

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Michael Quint, Senior Planner

FROM: Abra R. Nusser, Planner

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by J. Volk Consulting, Inc., on Behalf of Scott Communities Builders, L.P., for Approval of a Site Plan for an Amenity Center (Pecan Park Amenity Center), Approximately 1.80 Acres, Located on the Southwest Corner of Mesquite Drive and Pecan Knoll Drive.

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 an alternate screening device consisting of the existing tree line along the creek on the south side of the subject property.

APPLICATION SUBMITTAL DATE: May 31, 2011 (Original Application)
June 13, 2011 (Revised Submittal)
June 21, 2011 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct a neighborhood pool with restroom buildings (Pecan Park Amenity Center) on 1.80 acres at the southwest corner of Mesquite Drive and Pecan Knoll Drive. There is an existing pond with a fountain on the north side of the subject property. The applicant received approval of an amenity center project in 2007 for the Pecan Park residential subdivision (07-139SP), generally on the same area as the subject property, but the applicant has decided to change the layout of the site which requires a new site plan to be considered by the Planning and Zoning Commission. The amenity center site plan is being considered concurrently with an associated rezoning request for Pecan Park (11-080Z) which should not have a direct impact on the project.

PLATTING STATUS: The subject property is currently platted as Common Area C-1 of the Pecan Park Addition. The applicant has stated that the easements necessary for the development of the site will be dedicated on an associated amending plat which will be

subject to the review and approval by the Director of Planning, prior to the issuance of a certificate of occupancy.

SURROUNDING ZONING AND LAND USES:

Subject Property: “PD” – Planned Development District Ordinance No. 2006-05-054 (Residential Uses) and “REC” – Regional Employment Center Overlay District

North	“PD” – Planned Development District Ordinance No. 2006-05-054 (Residential Uses) and “REC” – Regional Employment Center Overlay District	Pecan Park Residential Subdivision (Under Construction)
South	“PD” – Planned Development District Ordinance No. 2005-01-005 (Residential Uses) and “REC” – Regional Employment Center Overlay District	Undeveloped Land
East	“PD” – Planned Development District Ordinance No. 2006-05-054 (Residential Uses) and “REC” – Regional Employment Center Overlay District	Pecan Park Residential Subdivision (Under Construction)
West	“PD” – Planned Development District Ordinance No. 2006-05-054 (Residential Uses) and “REC” – Regional Employment Center Overlay District	Pecan Park Residential Subdivision (Under Construction)

Discussion: The proposed use is allowed by right per the governing planned development district.

ACCESS/CIRCULATION:

Adjacent Streets: Mesquite Drive, 50-Foot Right-of-Way, Residential Street
Pecan Knoll Drive, 50-Foot Right-of-Way, Residential Street

Discussion: The proposed site plan reflects several pedestrian access points, but the project does not propose any vehicular access points.

PARKING:

Proposed Use: Neighborhood Pool (950 Square Feet)

Required Number of Spaces: One Parking Space per 200 Square Feet of Pool Surface Area (Not Including Wading Pools or Whirlpool Baths) and One Parking Space per 400 Square Feet of Building Area

Total Required: 5 Parking Spaces

Total Provided: 5 Existing On-Street Parking Spaces (Including One Handicapped Space)

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

LOADING SPACES:

Proposed Use: Neighborhood Pool (950 Square Feet)

Required Number of Spaces: No Loading Spaces Required

Provided Number of Spaces: No Loading Spaces Provided

Discussion: 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 is required to provide one canopy tree per every 40 linear feet of adjacency to properties used or zoned for single family or duplex residential uses, within a 10-foot landscape buffer. Since the adjacent property to the south is zoned for single family residential uses, the applicant is proposing Live Oak, Texas Red Oak, and Chinese Pistachio trees within 10 feet of the floodplain area along the southern property line to satisfy the aforementioned requirement. The applicant is proposing to utilize the same mixture of canopy tree species to satisfy street frontage and parking space canopy tree requirements. The applicant has satisfied all landscaping requirements as specified in Section 146-135 (Landscape Requirements) of the Zoning Ordinance.

SCREENING REQUIREMENTS: A screening device is required between the subject property and the single family residential zoning district to south. Allowed screening devices per Section 146-132 (Fences, Walls, and Screening Requirements) of the Zoning Ordinance 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 to utilize the existing tree line along the shared property line as an alternate screening device between the proposed use and the adjacent single family district to the south as indicated on the proposed landscape plan. Staff is comfortable with the screening of this shared property line and feels that the heavily wooded creek will adequately screen the proposed non-residential use from the adjacent residential zoning. Staff recommends that the applicant receive approval of an alternate screening consisting of the existing tree line along the creek on the south side of the subject property.

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 stated that no existing trees on the subject property will be removed or disturbed.

PUBLIC IMPROVEMENTS:

Sidewalks: Existing along Mesquite Drive and Pecan Knoll Drive

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

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 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