

CITY COUNCIL MEETING OF 05-20-14 AGENDA ITEM #14-091SP

AGENDA ITEM

TO: City Council

THROUGH: Michael Quint, Director of Planning
Brandon Opiela, Planning Manager

FROM: Samantha Pickett, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Pogue Engineering & Development Company, on Behalf of Himalayan Ventures, L.P., for Approval of a Site Plan for Medical Office Buildings (Village Center Medpark II), Being Fewer than 3 Acres, Located Approximately 240 Feet South of Virginia Parkway and on the West Side of Adriatic Parkway

APPROVAL PROCESS: The City Council 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.

APPLICATION SUBMITTAL DATE: March 24, 2014 (Original Application)
April 17, 2014 (Revised Submittal)
April 25, 2014 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct ten medical office buildings, totaling 27,475 square feet, located approximately 240 feet south of Virginia Parkway and on the west side of Adriatic Parkway. The proposed site plan generally conforms to the associated general development plan (14-092GDP), which is being considered concurrently at the May 20, 2014 City Council meeting.

Site plans can typically be approved by Staff; however, the governing zoning on the property ("PD" – Planned Development District Ordinance No. 2012-12-061) requires that generalized elevations be submitted with the site plan for review and approval by the City Council for development within the Town Center District of the property. This item was not heard by the Planning and Zoning Commission as it was not required by the PD.

PLATTING STATUS: The subject property is currently platted as a portion Lot 7, Block A, of the Adriatica Addition. An associated minor replat (14-090MRP) received approval at the April 22, 2014 Planning and Zoning Commission meeting. The associated minor replat 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. 2012-12-061 (Mixed Uses)

North	“PD” – Planned Development District Ordinance No. 2010-11-052 and “PD” – Planned Development District Ordinance No. 2003-02-015 (Commercial Uses)	Independent Bank, Kastel at Adriatica, Quadtex Adriatica, IBC Adriatica Holdings
South	“PD” – Planned Development District Ordinance No. 2012-12-061 (Mixed Uses)	St. Paul’s Loft Apartments
East	“PD” – Planned Development District Ordinance No. 2012-12-061 (Mixed Uses)	Undeveloped Land
West	“PD” – Planned Development District Ordinance No. 2012-12-061 (Mixed Uses)	Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Adriatic Parkway, 64’ Right-of-Way, Collector

Discussion: The subject property will have direct access to Adriatic Parkway and access to Stonebridge Drive and Virginia Parkway via mutual access easements.

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

LOADING SPACES: Per Section 146-131 (Off-Street Loading) of the Zoning Ordinance, no loading spaces are required, however the applicant has elected to provide one loading space.

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. Also, generalized architectural elevations are required to be reviewed and approved by the City Council as part of the site plan approval process per the governing planned development district ordinance. The City Council has final approval of the proposed architectural building elevations.

The applicant has submitted elevations for consideration and approval (attached) which reflect the stonework found throughout Adriatica, a variety of window styles, dormers, multiple building offsets, and a clay tile roof. The proposed exterior finishing materials are intended to simulate the stone and installation of an authentic Croatian village as required by the governing planned development district ordinance. The architectural character of the proposed mixed use buildings are generally consistent with the architectural character reflected on the existing buildings nearby.

TREE PRESERVATION ORDINANCE: The applicant will be responsible for complying with the Tree Preservation Ordinance. The applicant has stated on a signed affidavit that there are no protected trees on the subject property.

PUBLIC IMPROVEMENTS:

Sidewalks: An 8' wide sidewalk is required along Adriatic Parkway

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) **(None due per the Stonebridge Development Agreement)**

Utility Impact Fees: Applicable (Ordinance No. 2013-11-109 and Ordinance No. 2013-12-118) **(None due per the Stonebridge Development Agreement)**

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
- Proposed General Architectural Elevations
- PowerPoint Presentation