

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Steven Duong, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by PPK Architects, on Behalf of Collin County Community College District, for Approval of a Meritorious Exception for a Conference Center and Health Science Center (Central Park Campus), Being Fewer than 53 Acres, Located on the Southeast Corner of Community Avenue and Taylor Burk Drive

APPROVAL PROCESS: The Planning and Zoning Commission is the final approval authority for the proposed meritorious exception.

STAFF RECOMMENDATION: Staff recommends approval of the proposed meritorious exception for the proposed building elevations.

APPLICATION SUBMITTAL DATE: May 12, 2014 (Original Application)

ITEM SUMMARY: The applicant is requesting a Meritorious Exception to Section 146-139 (Architectural and Site Standards) of the Zoning Ordinance for two proposed buildings, Collin College Conference Center and Health Science Center. The applicant has indicated that the proposed elevations feature glass curtain wall systems and architectural metal and wood façade materials that maximize natural sunlight and aesthetic intrigue through the use of contemporary materials.

The meritorious exception is being requested because the proposed architectural elevations:

1. Does not meet the required minimum 50% masonry for each exterior wall.
2. Feature curtain wall systems on buildings that are neither a multi-story office or a retail building.
3. Feature wood as a material used as an architectural accent.

4. Features architectural metal paneling exceeding the maximum allowable percentage (10%).

The applicant has an approved site plan for the proposed buildings (13-272SP), which was approved by Staff on April 25, 2014.

This item was tabled at the June 10, 2014 Planning and Zoning Commission meeting due to the public hearing notification signs not being posted on the subject property by the applicant in the timeframe required by the Zoning Ordinance.

ZONING NOTIFICATION SIGNS: The applicant has posted zoning notification signs on the subject property, as specified within Section 146-164 (Changes and Amendments) of the City of McKinney Zoning Ordinance.

COMPLIANCE WITH ARCHITECTURAL STANDARDS: The purpose of the architectural standards is to set minimum standards for the appearance of non-residential buildings and corresponding site elements, which are recognized as enhancing property values and are in the interest of the general welfare of the City of McKinney. Staff is of the opinion that the proposed architectural design of the Collin College Conference Center and Health Science Center satisfies the intent of the architectural standards through the use of a variety of building materials (such as cast stone, brick, glass, wood, and architectural metal paneling), colors, and façade design (significant offsets, curtain wall system, and architectural details), creating a building of exceptional quality and appearance.

The provisions within the Architectural Standards Ordinance regarding meritorious exceptions state that “it is not the intent of this ordinance to discourage innovation. An architectural and site design that does not conform with the specific requirements of this ordinance, but which has merit by marking a positive contribution to the visual environment and which is appropriate to the site and use, may be submitted for consideration as a meritorious exception.”

The Architectural and Site Standards section of the Zoning Ordinance pertaining to granting a meritorious exception states that the Planning and Zoning Commission shall consider the following factors in determining the extent of any exception to be granted:

1. The extent to which the application meets other specific standards of this ordinance;
2. The extent to which the application meets the spirit and intent of this ordinance through the use of building materials, colors, and façade design to create a building of exceptional quality and appearance;
3. The positive or negative impact of the proposed project on surrounding property use and property values, in comparison to the expected impact of a

project which could be built in conformance with the standards of this ordinance; and

4. The extent to which the proposed project accomplishes City goals.

MERITORIOUS DESIGN: The intent of the Architectural Standards Ordinance is to set standards for the appearance of non-residential buildings and corresponding site elements, which are recognized as enhancing property values and are in the interest of the general welfare of the City.

Staff supports the meritorious exception due to the innovative and modern design of the proposed buildings. Although the Health Sciences Center and Conference Center elevations do not meet the minimum masonry percentages on a per wall basis, the applicant has provided elevations that have a significant amount of masonry per elevation with glass curtain wall systems, wooden architectural elements, and architectural metal paneling in keeping with a modern design.

Staff is of the opinion that the use of the proposed masonry finishing materials, in conjunction with the glass curtain wall systems, architectural metal paneling, wooden architectural accents, and multiple building offsets will create visual interest that enhances the surrounding area.

IMPACT ON EXISTING DEVELOPMENT: Staff is of the opinion that the proposed design for the buildings will complement the existing development on the property and should not negatively impact the existing and future developments surrounding the subject property.

MISCELLANEOUS DISCUSSION: A meritorious exception shall not be granted to serve as a convenience to the applicant or for reasons related to economic hardship. Staff believes that this is not the case with the proposed architectural design and meritorious exception.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has not received any comments either in opposition to or in support of this request.

ATTACHMENTS:

- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Architectural Elevations – Conference Center
- Proposed Architectural Elevations – Health Science Center
- PowerPoint Presentation