

CITY COUNCIL MEETING OF 09-02-14 AGENDA ITEM #14-185SP

AGENDA ITEM

TO: City Council

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

FROM: Samantha Pickett, Planner II

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Himalayan Ventures, L.P., for Approval of a Site Plan for an Office Development and Senior Independent Living Facility (St. Paul's Senior Living), Being Fewer than 3 Acres, Located Approximately 300 Feet South of Virginia Parkway and on the East Side of Adriatic Parkway

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

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.

APPLICATION SUBMITTAL DATE: July 14, 2014 (Original Application)
July 28, 2014 (Revised Submittal)
August 4, 2014 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct a mixed use building for offices and an independent living facility, totaling 50,310 square feet, located approximately 300 feet south of Virginia Parkway and on the east side of Adriatic Parkway. The proposed site plan conforms to the associated general development plan (14-184GDP), which is being considered concurrently at the September 2, 2014 City Council meeting.

Site plans can typically be approved by Staff; however, the governing zoning on the property ("PD" – Planned Development District Ordinance No. 2005-02-017, and as amended) requires that generalized elevations be submitted with the site plan for review and approval by the City Council for development within Adriatica's Town Center District. This item was not considered by the Planning and Zoning Commission as it was not required by the PD.

PLATTING STATUS: The subject property is currently platted as Lot 2, Block B of the Adriatica Addition.

SURROUNDING ZONING AND LAND USES:

Subject Property: “PD” – Planned Development District Ordinance No. 2012-12-061 (Mixed Uses)

North	“PD” – Planned Development District Ordinance No. 2012-12-061 (Mixed Uses)	MedPark at Adriatica
South	“PD” – Planned Development District Ordinance No. 2012-12-061 (Mixed Uses)	St. Paul’s Loft Apartments
East	“PD” – Planned Development District Ordinance No. 2010-11-052 (Open Space Uses)	Open Space
West	“PD” – Planned Development District Ordinance No. 2012-12-061 (Mixed Uses)	Undeveloped Land and St. Paul’s Loft Apartments

Discussion: The proposed independent living (“retirement/nursing homes” as referenced in PD 2005-02-017) and office uses are permitted by right within the Adriatica Town Center District. In 2013, the City of McKinney modified the land use definitions contained within the Zoning Ordinance (Chapter 146 of the Code of Ordinances) for nursing homes and retirement communities to more accurately address advancements in these industries. A retirement community is now classified as an “Independent Living Facility (Retirement Community)” which is defined as *“a private age-restricted facility that provides its residents community dining with on-site meal preparation and service and transportation services and may also include light housekeeping and/or recreational/enrichment/socialization activities. These facilities do not provide any on-site health supervision or related care for its residents.”*

ACCESS/CIRCULATION:

Adjacent Streets: Adriatic Parkway, 64’ Right-of-Way, Collector Roadway

Discussion: The subject property will have direct access to Adriatic Parkway and indirect access to Stonebridge Drive and Virginia Parkway via mutual access easements.

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: 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. Also, generalized architectural 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 district ordinance. The City Council has final approval of the proposed architectural building elevations.

The applicant has submitted elevations for consideration and approval (attached) which reflect the stonework found throughout Adriatica, a variety of window styles, dormers, multiple building offsets, and 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 district ordinance. The architectural character of the proposed mixed use building is 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. The applicant will be required to submit signed

affidavit that there are no protected trees on the subject property prior to the issuance of a building permit.

PUBLIC IMPROVEMENTS:

- Sidewalks: An 8' wide sidewalk is required along Adriatic Parkway
- 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: Applicable (Ordinance No. 2013-11-108) **(None due per the Stonebridge Development Agreement)**
- Utility Impact Fees: Applicable (Ordinance No. 2013-11-109 and Ordinance No. 2013-12-118) **(None due per the Stonebridge Development Agreement)**
- 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

- PD Ordinance 2012-12-061
- PD Ordinance 2005-02-017
- Proposed Site Plan
- Proposed Landscape Plan
- Proposed General Architectural Elevations
- PowerPoint Presentation