

CITY COUNCIL MEETING OF 09-02-14 AGENDA ITEM #14-206SP

AGENDA ITEM

TO: City Council

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

FROM: Samantha Pickett, Planner II

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Cross Engineering Consultants, on Behalf of Family Video Movie Club, Inc., for Approval of a Site Plan for a Parking Lot Expansion (Family Video), Being Fewer than 2 Acres, Located on the Northwest Corner of Eldorado Parkway and Orchid Drive

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.

Prior to the issuance of a building permit:

2. The applicant revise the sidewalk along Orchid Drive to be five (5) feet in width.

APPLICATION SUBMITTAL DATE: July 28, 2014 (Original Application)
August 11, 2014 (Revised Submittal)
August 15, 2014 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to expand the existing parking lot an additional 2,400 square feet on the northern portion of the subject property, located on the northwest corner of Eldorado Parkway and Orchid Drive. There is an existing retail/restaurant building (Family Video and Culver's) on the subject property. An associated amending plat (14-212AP) was approved by Staff on August 18, 2014.

Site plans can typically be approved by Staff; however, the zoning on the property ("PD" – Planned Development District Ordinance No. 95-06-27) requires a site plan and landscape plan be submitted and receive approval from the City Council prior to

development on the subject 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 Lot 1R, Block A of the Craig Addition. The applicant has submitted and received approval of an associated amending plat (14-212AP) that will incorporate additional land area into the lot to allow for the additional parking. The associated amending 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. 95-06-27 (Commercial Uses)

North	“PD” – Planned Development District Ordinance No. 95-06-27 (Commercial Uses)	Undeveloped Land
South	“PD” – Planned Development District Ordinance No. 95-06-27 (Single Family Residential Uses)	Eldorado Heights Subdivision
East	“PD” – Planned Development District Ordinance No. 95-06-27 (Commercial Uses) and “PD” – Planned Development District Ordinance No. 2013-12-114 (Church Uses)	Orchid Shopping Center and Christ Fellowship Church
West	“PD” – Planned Development District Ordinance No. 95-06-27 and “PD” – Planned Development District Ordinance No. 99-06-49 (Commercial Uses)	Zenith Elite Gymnastics and Auto Zone

ACCESS/CIRCULATION:

Adjacent Streets: Eldorado Parkway, 120’ Right-of-Way, Greenway Arterial
Orchid Drive, 60’ Right-of-Way, Collector

Discussion: The subject property has direct access to Eldorado Parkway and Orchid Drive.

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 applicant is also proposing to relocate the dumpster enclosure to be located within the new parking area to the north. 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 will be required to submit a signed affidavit stating that there are no protected trees on the subject property.

PUBLIC IMPROVEMENTS:

Sidewalks: 5' Wide Required along Orchid Drive

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