

CITY COUNCIL MEETING OF 10-18-16 AGENDA ITEM #16-166SP2

AGENDA ITEM

TO: City Council

FROM: Samantha Pickett, Planning Manager

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan and Facade Plan for a Mixed-Use Development (Downtown McKinney Blocks A & B), Located on the Southeast Corner of Davis Street and Tennessee Street

APPROVAL PROCESS: City Council is the final approval authority for the proposed site plan and facade plan.

STAFF RECOMMENDATION: Staff recommends approval of the proposed site plan and facade 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 final color palette selected for the exterior finishing materials be in conformance with Appendix G ("MTC" McKinney Town Center District) of the Zoning Ordinance.
3. The applicant receive approval of the following Design Exceptions to:
 - Locate a driveway on a Priority "B" Street (Anthony Street) instead of a Service Street;
 - Allow a parking garage opening on a Priority "B" Street (Davis Street);
 - Exceed the Build-To Zone (BTZ) of 0' – 10' required along Priority "B" Streets, and have a BTZ of 24' along Davis Street and 32' along Tennessee Street on Block A; and 34' along Tennessee Street and 30' along Anthony Street on Block B;
 - Not have at least 50% of the building frontage at the BTZ along a Priority "B" Street (Anthony Street);
 - Allow the finished floor elevation to exceed the maximum of 12" above the sidewalk along Priority "B" Streets (Tennessee, Davis, and Anthony Streets);

- Allow a Street Screening Device to be 7' tall along a portion of Tennessee Street on Block A, in lieu of the required height of 2' – 4';
- Allow a Street Screening Device to be 6' tall and consist of wrought iron and masonry columns along portions of Tennessee Street and Anthony Street on Block B, in lieu of the required height of 2' – 4'.
- Not locate the parking lot on Block B at least 3' behind the face of the building along Tennessee Street and Anthony Street.
- Not provide a 2' – 4' tall Street Screening Device along Priority "B" Streets (Tennessee, Davis, and Anthony Streets);
- Have the building on Block B oriented towards a Service Street (Howell Street);
- Have garages oriented towards Priority "B" Streets (Tennessee and Anthony Streets) on Block B;
- Not provide tripartite design (a defined base, middle, and top) on the buildings located on Block A;
- Not provide façade rhythm in 20' – 30' intervals on the buildings on Block A;
- Not provide a complete storefront design, including a bulkhead, on the storefront windows on Block A;
- Provide less than 65% transparent windows on the first floor facing Tennessee Street on Block A;
- Not provide commercial uses on the ground floor of the parking garage along a Priority "B" Street (Davis Street);
- Not provide façade rhythm in 20' – 30' intervals or horizontal articulation for the parking garage along a Priority "B" Street (Davis Street);
- Allow less than 80% primary materials (brick, stone, synthetic stone) on the façade facing Priority "B" Streets (Tennessee and Anthony Streets) on Block B; and
- Allow the use of cementitious fiber panels and lap siding as both a primary and secondary material.

APPLICATION SUBMITTAL DATE: May 16, 2016 (Original Application)

June 14, 2016 (Revised Submittal)
July 1, 2016 (Revised Submittal)
July 15, 2016 (Revised Submittal)
July 19, 2016 (Revised Submittal)
July 21, 2016 (Revised Submittal)
July 27, 2016 (Revised Submittal)
October 11, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct a mixed-use development (retail, office, and multi-family residential uses) on Lot 1, Block A (approximately 3.75 acres) and Lot 1, Block B (approximately 1.96 acres) of the Downtown McKinney Mixed Use Addition. The development on Lot 1, Block A will feature 20,000 square feet of commercial space, 266 multi-family residential units, and a 5.5-story parking garage, while Lot 1, Block B will consist of 64 multi-family residential units.

Typically site plans and façade plans can be approved by Staff; however, per the development agreement on the subject property, City Council must take action on the site plan and façade plan on or before September 1, 2016.

On August 16, 2016, City Council voted 7-0-0 to table the item indefinitely to give the applicant time to address both Council and the public's concerns regarding the façade plans. Following the City Council meeting, the applicant worked with Staff to host a public open house meeting on September 15, 2016, where they presented new renderings for feedback. Comments during and following the meeting included increasing the cornice details, more patterned brickwork, and a stronger tie to the design of downtown. At the October 3, 2016 City Council Work Session, Council reviewed these renderings and asked to see the proposed detail changes reflected on the elevations to be presented at the October 18, 2016 meeting.

The revised elevations for the buildings on Block A feature a stronger cornice feature, consisting of a wider metal cap and more prominent brickwork along the top of the building. The applicant has also added a soldier course brick band between floors on the residential portions of the building, added arched headers above a selection of residential windows along the first floor, and replaced the exterior-facing cementitious panels with stucco material.

Lastly, the applicant has noted that the colors depicted in the elevations and renderings may not be the final color selections for the development. While City Council may approve the attached elevations, the final color palette (and what is ultimately constructed) may be modified at the Staff level from what is approved by City Council so long as the colors meet the requirements of the Zoning Ordinance.

PLATTING STATUS: The subject property is currently platted as Lot 1, Block A and Lot 1, Block B of the Downtown McKinney Mixed Use Addition.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“MTC” – McKinney Town Center District (Downtown Core)	City of McKinney Offices, Public Parking, and Undeveloped Land
North	“MTC” – McKinney Town Center District (Historic Core and Downtown Core)	Cross Engineering, Venue at Lot 207, and Municipal Courts Building
South	“MTC” – McKinney Town Center District (Downtown Edge)	Dr. Sam Patel, DDS and Residential Homes
East	“MTC” – McKinney Town Center District (Downtown Core)	Chestnut Square Historic Village, Public Parking, Undeveloped Land
West	“MTC” – McKinney Town Center District (Downtown Core)	KAB Group Offices, Residential Home, Tisdale Foods, The Surrey House, and Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Davis Street, 50’ Right-of-Way, Pedestrian Priority “B”
 Tennessee Street, 60’ Right-of-Way, Pedestrian Priority “B”
 Anthony Street, 40’ Right-of-Way, Pedestrian Priority “B”
 Future South Chestnut Street, 45’ Right-of-Way, Service Street
 Future Howell Street, 45’ Right-of-Way, Service Street

PARKING: The applicant has satisfied the minimum parking requirements as specified within the associated development agreement and Appendix G (“MTC” – McKinney Town Center District) of the Zoning Ordinance.

LOADING SPACES: No loading spaces are required per 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 has satisfied all landscaping requirements as specified in Appendix G (“MTC” – McKinney Town Center District) of the Zoning Ordinance, except as otherwise noted in the exceptions above.

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.

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 applicant has requested Design Exceptions to the Building Design Standards, which are listed above.

Additionally, the applicant has noted that the colors depicted in the elevations and renderings may not be the final color selections for the development. While City Council may approve the attached elevations, the final color palette (and what is ultimately constructed) may be modified at the Staff level from what is approved by City Council so long as the colors meet the requirements of the Zoning Ordinance.

Lastly, the applicant is proposing 100% cementitious fiber siding in Courtyards B and C on Block A. Although no primary materials have been used on these elevations, these courtyards will only be visible to internal residents of the multi-family development and will not be visible to the public or from right-of-way.

DESIGN EXCEPTIONS: 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. Requests for Design Exceptions are typically forwarded to the Planning and Zoning Commission for discretionary approval;

however, per the development agreement for the subject property, City Council shall review and approve the Design Exceptions.

In reviewing any site plan applications or Design Exception requests, the following criteria should be considered:

- 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.

Though a number of Exceptions have been requested, Staff is of the opinion that both the constraints of the property and the contemporary, urban design of the project warrant the requested Design Exceptions. The design and layout are appropriate for the site and correspond to urban form being proposed, and will enhance the downtown landscape. As such, Staff recommends approval of the request.

TREE PRESERVATION ORDINANCE: The applicant will be responsible for complying with the Tree Preservation Ordinance. The applicant has submitted a tree survey, subject to review and approval of the City's Landscape Architect.

PUBLIC IMPROVEMENTS:

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| Sidewalks: | Variable Width Proposed along Tennessee and Davis Streets; 6' Wide Proposed along Anthony, Howell and Chestnut Streets |
| 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:

- CC Minutes
- Standard Conditions for Site Plan Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Site Plan
- Proposed Landscape Plan
- Proposed Elevations
- Proposed Renderings – Informational Only
- PowerPoint Presentation