

AGENDA ITEM

TO: Planning and Zoning Commission

FROM: Matt Robinson, AICP, Planning Manager

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for Hunt Street Office Building, Located on the Southwest Corner of Hunt Street and Chestnut Street

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 Design Exception to allow for an additional driveway off of a Pedestrian Priority "B" Street (Chestnut Street).
3. The applicant receive approval of a Design Exception to reduce the required building frontage along a Pedestrian Priority "B" Street (Chestnut Street) from 50% to 0%.

However, the applicant has also requested approval of additional Design Exceptions to the "MTC" McKinney Town Center Zoning District Building Design and Material Standards:

- To not maintain the traditional façade rhythm of 20'-30' or multiples thereof along a Pedestrian Priority "B" Street (Hunt Street and Chestnut Street);
- To not meet the commercial ready building standards requiring a ground floor retail storefront that includes a transom, display window area, and bulkhead at the base along a Pedestrian Priority "B" Street (Hunt Street and Chestnut Street);
- To not meet the 65% transparent storefront window requirement on ground floor facades along a Pedestrian Priority "B" Street (Hunt Street and Chestnut Street);

- To reduce the required masonry percentage for the facades facing a Pedestrian Priority “B” Street (Hunt Street and Chestnut Street) from 80% to 75% to allow for an increase from 20% to 25% accent materials to be utilized on the facades.
- To not provide the required parapet around the roof;
- To allow for an alternate roofing material (asphalt shingle) to be utilized on a roof visible from a public street.

Staff has significant concerns with the requested Design Exceptions pertaining to the building’s design and materials as these exceptions allow a suburban building character to be developed, which is in direct conflict with the prescribed vision approved by stakeholders, the Planning and Zoning Commission and City Council as outlined within the McKinney Town Center Study Initiative Phase I Report and the MTC Zoning District. Recognizing the significantly detrimental precedent that approving these Design Exceptions would set, Staff recommends denial of all requested Design Exceptions related to building design and material standards.

APPLICATION SUBMITTAL DATE: March 30, 2015 (Original Application)
 April 13, 2015 (Revised Submittal)
 April 21, 2015 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct a 17,550 square foot office building (Hunt Street Office) on approximately 0.46 acres at the southwest corner of Hunt Street and Chestnut Street. Site plans within the “MTC” – McKinney Town Center Zoning District can be approved administratively by Staff; however, the applicant has requested Design Exceptions to the architectural design and site layout. These items are discussed in further detail below.

PLATTING STATUS: The subject property is currently part of McKinney Original Donation Lots 147A, 147B, 148, Block 23.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“MTC” – McKinney Town Center Zoning District (Downtown Core – Office, Commercial and Residential Uses)	ViewPoint Bank

North	“MTC” – McKinney Town Center Zoning District (Downtown Core – Office, Commercial and Residential Uses)	Parking Lot
South	“MTC” – McKinney Town Center Zoning District (Downtown Core – Office, Commercial and Residential Uses)	Parking Lot
East	“MTC” – McKinney Town Center Zoning District (Downtown Core – Office, Commercial and Residential Uses)	Thomason Tire
West	“MTC” – McKinney Town Center Zoning District (Downtown Core – Office, Commercial and Residential Uses)	City Hall

ACCESS/CIRCULATION:

Adjacent Streets: Hunt Street, 50’ Right-of-Way, Pedestrian Priority “B” Street
 Chestnut Street, 45’ Right-of-Way, Pedestrian Priority “B” Street
 Johnson Street, 26” Right-of-Way, Service Street

PARKING: No off-street parking spaces are required as specified within the “MTC” – McKinney Town Center Zoning District of the Zoning Ordinance. However, the applicant is proposing to provide 26 off-street parking spaces on the site.

LOADING SPACES: No loading spaces are required for the proposed use.

SOLID WASTE CONTAINERS: The applicant is proposing to utilize the existing City solid waste containers immediately south of the subject property.

LANDSCAPING REQUIREMENTS: The applicant has satisfied all landscaping requirements of the “MTC” – McKinney Town Center Zoning District 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.

BUILDING SITE AND DESIGN STANDARDS: Within the “MTC” – McKinney Town Center Zoning District, the Architectural and Site Standards (Section 146-139) of the Zoning Ordinance do not apply. The applicant is instead responsible for meeting the requirements of the Building Site and Design Standards of the MTC. With the submission of a site plan, the MTC requires that elevations are provided and approved with the site plan. The proposed site plan and building elevations do not meet the following Building Site and Design Standards of the MTC:

- Required 50% building frontage located at build-to-zone along a Pedestrian Priority “B” Street (Chestnut Street);
- Driveways and off-street loading and unloading shall only be located with access from or frontage along a Service Street (Johnson Street)
- Maintaining the traditional façade rhythm of 20’-30’ or multiples thereof along a Pedestrian Priority “B” Street (Hunt Street and Chestnut Street);
- Commercial Ready buildings shall have ground floor retail storefronts that includes a transom, display window area, and bulkhead at the base;
- Required 65% transparent storefront windows on ground floor facades along a Pedestrian Priority “B” Street (Hunt Street and Chestnut Street);
- Commercial and mixed use buildings shall have flat or low pitched roofs with parapets;
- Required 80% masonry percentage for facades facing a Pedestrian Priority “B” Street (Hunt Street and Chestnut Street).
- On roofs visible from a public street, external roof finishings can be copper, architectural metal, slate, synthetic slate, or similar materials;

The applicant has requested Design Exceptions to these requirements, discussed further below.

DESIGN EXCEPTION: A Design Exception is a requested deviation from any Building Form and Site Development Standards, Building Design Standards, or Open Space Standards, beyond minor deviations specified in the Minor Modifications section of the “MTC” – McKinney Town Center Zoning District. All requests for a Design Exception are forwarded to the Planning and Zoning Commission for discretionary approval.

In reviewing any site plan applications or Design Exception requests, the Planning and Zoning Commission shall use the following criteria:

- 1) The goals, intent, and vision of the adopted McKinney Town Center Master Plan;
- 2) The extent to which the proposal fits the adjoining design context by providing appropriate building scale and use transitions;
- 3) The extent to which the proposal provides public benefits such as usable civic and open spaces, livable streets, structured and/or shared parking, and linkages to transit;
- 4) The extent to which the proposal hinders future opportunities for higher intensity Town Center development; and
- 5) Considerations of health and welfare of the general public.

Staff feels that the requested Design Exception to not meet the required 50% building frontage along a Pedestrian Priority “B” Street (Chestnut Street) still achieves the intent of having the building built up to the street (along Hunt Street and Johnson Street), while allowing for some on-site parking and that it will not hinder development or redevelopment of properties in close proximity.

In regards, to the requested Design Exception to allow an additional driveway to be located off a Pedestrian Priority “B” Street (Chestnut Street), Staff feels that the driveway provides better circulation and accessibility within the site and should not hinder development or redevelopment of properties in close proximity.

Staff does have serious concerns regarding the requested Design Exceptions related to building design and materials, as these exceptions allow for a building that looks more suburban in character and that is likely to establish a precedent for future development within the Town Center. The requested Design Exceptions to building design and materials are listed below:

- To not maintain the traditional façade rhythm of 20’-30’ or multiples thereof along a Pedestrian Priority “B” Street (Hunt Street and Chestnut Street);
- To not meet the commercial ready building standards requiring a ground floor retail storefront that includes a transom, display window area, and bulkhead at the base along a Pedestrian Priority “B” Street (Hunt Street and Chestnut Street);
- To not meet the 65% transparent storefront window requirement on ground floor facades along a Pedestrian Priority “B” Street (Hunt Street and Chestnut Street);
- To reduce the required masonry percentage for the facades facing a Pedestrian Priority “B” Street (Hunt Street and Chestnut Street) from 80%

to 75% to allow for an increase from 20% to 25% accent materials to be utilized on the facades.

- To not provide the required parapet around the roof;
- To allow for an alternate roofing material (asphalt shingle) to be utilized on a roof visible from a public street.

In Staff's opinion, the Design Exceptions related to façade rhythm, ground floor retail storefront, ground floor transparency, and parapet best speak to the suburban design of the proposed building. Through the elimination and/or reduction of these standards, Staff feels the proposed building will appear out of context when juxtaposed to the existing urban character of McKinney's Historic Downtown as well as the character prescribed for future development in the area. To help illustrate this, there are two comparison tables provided below:

Table 1 - Downtown Building Comparison provides a comparison of the proposed building to existing downtown buildings that generally meet the urban standard requirements and intent of the MTC Zoning District. Please note the difference in material placement, roof line treatments, façade rhythm, and window type/size/placement. The existing buildings which are pictured below incorporate the retail storefront windows, façade rhythm, façade transparency and parapet walls that are consistently found in urban, downtown areas including McKinney's Historic Town Center.

Table 2 – Suburban Office Building Comparison provides a comparison of the proposed office building to existing suburban office buildings located throughout the City (outside of the Town Center). Please note the similarities in roof line treatments, lack of façade rhythm, window type/size/placement and material usage between the proposed building and the existing suburban office buildings that are pictured. While beautiful in their own rights, the architectural design of these suburban office buildings do not deliver the character which is desired within McKinney's Historic Town Center. As proposed by the Applicant, Staff feels that the design of proposed office building is more in line with the character of a typical suburban office building and therefore, is not appropriate for McKinney's Historic Downtown.

TABLE 1 – Downtown Building Comparison



TABLE 2 – Suburban Office Building Comparison



Additionally, Staff has concerns with the precedent that will be established by the approval of the requested Design Exceptions. If approved by the Planning and Zoning Commission, Staff anticipates future requests of a similar nature which, if approved out of consistency by the Commission, will erode the quality and charm of McKinney's Historic Town Center. As such, Staff reiterates our recommendation that all of the requested Design Exceptions related to building design and materials be denied.

TREE PRESERVATION ORDINANCE: The applicant will be responsible for complying with the Tree Preservation Ordinance.

PUBLIC IMPROVEMENTS:

Sidewalks:	Required along Chestnut Street and Hunt Street
Hike and Bike Trails:	Not Applicable
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 one email in support of this request.

ATTACHMENTS:

- Standard Conditions for Site Plan Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Email of Support
- Proposed Site Plan
- Proposed Landscape Plan
- Proposed Elevations
- Architectural Rendering
- PowerPoint Presentation