

**AGENDA ITEM**

**TO:** City Council

**THROUGH:** Michael Quint, Director of Planning  
Brandon Opiela, Planning Manager

**FROM:** Anthony Satarino, Planner II

**SUBJECT:** Conduct a Public Hearing to Consider/Discuss/Act on the Request by IBG Adriatica Holdings, Inc., for Approval of a Site Plan for the Adriatica St. Paul's Square Lofts, Approximately 13.32 Acres, Located on the Northwest Corner of Adriatic Parkway and Mediterranean Drive.

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

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**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 landscape plan to show the landscape calculation for the required street trees. One canopy tree is required every 40' along Mediterranean Drive and Adriatica Parkway; these trees may be clustered.
3. The applicant revise the landscape plan to correctly call-out the proposed cedar elm trees as 4" caliper instead of 3" in the plant list.

**APPLICATION SUBMITTAL DATES:** May 14, 2012 (Original Application)  
September 10, 2012 (Revised Submittal)  
September 27, 2012 (Revised Submittal)  
October 2, 2012 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to construct a two four-story mixed use buildings (St. Paul's Square Lofts) on approximately 5.12 acres of the 13.32 acre parent tract, located on the northwest corner of Adriatica Parkway and Mediterranean Drive. St. Paul's Square Lofts Building A contains three stories of residential dwelling units above

1-story of retail. St. Paul's Square Lofts Building B contains 4-stories of residential dwelling units with retail located at the walkout basement. The site plan also shows an overhead pedestrian walkway between Building A and Building B and a sky bridge from Building B to the existing parking structure across Mediterranean Drive. The site plan generally conforms to the proposed general development plan (12-104GDP), which is also up for consideration at the November 6, 2012 City Council Meeting.

The proposed site plan proposes a total of 211 dwelling units. The applicant has already received approval of 46 additional units within Adriatica's Town Center District, totaling 257 units. Per the governing planned development district, a maximum of 285 residential units may be constructed within the town center as long as 120,000 square feet of commercial (office and retail) uses is also constructed within the town center.

With that said, the proposed site plan may be approved and the development will still be in compliance with the governing planned development ordinance as the proposed residential units are not under construction. However, the buildings reflected on the proposed site plan may not be constructed until 120,000 square feet of non-residential uses in the town center have been permitted for construction. To date, approximately 112,000 square feet of commercial (office and retail) uses have received site plan approval (approximately 130,000 square feet if the proposed site plan is approved); however, only approximately 26,000 square feet of commercial uses have been issued building permits within Adriatica's Town Center District. In order to receive a building permit to construct the proposed building including the proposed residential units, the applicant will also need to receive a building permit for an additional approximately 94,000 square feet of commercial uses.

**PLATTING STATUS:** The subject property is currently platted as Lot 2, Block A of the Adriatica Addition. Prior to the release of any permits, the applicant must submit and receive approval of an amending plat for Lot 2, Block A showing the necessary easements for the proposed development. The amending plat must be filed for record with the Collin County Clerk's office prior to a certificate of occupancy being issued for the development.

**SURROUNDING ZONING AND LAND USES:**

Subject Property: "PD" – Planned Development District Ordinance No. 2010-11-052 (Mixed Uses)

North	"PD" – Planned Development District Ordinance No. 2010-11-052 (Mixed Uses)	Undeveloped Land
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South	"PD" – Planned Development District Ordinance No. 2011-11-067 (Mixed Uses)	Villa Kocija (under construction) and associated 5-story parking garage (existing)
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		(Condominiums/Commercial)
		Konoba (under construction) (Condominiums/Retail)
	"PD" – Planned Development District Ordinance No. 2005-02-015 (Residential Uses)	Adriatica Villa District Subdivision
East	"PD" – Planned Development District Ordinance No. 2010-11-052 (Mixed Uses)	Medpark II Office Complex
West	"PD" – Planned Development District Ordinance No. 2010-11-052 (Mixed Uses)	Undeveloped Land

Discussion: The PD states that "condominiums/lofts," "mixed use with office and/or retail on street level and upper level residential," and "retail store or shop for custom work" uses are allowed within Adriatica's Town Center District. The PD also states that "all residential units constructed within this PD shall be designed and constructed for individual sale, including having individually metered utilities." The applicant has verbally indicated to Staff that the proposed residential units will be designed and constructed in accordance with the requirements of the PD. The proposed uses are allowed by right per the governing planned development districts.

**ACCESS/CIRCULATION:**

Adjacent Streets: Adriatic Parkway, 64-Foot Right-of-Way, Local Collector  
Mediterranean Drive, 64-Foot Right-of-Way, Local Collector

Discussion: The proposed site plan reflects access to the proposed buildings via a fire lane easement from Mediterranean Drive. The applicant has also provided access to the proposed buildings via a fire lane easement for emergency personnel from Adriatica Parkway.

**PARKING:**

Proposed Use: Retail – St. Paul's Square Lofts (17,993 Square Feet)  
Multi-Family Dwelling Units – St. Paul's Square Lofts (211 Dwelling Units/ 311 Bedrooms)

Required Number of Spaces: Retail - One Parking Space for Every 250 Square Feet

Multi-Family Dwelling Units – One Enclosed Parking Space for Every Unit Plus One-half Parking Space for Every Bedroom

Total Required: Retail - 65 Parking Spaces (Includes a 10% Reduction for a Development Over 50,000 Square Feet of Commercial Space)

Multi-Family Dwelling Units - 367 Parking Spaces (211 enclosed and 156 uncovered)

Total Provided: 211 Parking Spaces Provided Offsite in the Existing Parking Garage and 248 Provided via On-site and On-street parking areas (Including 7 Handicapped Spaces)

Discussion: The applicant has satisfied the minimum parking requirements as specified within Section 146-130 (Vehicle Parking) of the Zoning Ordinance.

**LOADING SPACES:**

Proposed Use: Retail – St. Paul’s Square Lofts (17,993 Square Feet)

Multi-Family Dwelling Units – St. Paul’s Square Lofts (211 Dwelling Units/ 311 Bedrooms)

Required Number of Spaces: 2 Loading Spaces Required

Provided: 2 Loading Spaces Provided

Discussion: The proposed loading spaces are temporary in nature. The final location of the loading spaces that are required for this phase of development as well as the loading spaces for all future phases of the Town Center’s development will be planned with future site plans when the ultimate development plans for the area are clearer. That being said, the applicant has currently satisfied the minimum loading space requirements as specified within Section 146-131 (Off-Street Loading) of the Zoning Ordinance.

**SOLID WASTE CONTAINERS:** The applicant is proposing a trash/maintenance court to service both Building A and Building B. The court is surrounded by 7’ tall masonry wall; contained within the court are two dumpsters and a transformer. The applicant has provided the required notation on the proposed site plan stating that 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.

**LANDSCAPING REQUIREMENTS:** The applicant is proposing to utilize Cedar Elm, Live Oak, and Chinese Pistache trees to satisfy canopy tree requirements near the parking areas and along the public streets. 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. The applicant 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 proposed architectural design must satisfy the requirements of Section 146-139 (Architectural and Site Standards) of the Zoning Ordinance. Also, generalized architectural building elevations are required to be reviewed and approved by the City Council as part of the site plan approval process per the governing planned development districts (Planned Development District Ordinance No. 2005-02-017). The City Council has final approval over the proposed architectural building elevations.

The applicant has submitted elevations for consideration and approval (attached) which reflect elaborate stonework with unique window treatments, dormers, and building offsets with a clay tile roof. The proposed exterior finishing materials are intended to simulate the stone and installation of an authentic Croatian village as required by the governing planned development districts. The architectural character of the proposed mixed use buildings are generally consistent with the architectural character reflected on the existing buildings nearby.

**TREE PRESERVATION ORDINANCE:** The applicant will be responsible for complying with the Tree Preservation Ordinance. Prior to the issuance of a permit, the City Arborist must approve a Construction Tree Permit in accordance with the Tree Preservation Ordinance.

**PUBLIC IMPROVEMENTS:**

Sidewalks:	An 8' sidewalk is required along Adriatica Parkway and Mediterranean Drive
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. 2008-10-173)
Utility Impact Fees:	Applicable (Ordinance No. 2008-10-174)
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 the request but has heard from one local resident who felt the proposed building is not attractive nor was the proposed development consistent with the governing zoning district.

**ATTACHMENTS:**

- Standard Conditions for Site Plan Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Site Plan
- Proposed Landscape Plan
- Proposed Building Elevations (Building A)
- Proposed Building Elevations (Building B)
- PowerPoint Presentation

