

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Brandon Opiela, Planning Manager

**FROM:** Samantha Pickett, Planner II

**SUBJECT:** Conduct a Public Hearing to Consider/Discuss/Act on the Request for Approval of a Site Plan for a Self-Storage Facility, Being Fewer than 4 Acres, Located Approximately 1,200 Feet North of State Highway 121 (Sam Rayburn Tollway) and on the East Side of Stacy Road

**APPROVAL PROCESS:** The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the October 21, 2014 meeting.

---

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

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

**APPLICATION SUBMITTAL DATE:** August 11, 2014 (Original Application)  
August 26, 2014 (Revised Submittal)  
September 9, 2014 (Revised Submittal)  
September 11, 2014 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to construct a five-building self-storage facility (157,097 square feet total), located approximately 1,200 feet north of State Highway 121 (Sam Rayburn Tollway) and on the east side of Stacy Road. An associated concept plan (14-223CP) is being considered concurrently at the September 23, 2014 Planning and Zoning Commission meeting.

Site plans can typically be approved by Staff; however, the governing zoning ordinances on the property ("PD" – Planned Development District Ordinance Nos. 1726 and 1728) require that prior to development of subject property, a site plan be submitted for review by the Planning and Zoning Commission, which is then forwarded on to the City Council for consideration of approval.

**PLATTING STATUS:** The subject property is currently unplatted. A preliminary-final plat and record plat or minor plat, subject to review and approval by the Director of Planning, must be filed for recordation with the Collin County Clerk, prior to issuance of a Certificate of Occupancy.

**SURROUNDING ZONING AND LAND USES:**

Subject Property: “PD” – Planned Development District Ordinance No. 1726, “PD” – Planned Development District Ordinance No. 1728, and “REC” – Regional Employment Center Overlay District (Commercial Uses)

North “AG” – Agricultural District and “REC” – Regional Employment Center Overlay District (Agricultural Uses) Undeveloped Land

South “PD” – Planned Development District Ordinance No. 1726, “PD” – Planned Development District Ordinance No. 1728, and “REC” – Regional Employment Center Overlay District (Commercial Uses) Undeveloped Land

East “PD” – Planned Development District Ordinance No. 1728 and “REC” – Regional Employment Center Overlay District (Commercial Uses) Undeveloped Land

West “PD” – Planned Development District Ordinance No. 1726 and “REC” – Regional Employment Center Overlay District (Commercial Uses) Traxxas

**ACCESS/CIRCULATION:**

Adjacent Streets: Stacy Road, 130’ Right-of-Way, Principle Arterial

Discussion: The subject property will have direct access to Stacy Road.

**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. 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 a tree preservation plan.

**PUBLIC IMPROVEMENTS:**

Sidewalks:	Required along Stacy Road
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)

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 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
- Proposed Site Plan
- Proposed Landscape Plan
- PowerPoint Presentation