

PLANNING & ZONING COMMISSION MEETING OF 08-14-12 AGENDA ITEM #12-110SP

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 BBV Texas Development, L.L.C., on Behalf of Kayasa Family, Ltd., for Approval of a Site Plan for a Nursing Home Facility, Approximately 6.01 Acres, Located Approximately 400 Feet East of Lake Forest Drive and Approximately 700 Feet North of U.S. Highway 380 (University Drive).

APPROVAL PROCESS: The Planning and Zoning Commission is the final approval authority of 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: May 29, 2012 (Original Application)
July 23, 2012 (Revised Submittal)
August 1, 2012 (Revised Submittal)
August 9, 2012 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct a 65,179 square foot skilled nursing facility on 6.01 acres located approximately 400 feet east of Lake Forest Drive and approximately 700 feet north of U.S. Highway 380 (University Drive).

The associated rezoning request for the subject property (12-109Z) was approved by City Council on August 6, 2012, which rezoned the subject property to a base zoning district of "O" Office District and added nursing home as an allowed use.

PLATTING STATUS: The subject property is currently unplatted. Prior to any building permits being released by the Planning Department, the applicant will need to submit and receive approval of a preliminary-final plat and an associated record plat for subject property.

SURROUNDING ZONING AND LAND USES:

Subject Property: "PD" – Planned Development District No. 2012-08-037 (Commercial and Office Uses) and "CC" – Corridor Commercial Overlay District

North "PD" – Planned Development District Ordinance No. 1478 (Residential and Uses) Highridge Subdivision and Undeveloped Land

South "PD" – Planned Development District No. 2012-08-037(Commercial Uses) and "CC" – Commercial Corridor Overlay District Undeveloped Land

East "PD" – Planned Development District No. 2012-08-037 (Office Uses) and "CC" – Corridor Commercial Overlay District Undeveloped Land

West "PD" – Planned Development District Ordinance No. 2007-07-068 (Medical Office Uses) and "CC" – Corridor Commercial Overlay District Baylor Medical Center at McKinney

ACCESS/CIRCULATION:

Adjacent Streets: Lake Forest Drive, 120-Foot Right-of-Way, Major Arterial (M6D)

Discussion: The applicant is proposing two points of access from Lake Forest Drive through a series of mutual access easements to the subject property. One point of access along Lake Forest Drive coincides with the existing access point and median opening to Baylor Medical Center. The access points shown on the site plan match the approved access management plan (12-148AMP) for the entire tract.

PARKING:

Proposed Use: Skilled nursing facility (65,179 square feet) 104 beds provided

Required Number of Spaces: 1 parking space for every four beds

Total Required: 26 Parking Spaces

Total Provided: 96 Parking Spaces (including 4 handicapped spaces)

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

LOADING SPACES: The proposed use is not required to provide a loading space, nor have any loading spaces been provided.

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 is proposing to plant a row of Live Oak trees along the north property line, adjacent to single family residences. In addition, the applicant is proposing to use a mix of Red Oaks and Chinese Pistache trees to satisfy the requirement of a canopy tree at the end of every parking row. The applicant has satisfied all landscaping requirements as specified in Section 146-135 (Landscape Requirements) of the Zoning Ordinance.

SCREENING REQUIREMENTS: The applicant is required to provide a screening device where adjacent to residential property per Section 146-132 (Fences, Walls, and Screening Requirements). Adjacent to the subject property, along the northern property line, is a single family residential subdivision (Highridge). Therefore, a screening device is required along the northern property line. Allowed screening devices per Section 146-132 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 applicant is proposing a six-foot tall brick masonry screening wall along the entire northern property line where adjacent to residential. This masonry screening wall will also satisfy the requirement to screen the proposed bay door located at the northern end of the building.

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. Also, 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. 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 an Affidavit of No Trees. Prior to receiving a building permit, the Affidavit must be approved by the City Arborist.

PUBLIC IMPROVEMENTS:

Sidewalks: Not required

Hike and Bike Trails: Not required

Road Improvements: All roads 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 or opposition to this request.

ATTACHMENTS:

- Standard Conditions Checklist
- Maps
- Letter of Intent
- Proposed Site Plan
- Proposed Landscape Plan
- PowerPoint Presentation