENDA ITEM

TO: City Council

THROUGH: Brian Lockley, AICP, Director of Planning
Matt Robinson, AICP, Planning Manager

FROM: Eleana Galicia, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for a Parking Lot (Buick-GMC Inventory Parking), Located on the North side of Collin McKinney Parkway and at the terminus of Test Drive

APPROVAL PROCESS: The City Council is the final approval authority for the proposed site plan.

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.

APPLICATION SUBMITTAL DATE: January 11, 2016 (Original Application)
January 25, 2016 (Revised Submittal)
February 15, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct a parking lot (approximately 316 Spaces) for off-site storage of new and used vehicle inventory for the Buick and GMC car dealership.

Typically site plans can be administratively approved by Staff; however, the governing planned development ordinance requires the site plan to be approved by the City Council.

PLATTING STATUS: The subject property is currently platted as Lot 3, Block C of the Courtesy Dealership Addition. An amending plat of the subject property must be approved prior to the issuance of a Building Permit, and commencement of any development activity on the subject property.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“PD” – Planned Development District Ordinance No. 1480 (Commercial Uses)	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 1480 (Commercial Uses)	Undeveloped Land
South	“PD” – Planned Development District Ordinance No. 1480 (Commercial Uses), and “CC” – Corridor Commercial Overlay District	McKinney Buick and GMC, and Nissan of McKinney
East	“PD” – Planned Development District Ordinance No. 1480 (Commercial Uses)	Undeveloped Land
West	“RG 18” – General Residence (Multifamily Residential Uses), and “PD” – Planned Development District Ordinance No. 1994-06-018 (Single Family Residential Uses)	The Grand Estates of McKinney and Village Creek Subdivision

ACCESS/CIRCULATION:

Adjacent Streets: Collin-McKinney Parkway, 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 parking lot.

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.

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: Approval of Façade Plans by the Planning Department are not required for the proposed development.

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 Collin-McKinney Parkway

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: 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