

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Brandon Opiela, Senior Planner

**FROM:** Anthony Satarino, Planner

**SUBJECT:** Conduct a Public Hearing to Consider/Discuss/Act on the Request by Clark Condon Associates, on Behalf of the City of McKinney, for Approval of a Site Plan for Bonnie Wenk Park, Approximately 58.94 Acres, Located on the North Side of Virginia Parkway and Approximately 800 Feet East of Hardin Boulevard.

**APPROVAL PROCESS:** The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for consideration at the June 7, 2011 meeting.

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**STAFF RECOMMENDATION:** Staff recommends approval of the proposed site plan with the following conditions:

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

**APPLICATION SUBMITTAL DATE:** March 28, 2011 (Original Submittal)  
April 11, 2011 (Revised Submittal)  
April 26, 2011 (Revised Submittal)

**ITEM SUMMARY:** The City of McKinney is proposing to construct Phase 1 of Bonnie Wenk Park on approximately 58.94 acres, located on the north side of Virginia Parkway and approximately 800 feet east of Hardin Boulevard. This is the first phase of the larger park, that upon completion, will be approximately 125 acres. The proposal includes a dog park, pavilion, amphitheater, pond, and trails.

A focal point of Phase 1 is the pond and the natural beauty that surrounds it. The existing pond will be reconfigured and enlarged. A stage with covered trellis will be provided at the south end of the pond. This stage is envisioned to be used for outdoor concerts, plays, and events. A pavilion/restroom building with a trellised overlook will be built south of the stage and will be constructed at a higher elevation which will provide sweeping views of the park looking north. The building will also have a control room for stage operators during concert/stage events. There will be a lit hike and bike trail around the perimeter of the pond that will tie into the trail that is currently on the ground. There will be a designated canoe/kayak launch on the west side of the pond.

This park will also include the City’s first dog park which is located in the southwest area of the park. It will have 3 separate fenced and gated “rooms”. There is an approximately 1 acre small dog park, an approximately 3 acre large dog park, and a splash pad area for all dogs. Both the small and large dog parks will have pet wash areas, pet drinking fountains and waste stations. Outside of the dog park two trail connections to the main park are provided, one of which is a wetland footbridge crossing.

There is also an environmental component of the park with the installation of bio-swales, establishment of native grasses and plantings, and maintenance of existing wetlands.

All proposed site plans for City owned property must be considered by the City Council. The recommendation of the Planning & Zoning Commission will be forwarded to the City Council for consideration at the June 7, 2011 meeting.

**SURROUNDING ZONING AND LAND USES:**

Subject Property: “AG” - Agricultural District

North	“AG” – Agricultural District	Undeveloped Land
	“RS-120” – Single Family Residential District	Single Family Residences
	“RS-45” – Single Family Residential	Glenwood Estates Subdivision
South	“AG” – Agricultural District	Undeveloped Land
	“PD” – Planned Development District Ordinance No. 2005-05-49 (Single Family Residential Uses)	Sorrellwood Park Subdivision
East	“BG” – General Business District	Undeveloped Land
	“PD” – Planned Development District Ordinance No. 2004-06-065 and “PD” – Planned Development District Ordinance No. 2011-01-002 (Institutional Uses)	McKinney Christian Academy
West	“AG” – Agricultural District	Undeveloped Land

**ACCESS/CIRCULATION:**

Adjacent Streets: Virginia Parkway, 120-Foot Right-of-Way, 6-Lane Major Arterial

Discussion: The proposed site plan shows direct access off of Virginia Parkway to the proposed community park, as well as a secondary indirect access drive through the adjacent property to the west, into the dog park area.

**PARKING:** No parking spaces are required for the proposed community park; however, the City is providing a total of 128 parking spaces for Phase 1 of the project.

**LOADING SPACES:** No loading spaces are required for the proposed community park.

**SOLID WASTE CONTAINERS:** The Parks Department provides sanitation receptacles on all City park grounds in addition to coordinating the collection and disposal of all waste generated.

**LANDSCAPING REQUIREMENTS:** The City has satisfied all applicable landscaping requirements as specified in Section 146-135 (Landscape Requirements) of the Zoning Ordinance through the use of Chinquapin Oaks at the terminus of each parking row.

**LIGHTING AND GLARE REGULATIONS:** The City will be responsible for complying with Chapter 58 (Lighting and Glare Regulations) of the City of McKinney Code of Ordinances. The City 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 City 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 City will be responsible for complying with the Tree Preservation Ordinance. The City Arborist has approved a Construction Tree Permit in accordance with the Tree Preservation Ordinance.

**PUBLIC IMPROVEMENTS:**

Sidewalks: Required along Virginia Parkway

Hike and Bike Trails Required along Virginia Parkway

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

**DRAINAGE:** The City 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

Utility Impact Fees: Not applicable

Median Landscape Fees: Not applicable

Park Land Dedication Fees: Not applicable

Pro-Rata: Not applicable

**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
- Aerial Exhibit
- Letter of Intent
- Property Owner Notice
- Property Owner Notification List
- Proposed Site Plan
- Proposed Landscape Plan
- Planning and Zoning Commission PowerPoint Presentation