

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Samantha Pickett, Planner II

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for a Use Accessory to the Existing United Parcel Service (UPS) Operations (Driver Training Course), Located on the Northeast Corner of Wilmeth Road and Redbud Boulevard

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the April 7, 2015 meeting.

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.

Prior to issuance of a building permit:

2. The applicant revise the site plan to list the zoning in the site data table as "PD 1563" and "ML" – Light Manufacturing District.

APPLICATION SUBMITTAL DATE: February 23, 2015 (Original Application)
March 9, 2015 (Revised Submittal)
March 12, 2015 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct a driver training course with a paved area, small-scale replicas of homes, and a drop box on the east side of the existing United Parcel Service (UPS) facility, located at the northeast corner of Wilmeth Road and Redbud Boulevard.

Site plans can typically be approved by Staff; however, the governing zoning ordinance on the property ("PD" – Planned Development District Ordinance No. 1563) requires that prior to development of subject property, a site plan be submitted for review by the Planning and Zoning Commission, which is then forwarded on to the City Council for consideration of approval.

PLATTING STATUS: The subject property is currently platted as Lot 1, Block A of the Blockbuster Addition.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" – Planned Development District Ordinance No. 1563 (Office and Light Manufacturing Uses) and "ML" – Light Manufacturing District (Light Manufacturing Uses)	UPS Operations Facility
North	"AG" – Agricultural District (Agricultural Uses)	Undeveloped Land
South	"PD" – Planned Development District Ordinance No. 1563 (Office and Light Manufacturing Uses) and "PD" – Planned Development District Ordinance No. 2003-05-052 (Agricultural Uses)	RMCV Credit Services, Brandon Industries, Oak Hollow Golf Course, and Undeveloped Land
East	"ML" – Light Manufacturing District (Light Manufacturing Uses)	Undeveloped Land
West	"C" – Planned Center District and "CC" – Corridor Commercial Overlay District (Commercial Uses)	QuikTrip and Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Wilmeth Road, 120' Right-of-Way, Major Arterial

Redbud Boulevard, 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 additional loading spaces are required 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: No additional landscaping is required per 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 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 Chief Building Official, prior to issuance of a building permit.

TREE PRESERVATION ORDINANCE: The applicant will be responsible for complying with the Tree Preservation Ordinance. The applicant will be required to submit a signed affidavit stating that there are no protected trees on the subject property or submit a tree survey, subject to review and approval of the City's Landscape Architect.

PUBLIC IMPROVEMENTS:

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| Sidewalks: | Existing along Wilmeth Road and Redbud Boulevard |
| 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 (Ordinance No. 2013-11-108)

Utility Impact Fees: Not 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
- PowerPoint Presentation