

PLANNING & ZONING COMMISSION MEETING OF 06-23-15 AGENDA ITEM #15-120SP

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Eleana Galicia, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for Freedom Powersports, Located at 2110 North Central Expressway

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for consideration at the July 21, 2015 meeting.

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 issuance of a building permit:

1. The applicant will be required to submit a shared dumpster agreement, subject to the review and approval of the City Attorney.

APPLICATION SUBMITTAL DATE: April 27, 2015 (Original Application)
May 26, 2015 (Revised Submittal)
June 4, 2015 (Revised Submittal)
June 9, 2015 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing a 3,041 square feet expansion to the existing building for Freedom Powersports (currently 27,622 square feet).

Typically site plans can be administratively approved by Staff, however, the governing planned development ordinance requires the site plan to be approved by the Planning and Zoning Commission and City Council.

PLATTING STATUS: The subject property is currently platted as Lot 2R, Block B of the Bray Central Two Addition. An amending plat of the subject property must be approved prior to the commencement of any development activity on the subject property.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" – Planned Development District Ordinance No. 1563 (Commercial Uses) and "CC" – High Rise Corridor Commercial Overlay District	Freedom Powersports
North	"PD" – Planned Development District Ordinance No. 1563 (Commercial Uses) and "CC" – High Rise Corridor Commercial Overlay District	El Dorado Mazda
South	"PD" – Planned Development District Ordinance No. 1563 (Commercial Uses) and "CC" – High Rise Corridor Commercial Overlay District	Days Inn Hotel
East	"PD" – Planned Development District Ordinance No. 1563 (Commercial Uses)	Eldorado Collision Repair
West	"BG" – General Business District (Commercial Uses), "C" – Planned Center District (Commercial Uses), and "CC" – High Rise Corridor Commercial Overlay District	Southwest International Trucks and Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: US Highway 75, Variable Width Right-of-Way, Regional Freeway
Central Circle, 60' Right-of-Way, Major Arterial

PARKING: Although the applicant has proposed to remove 19 parking spaces of the existing parking (156 parking spaces) in order to accommodate the building expansion, the required number of parking spaces (137 parking spaces) still remain on the site. As such, the applicant has satisfied the minimum parking requirements as specified within Section 146-130 (Vehicle Parking) of the Zoning Ordinance.

LOADING SPACES: The applicant is not required to provide loading spaces.

SOLID WASTE CONTAINERS: The applicant has requested the ability to share the dumpster enclosure on the adjacent lot 1R, Block B of the Bray Central Two Addition. Prior to the issuance of a Building Permit the applicant will be required to submit a shared dumpster agreement, subject to the review and approval of the City Attorney.

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 Planning Department, prior to issuance of a building permit.

TREE PRESERVATION ORDINANCE: The applicant will be responsible for complying with the Tree Preservation Ordinance.

PUBLIC IMPROVEMENTS:

Sidewalks: Not Required

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
- Proposed Architectural Renderings (Informational Only)
- PowerPoint Presentation