

Planning and Zoning Commission Meeting Minutes of April 14, 2015:

15-010Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District and "REC" - Regional Employment Center Overlay District to "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District, to Allow for Commercial Uses, Located Approximately 1,490 Feet West of Lake Forest Drive and on the South Side of McKinney Ranch Parkway

Ms. Eleana Galicia, Planner for the City of McKinney, explained the proposed rezoning request. She stated that the applicant was requesting to rezone approximately 2.37 acres to allow for a memory care facility (Avalon Homes Memory Care) and develop it according to "C1" Neighborhood Commercial District Standards. Ms. Galicia stated that the applicant intended to develop the subject property in a suburban manner and was requesting to remove the "REC" – Regional Employment Center Overlay District requirements from the property. She stated that no "PD" - Planned Development District may be approved without a provision for exceptional or innovative quality. Ms. Galicia stated that the applicant proposed to use 100% masonry exterior finishing materials on each building elevation and would also be subject to all other requirements of Section 146-139 (The Architectural and Site Standards) of the Zoning Ordinance. She stated that the proposed percentages of masonry materials per elevation exceeded the minimum 50% masonry requirement per elevation for commercial buildings as required by the Zoning Ordinance; therefore, Staff feels that the "PD" – Planned Development District requirement to ensuring exceptional quality for the development had been satisfied. Ms. Galicia stated that the applicant had also requested a special ordinance provision to increase the landscape buffer along the

southern property line from 10 feet to 12 feet. She stated that the applicant had provided a conceptual layout of the site for informational purposes only. Ms. Galicia stated that Staff recommended approval of the proposed rezoning request.

Commission Member Gilmore asked about the removal of the “REC” – Regional Employment Center Overlay District requirements from the property. Ms. Galicia stated that this property would have to develop under the Institutional Buildings in the “REC” – Regional Employment Center Overlay District that required a 55’ rear yard setback. She stated that the applicant would not be able to accommodate the layout of the development with this rear yard setback requirement; therefore, the applicant requested to remove the “REC” – Regional Employment Center Overlay District and develop the property with a base zoning district of “C1” Neighborhood Commercial District.

Chairman Franklin asked what the rear yard setback would be under the “C1” Neighborhood Commercial District requirements. Ms. Galicia stated that it would have a 0’ (zero foot) rear yard setback; however, the applicant would have to abide by the 10’ landscape buffer.

Mr. Dylan Blackshear, 9820 Ash Creek Drive, Dallas, TX, explained the proposed rezoning request. He stated that Avalon Homes had built several of these communities throughout Texas and Missouri. Mr. Blackshear stated that this would be an Alzheimer/dementia care facility. He stated that the residents would be in late stage Alzheimer/dementia, would not be able to take care of themselves anymore, and were not able to drive. Mr. Blackshear stated that they were proposing a 21 unit development with 27 beds. He stated that the parking provided would be for employees and visitors and would meet the City’s parking requirements. Mr. Blackshear stated that the “REC”

– Regional Employment Center Overlay District had a 55' rear yard setback requirement that they could not accommodate with the proposed site plan and turning radius in the front of the facility. He explained that they have a specific layout for these facilities and that their staff moves from one facility to the next, so it made it easier of them that each facility was similar. Mr. Blackshear stated that these Alzheimer/dementia care facilities fit well into the surrounding neighborhoods. He stated that the exterior would be 100% masonry and the structure would be single-story. Mr. Blackshear felt the facility was a nice transition between residential and commercial uses.

Commission Member Gilmore asked about the proposed wall around the exterior of the property. Mr. Blackshear stated that they proposed to build a 6' tall masonry screening wall that would be landscaped around the exterior on the single-family home side of the property.

Chairman Franklin opened the public hearing and called for comments.

Ms. Hilary Noonan, 4105 Pecan Bend Lane, McKinney, TX, expressed concerns regarding privacy and how it might affect the neighborhood. She stated that her home was new and that she planned to live there for two years. Ms. Noonan was not sure if she should try to sell her home now or embrace the development without knowing more about the project.

Chairman Franklin asked Mr. Blackshear to address some of Ms. Noonan's concerns.

Mr. Blackshear offered to give his business card to Ms. Noonan so she could contact him with additional questions. He stated that a masonry screening wall would be built and there would be a fire lane in the rear of the property. Mr. Blackshear stated

that the residential properties had alleys behind them which would be an additional buffer. He stated that the residents at the facility would be under supervised care and usually inside the building. Mr. Blackshear stated that there would be a courtyard in the center of the building where they would stay when outside. He stated that the parking would be in front of the building. Mr. Blackshear stated that most deliveries would be made to the front of the building at the main entrance. He stated that the dumpster was currently proposed for the rear of the property; however, it would be enclosed and landscaped. Mr. Blackshear felt that the back of the property would be quite.

Commission Member Gilmore asked if there would be an exit gate from the courtyard to alley. Mr. Blackshear stated that a gate was required there; however, the residents should not be using it.

On a motion by Commission Member McReynolds, seconded by Commission Member Stevens, the Commission voted unanimously to close the public hearing and recommend approval of the rezoning request as recommended by Staff, with a vote of 7-0-0.

Chairman Franklin stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on May 5, 2015.