

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Matt Robinson, AICP, Planning Manager

FROM: Melissa Spriegel, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for Automotive Sales, Repair and Car Wash (CarMax), Located on the Northwest Corner of White Avenue and U.S. Highway 75 (Central Expressway)

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 receive approval of a variance to allow the bay doors located on the east side of the car wash to be oriented towards U.S. Highway 75 and the bay doors located on the south side of the main building to be oriented towards White Avenue.
2. The applicant receive approval of a living plant screen (composed of Foster's Holly 6' at the time of planting) to screen the bay doors on the south side of the main building from White Avenue.
3. The applicant receive approval to waive the requirement of a 6' screening device along the western property line.

Prior to issuance of a building permit:

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

APPLICATION SUBMITTAL DATE: May 31, 2016 (Original Application)
July 11, 2016 (Revised Submittal)
July 25, 2016 (Revised Submittal)
July 29, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct an 18,824 square foot Automotive sales, repair, and carwash facility (CarMax) on 10.722 acres located at the Northwest corner of U.S. Highway 75 (Central Expressway) and White Avenue.

Site plans can typically be approved by Staff; however, the applicant is requesting approval of variances to allow bay doors to be oriented towards public right-of-way (U.S. Highway 75 and White Avenue). As part of this request, the applicant is requesting to utilize a living plan screen (composed of Foster’s Holly 6’ at time of planting) to screen the bay doors located on the south side of the main building from White Avenue. Additionally, the applicant is requesting to waive the requirement to provide a 6’ screening device along the western property line. These requests are detailed further below.

PLATTING STATUS: A portion of the subject property, 3.4250 acres, is currently platted as the Mitchell Clinic Addition. The remainder of the subject property, 7.304 acres, is currently unplatted. A minor re-plat, subject to review and approval by the Planning and Zoning Commission, 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 | “C” – Planned Center District and “CC” – High Rise Corridor Commercial Overlay District | Undeveloped Land |
| North | “PD” – Planned Development District Ordinance No. 1998-10-57 (Commercial Uses) and “CC” – High Rise Corridor Commercial Overlay District | Home Depot |
| South | “C” – Planned Center District (Commercial Uses) and “CC” – Low Rise Corridor Commercial Overlay District | Huffines Hyundai and Kia Dealership and Preowned |
| East | “BG” – General Business District (Commercial Uses) and “CC” – High Rise Corridor Commercial Overlay District | Central Park Plaza, Waffle House, Valero/Midway McKinney |
| West | “C” – Planned Center District (Residential Uses) and “CC” – Low Rise Corridor Commercial Overlay District | Single Family Residential |

ACCESS/CIRCULATION:

Adjacent Streets: U.S. Highway 75 (Central Expressway), Variable Width Right-of-Way, Major Regional Highway

White Avenue, Variable Width 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: The applicant has satisfied the minimum loading space requirements 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 (Fencing, Walls, and Screening requirements), bay doors in any retail district or retail PD district shall be oriented away from the street frontage. The Zoning Ordinance states that a variance can be granted during site plan approval to allow the bay doors to face public right-of-way, if the Planning and Zoning Commission finds that:

- Unique circumstances exist on the property that make application of specific items in this section (Sec. 146-132) unduly burdensome on the applicant;
- The variance will have no adverse impact on current or future development;
- The variance is in keeping with the spirit of the zoning regulations, and will have a minimal impact, if any, on the surrounding land uses; and
- The variance will have no adverse impact on public health, safety, and general welfare.

The applicant has proposed bay doors for the presentation lanes on the south side of the main building to be oriented towards public right-of-way (White Avenue) and the bay doors for the car wash on the northwest corner of the property be oriented towards public right-of-way (U.S. Highway 75). The applicant has provided a 6' masonry wall to

screen the bay doors of the car wash and is requesting to utilize a living plant screen (detailed below) to screen the bay doors for the presentation lanes. Given the location of the bay doors (332' and 544' distance from the right-of-way) and the proposed screening elements, Staff feels that the proposed location for the bay doors should not have a negative impact on the surrounding land uses or have an adverse impact on future development of adjacent properties. As such, Staff has no objection to the variance request to allow the bay doors to be oriented towards public right-of-way.

As part of Section 146-132 (Fencing, walls, and screening requirements), loading docks, bay doors, and vehicles awaiting repair for more than 24 hours or after the close of business shall be required to be screened from the view of public right-of-way. The applicant is requesting to utilize a living plant screen (Composed of Foster's Holly 6' at the time of planting) to screen the bay doors. Allowed screening devices per Section 146-132 (Fences, Walls, and Screening Requirements) of the Zoning Ordinance include the following:

- Brick masonry, stone masonry, or other architectural masonry finish;
- Tubular steel (primed and painted) or wrought iron fence with masonry columns spaced a maximum of 20 feet on center with structural supports spaced every ten feet, and with sufficient evergreen landscaping to create a screening effect;
- Living plant screen, upon approval by the Planning and Zoning Commission and/or City Council, depending on which body has the final approval authority as indicated in section 146-45(a)(2) through the site plan process; or
- Alternate equivalent screening, upon approval by the Planning and Zoning Commission and/or City Council, depending on which body has the final approval authority as indicated in section 146-45(a)(2) through the site plan process.

The living plant screen (composed of Foster's Holly 6' at the time of planting) proposed by the applicant is located within a terminus island on the south side of the main building and includes an additional canopy tree (Chinese Pistache) within the terminus island to further reduce the visibility of the overhead doors from White Avenue. Staff is of the opinion that the proposed location for the living plant screen has been strategically placed to effectively screen the overhead doors from the view of public right-of-way (White Avenue). As such, Staff recommends approval of the applicant's request to use a living plant screen in the requested area on site.

Per Section 146-132 (Fences, Walls, and Screening requirements) screening devices shall be placed along any property line or district boundary between single family residential uses and nonresidential uses. As proposed, the applicant is requesting to waive the screening requirement of a 6' screening device along the western property line adjacent to single family residential uses. The Zoning Ordinance states that a

variance may be granted during site plan approval if the Planning and Zoning Commission finds that:

- Unique circumstances exist on the property that make application of specific items in this section (Sec. 146-132) unduly burdensome on the applicant;
- The variance will have no adverse impact on current or future development;
- The variance is in keeping with the spirit of the zoning regulations, and will have a minimal impact, if any, on the surrounding land uses; and
- The variance will have no adverse impact on public health, safety, and general welfare.

The applicant is requesting to waive the requirement of a 6' screening device along the western property line due to the environmental constraints associated with the creek. The creek is within a 100 Year Fully Developed Floodplain which limits the construction of any obstructions, such as fences, within the boundaries of the designated floodplain area. Given the environmental conditions of the site that hinder the applicant from constructing a 6' screening device along the western property line, Staff is of the opinion that the creek and associated vegetation will serve as a natural buffer between the automotive sales and adjacent single family residential uses. As such, the variance is keeping with the spirit of the zoning regulations, and Staff recommends approval of the request.

The applicant has satisfied all other 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 has submitted a tree survey, subject to review and approval of the City's Landscape Architect.

PUBLIC IMPROVEMENTS:

Sidewalks: Required along U.S. Highway 75 and White Avenue

Hike and Bike Trails: Required along Northwest corner of the subject property.

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