

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Anthony Satarino, Planner

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Geer Surveying and Engineering, on Behalf of Hassan Naderi for Approval of a Site Plan for an Auto Repair Shop and Office, Approximately 1.24 Acres, Located at the Southeast Corner of Powerhouse Drive and Mercury Drive

APPROVAL PROCESS: The Planning and Zoning Commission 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.
2. The applicant receive approval of a living screen to screen the view of the proposed bay doors from public right-of-way along Power House Street and Mercury Circle.
3. The applicant receive approval of a living screen to screen the view of the overnight parking spaces from public right-of-way along Power House Street and Mercury Circle.
4. The applicant submit an amending plat to provide for fire lane and mutual access easements necessary for the development of the site, which must be recorded with the County Clerk prior to the issuance of a certificate of occupancy.

Prior to issuance of a building permit:

5. The applicant file a separate easement with the Collin County Clerk for the portion of the fire lane and mutual access easement that is offsite subject to review and approval by the City Engineer.

APPLICATION SUBMITTAL DATE: August 15, 2011 (Original Application)

January 17, 2012 (Revised Submittal)
March 21, 2012 (Revised Submittal)
March 29, 2012 (Revised Submittal)
April 13, 2012 (Revised Submittal)
October 24, 2012 (Revised Submittal)
November 7, 2012 (Revised Submittal)
November 8, 2012 (Revised Submittal)
November 9, 2012 (Revised Submittal)

ITEM SUMMARY: The site plan was previously approved by Planning Staff on April 2, 2012. The applicant is now requesting the Planning and Zoning Commission grant a variance allowing the applicant to utilize a living screen for the proposed bay doors and overnight parking area, satisfying the required screening per Section 146-132 (Fences, Walls, and Screening Requirements). The applicant is proposing to construct an auto repair facility and office totaling 5,940 square feet on approximately 1.24 acres at the southeast corner of Powerhouse Drive and Mercury Drive.

PLATTING STATUS: The subject property is currently platted as Lot 7B, Block A of the Power House Business Park Addition. The fire lane and mutual access easement (along the shared southern property line) off of Mercury Circle has been revised with the recent submittal of the site and landscape plans in order to improve the circulation to both Lot 7B, Block A and Lot 7AR2, Block A. Prior to the issuance of a building permit, the applicant will be responsible for submitting and receiving approval of a separate instrument for the portion of the fire lane that is offsite. In addition, the applicant will need to submit and receive approval of an amending plat to show the new configuration of the fire lane and mutual access easements prior to the issuance of a certificate of occupancy.

SURROUNDING ZONING AND LAND USES:

Subject Property: "ML" – Light Manufacturing District

North	"ML" – Light Manufacturing District	Bloodot Inc. Undeveloped Land
South	"ML" – Light Manufacturing District	Future Dairy Clean (12-152SP)
East	"ML" – Light Manufacturing District	Undeveloped Land 84 Lumber Company
West	"ML" – Light Manufacturing District	Trinity Credit Services

ACCESS/CIRCULATION:

Adjacent Streets: Power House Street, 60' Right-of-Way, Collector

Mercury Circle, 60' Right-of-Way, Collector

Discussion: The applicant is proposing one direct point of access off of Power House Street and one direct point of access off of Mercury Circle.

PARKING:

Proposed Use: Office (1,340 Square Feet)

Auto Repair (8 Bays)

Required Number of Spaces: Office (1 Parking Space for Each 400 Square Feet of Floor Area) = 4 Parking Spaces

Auto Repair (2 Parking Space for Each Bay Plus 1 Overnight Parking Space for Each Bay) = 24 Parking Spaces

Total Required: 28 Parking Spaces

Total Provided: 28 Parking Spaces (Including 1 Handicapped Space)

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

LOADING SPACES: No loading spaces are required for the proposed development.

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 is proposing to utilize Red Oak trees to satisfy both the street tree and terminus tree requirements of the zoning ordinance. The applicant has satisfied all landscaping requirements as specified in Section 146-135 (Landscape Requirements) of the Zoning Ordinance.

SCREENING REQUIREMENTS: Loading docks or structures, bays, and bay doors are required to be screened from the view of public right-of-way. The site plan shows four bay doors facing Power House Street and four bay doors viewable from Mercury Circle. Additionally, motor vehicle service or repair facilities, vehicles awaiting repair for more than 24 hours or after the close of business shall be screened from the view of public right-of-way. Since the site plan shows 8 overnight parking spaces on the east site of the proposed building, which can be viewed both from Power House Street and Mercury Circle, the ordinance requires that the overnight parking area be screened.

Allowed screening devices in both of these instances refer to Section 146-132 (Fences, Walls, and Screening Requirements) of the Zoning Ordinance include the following:

- Brick masonry, stone masonry, or other architectural masonry finish;
- Tubular steel (primed and painted) or wrought iron fence with masonry columns spaced a maximum of 20 feet on center with structural supports spaced every ten feet, and with sufficient evergreen landscaping to create a screening effect;
- Living plant screen, upon approval by the Planning and Zoning Commission and/or City Council, depending on which body has the final approval authority as indicated in section 146-45(a)(2) through the site plan process; or
- Alternate equivalent screening, upon approval by the Planning and Zoning Commission and/or City Council, depending on which body has the final approval authority as indicated in section 146-45(a)(2) through the site plan process.

As shown on the attached plan, the applicant is proposing to plant a row of Burford Hollies along Power House Street frontage. In addition, the applicant is proposing to plant a row of Burford Hollies along the northeastern side of the overnight parking area and a row of Burford Hollies in the landscape islands on the western side of the overnight parking area. As stated on the landscape plan, these evergreen shrubs will be 3' at the time of planting and spaces 3' on center. The ultimate height of the shrubs will be 6' in height. Since the adjacent properties are all zoned "ML" – Light Manufacturing District for industrial uses, Staff feels the proposed living screen should not negatively impact the surrounding area and is comfortable supporting the request for the living screen.

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 satisfied all other 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. Prior to the issuance of a building permit, the applicant will be required submit and receive approval of an Affidavit of No Trees.

PUBLIC IMPROVEMENTS:

Sidewalks: Required along Power House Street and Mercury Circle

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. 2008-10-173)

Utility Impact Fees: Applicable (Ordinance No. 2008-10-174)

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
- Maps
- Letter of Intent
- Proposed Site Plan
- Proposed Landscape Plan
- PowerPoint Presentation