

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Samantha Pickett, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Grimes Development, on Behalf of Akita Properties, for Approval of a Meritorious Exception for McKinney Medical Plaza II, Being Less than 1 Acre, Located on the South Side of Virginia Parkway and Approximately 740 Feet West of Crutcher Crossing

APPROVAL PROCESS: The Planning and Zoning Commission is the final approval authority for the proposed meritorious exception.

STAFF RECOMMENDATION: Staff recommends approval of the proposed meritorious exception.

APPLICATION SUBMITTAL DATE: April 14, 2014 (Original Application)

ITEM SUMMARY: The applicant is requesting a meritorious exception to Section 146-139 (Architectural and Site Standards) of the Zoning Ordinance for McKinney Medical Plaza II. The applicant has indicated that the proposed elevations for the facility feature redwood plank accents similar to the adjacent Stonebridge Pediatrics building within the complex. In January of 2011, the Stonebridge Pediatrics building received approval of a meritorious exception to feature similar redwood plank accents. The applicant is requesting to utilize a mix of limestone, brick, EIFS, cast stone, and redwood to maintain consistency with the adjacent building within the medical office complex.

The meritorious exception is being requested because the proposed architectural elevations:

1. Feature redwood planks on the north and south elevations, which is not an acceptable exterior finishing material as defined by the Zoning Ordinance.

The applicant has an approved site plan (99-318SP), which was approved by City Council on March 21, 2000, and Staff approved slight modifications to the site plan on February 18, 2014.

ZONING NOTIFICATION SIGNS: The applicant has posted zoning notification signs on the subject property, as specified within Section 146-164 (Changes and Amendments) of the City of McKinney Zoning Ordinance.

COMPLIANCE WITH ARCHITECTURAL STANDARDS: The purpose of the architectural standards is to set minimum standards for the appearance of non-residential 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. Staff is of the opinion that the proposed architectural design of the McKinney Medical Plaza II satisfies the intent of the architectural standards through the use of a variety of building materials, colors, and façade design, creating a building of exceptional quality and appearance.

The provisions within the Architectural Standards Ordinance regarding meritorious exceptions state that “it is not the intent of this ordinance to discourage innovation. An architectural and site design that does not conform with the specific requirements of this ordinance, but which has merit by marking a positive contribution to the visual environment and which is appropriate to the site and use, may be submitted for consideration as a meritorious exception.”

The Architectural and Site Standards section of the Zoning Ordinance pertaining to granting a meritorious exception states 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 ordinance 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; and
4. The extent to which the proposed project accomplishes City goals.

MERITORIOUS DESIGN AND MINIMUM POINT SCORE: The intent of the Architectural Standards Ordinance is to set 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.

Staff supports the meritorious exception due to the innovative and unique design of the proposed building. Although redwood is not an approved exterior finishing material as defined by the Architectural and Site Standards, Staff feels that the redwood will add

visual interest to the building through the use of contrasting materials and textures and will enhance the surrounding area.

Section 146-139 (Architectural and Site Standards) in the Zoning Ordinance requires a minimum point score of 85 points for non-residential uses in non-industrial districts in order for the architectural elevations to be approved by Staff. The Architectural and Site Standards section of the Zoning Ordinance allows all non-residential uses in non-industrial districts that have a minimum of 50 percent of each wall covered with an acceptable masonry finishing material to be awarded points for various building design criteria.

Though the applicant is requesting to use redwood as an accent material, the applicant has still met the minimum 50 percent masonry on each wall, and has exceeded the minimum requirement, achieving 96 points.

IMPACT ON EXISTING DEVELOPMENT: The proposed colors and design of the building are in keeping with the existing development in the area, including the adjacent building, which received approval of a meritorious exception in January of 2011. Staff feels the proposed design featuring redwood plank accents can have a positive impact on the surrounding visual environment, and will complement the adjacent building within the medical office complex.

MISCELLANEOUS DISCUSSION: A meritorious exception shall not be granted to serve as a convenience to the applicant or for reasons related to economic hardship. Staff believes that this is not the case with the proposed architectural design and meritorious exception.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has not received any comments either in opposition to or in support of this request.

ATTACHMENTS:

- Location Map and Aerial Exhibit
- Letter of Intent
- Photo of Adjacent Medical Office Building
- Minimum Point Calculation Sheet
- Proposed Architectural Elevations
- PowerPoint Presentation