

AGENDA ITEM

TO: Planning and Zoning Commission

FROM: Brandon Opiela, Planning Manager

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Rockbrook Development, L.L.C., on Behalf of AB Moving, for Approval of a Site Plan for a Multi-Family Development, Being Less than 1 Acres, Located on the Northeast Corner of North Chestnut Street and East Logan Street

APPROVAL PROCESS: The Planning and Zoning Commission 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.
2. The applicant receive approval of a Design Exception for a carriage style garage door.

Prior to the issuance of a building permit:

3. The applicant revise the proposed sidewalk to be ADA compliant, subject to the review and approval of the City Engineer.
4. The applicant revise the site plan to include the standard notations for sanitation containers, screening of mechanical and heating and air conditioning equipment, and lighting per Section 146-45(Site plan approval)(a)(3)(a)(18)(i.-iii.) of the Zoning Ordinance.

APPLICATION SUBMITTAL DATE: July 29, 2013 (Original Application)
November 5, 2013 (Revised Submittal)
November 18, 2013 (Revised Submittal)
December 2, 2013 (Revised Submittal)
December 23, 2013 (Revised Submittal)
December 30, 2013 (Revised Submittal)
January 8, 2014 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to develop approximately 0.30 acres of land located on the northeast corner of Chestnut Street and Logan Street for seven (7) detached multi-family dwelling units. Site plans within the “MTC” – McKinney Town Center Zoning District can be approved administratively by Staff; however, the applicant has requested a Design Exception for the proposed rear-facing garage doors on each of the proposed units, discussed in further detail below.

PLATTING STATUS: The subject property is currently platted as Lot 2, Block 64 of the McKinney Original Donation. Any additional easements necessary for the development of the property must be filed prior to the issuance of a Certificate of Occupancy for the site.

SURROUNDING ZONING AND LAND USES:

Subject Property: “MTC” – McKinney Town Center Zoning District (Downtown Core - Commercial and Residential Uses)

North	“MTC” – McKinney Town Center Zoning District (Downtown Core – Commercial and Residential Uses)	McKinney Mini Storage
South	“MTC” – McKinney Town Center Zoning District (Downtown Core – Commercial and Residential Uses)	Wysong Central Fire Station
East	“MTC” – McKinney Town Center Zoning District (Downtown Core – Commercial and Residential Uses)	McKinney Mini Storage
West	“MTC” – McKinney Town Center Zoning District (Downtown Core – Commercial and Residential Uses)	Chestnut Community Church

Discussion: The proposed multi-family residential use is allowed by right within the Downtown Core of the “MTC” – McKinney Town Center Zoning District.

ACCESS/CIRCULATION:

Adjacent Streets: Chestnut Street, 40' Right-of-Way, Local Street (Pedestrian Priority 'B')

Logan Street, 19' Right-of-Way, Local Street (Service Street)

Discussion: All seven of the proposed units have rear garage access through a mutual access easement connecting to Logan Street on the east side of the property. Prior to the issuance of a building permit, the applicant will be required to revise the proposed sidewalks to be ADA compliant, subject to the review and approval of the City Engineer.

PARKING:

Proposed Use: Multi-Family Dwelling (Apartment)

Required Number of Spaces: One Off-Street Parking Space per Dwelling Unit (7 units)

Total Required: 7 Parking Spaces

Total Provided: 14 Enclosed spaces

Discussion: The applicant has satisfied the minimum parking requirements as specified within the "MTC" – McKinney Town Center Zoning District of the Zoning Ordinance.

LOADING SPACES: No loading spaces are required for the proposed use.

SOLID WASTE CONTAINERS: Each dwelling unit will utilize toter containers that will be serviced off of Logan Street and will be stored within each dwelling unit.

LANDSCAPING REQUIREMENTS: The applicant has satisfied all landscaping requirements of the "MTC" – McKinney Town Center Zoning District of the Zoning Ordinance.

SCREENING REQUIREMENTS: The applicant has satisfied the street screening requirements of the "MTC" – McKinney Town Center Zoning District along Chestnut Street (living plant screen) and will be required to revise the site plan to provide the standard notations for sanitation containers and screening of mechanical and heating and air conditioning equipment per Section 146-45(Site plan approval.)(a)(3)(a)(18)(i.-ii.) of the Zoning Ordinance, prior to the issuance of a building permit.

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. Prior to the issuance of a building permit, the applicant will be

required to revise the site plan to provide the standard notation for lighting per Section 146-45(Site plan approval.)(a)(3)(a)(18)(iii.) of the Zoning Ordinance.

BUILDING DESIGN STANDARDS: Within the “MTC” – McKinney Town Center Zoning District, the Architectural and Site Standards (Section 146-139) of the Zoning Ordinance do not apply. The applicant is instead responsible for meeting the requirements of the Building Design Standards of the MTC. With the submission of a site plan, the MTC requires that elevations are provided and approved with the site plan. The proposed elevations are in conformance with the Building Design Standards of the MTC; with exception to one of the requirements for residential garages. Section 8.1.3 (Residential Garages) of the MTC requires that all garage doors be divided into single bays separated by at least a 16-inch pier or column. The applicant has requested a Design Exception to this requirement, discussed further below.

DESIGN EXCEPTION: A Design Exception is a requested deviation from any Building Form and Site Development Standards, Building Design Standards, or Open Space Standards, beyond minor deviations specified in the Minor Modifications section of the “MTC” – McKinney Town Center Zoning District. All requests for a Design Exception are forwarded to the Planning and Zoning Commission for discretionary approval.

In reviewing any site plan applications or Design Exception requests, the Planning and Zoning Commission shall use the following criteria:

- 1) The goals, intent, and vision of the adopted McKinney Town Center Master Plan;
- 2) The extent to which the proposal fits the adjoining design context by providing appropriate building scale and use transitions;
- 3) The extent to which the proposal provides public benefits such as usable civic and open spaces, livable streets, structured and/or shared parking, and linkages to transit;
- 4) The extent to which the proposal hinders future opportunities for higher intensity Town Center development; and
- 5) Considerations of health and welfare of the general public.

Staff is of the opinion that, although two separate garage doors have not been provided, the proposed garage door has a historic feel that is in keeping with the architecture and character of the proposed units. The carriage style detailing on the door can give the appearance of two, separate doors through the use of additional framing and carriage style metal hardware. As such, Staff feels that the proposed Design Exception satisfies the intent of the ordinance and will not hinder the development or redevelopment of properties in close proximity.

TREE PRESERVATION ORDINANCE: The applicant will be responsible for complying with the Tree Preservation Ordinance.

PUBLIC IMPROVEMENTS:

Sidewalks: Sidewalks required along Logan Street (Existing along Chestnut Street)

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

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 (the applicant has satisfied the Open Space Standards of the MTC through the use of a patio for at least 50% of the residential units facing the street)

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 for Site Plan Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Architectural Rendering

- Proposed Site Plan
- Proposed Landscape Plan
- Proposed Elevations
- PowerPoint Presentation