

PLANNING & ZONING COMMISSION MEETING OF 03-22-16 AGENDA ITEM #15-222SP

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Matt Robinson, AICP, Planning Manager

FROM: Aaron Bloxham, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act a Site Plan for Springhill-Hilton, Located Approximately 700 Feet North of Craig Drive and on the West Side of U.S. Highway 75 (Central Expressway)

APPROVAL PROCESS: The action of the Planning and Zoning Commission for the proposed site plan may be appealed to the City Council.

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.

APPLICATION SUBMITTAL DATE: August 24, 2015 (Original Application)
January 6, 2016 (Revised Submittal)
February 5, 2016 (Revised Submittal)
February 16, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct two hotels on 6.00 acres, a 151,052 square foot hotel (Spring Hill) on Lot 1 and 110,332 square foot hotel on Lot 2 (Hilton Home 2 Suites), located along the west side of U.S. Highway 75 (Central Expressway) north of Craig Drive.

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.

On March 8, 2016, the Planning and Zoning Commission voted 7-0-0 to continue the public hearing and table the item to the March 22, 2016 P&Z meeting due to a Staff noticing error.

PLATTING STATUS: The subject property is currently unplatted. A record plat or plats, 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.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“PD” – Planned Development District Ordinance No. 94-06-18 and “PD” Planned Development Ordinance No. 1565 (Commercial, Retail and Residential Uses)	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 94-06-18 and “PD” Planned Development Ordinance No. 1565 (Commercial, Retail and Residential Uses)	Undeveloped Land
South	“PD” – Planned Development District Ordinance No. 2004-04-045 and “PD” Planned Development Ordinance No. 1998-11-62 (Commercial, Retail and Residential Uses)	Belk, Hidden Forest Subdivision, and Undeveloped Land
East	“BG” – General Business District (Commercial Use)	Service King Collision Repair
West	“PD” – Planned Development District Ordinance No. 94-06-18 and “PD” Planned Development Ordinance No. 1565 (Residential Uses)	Eldorado Country Club #2 Subdivision

ACCESS/CIRCULATION:

Adjacent Streets: U.S. Highway 75 (Central Expressway), 380’ Right-of-Way, Major Regional Highway

Country Club, 60’ Right-of-Way, Collector

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 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 has submitted a tree survey, subject to review and approval of the City's Landscape Architect.

PUBLIC IMPROVEMENTS:

Sidewalks: Required along U.S. Highway 75 (Central Expressway)

Hike and Bike Trails: Required along Country Club Drive

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:

- Draft PZ Minutes 3.8.16
- Standard Conditions for Site Plan Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Site Plan
- Proposed Landscape Plan
- PowerPoint Presentation