

AGENDA ITEM

TO: Planning and Zoning Commission

FROM: Michael Quint, Senior Planner

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by RLK Engineering, Inc., on Behalf of McKinney Independent School District, for Approval of a Site Plan for Faubion Middle School Expansion and Parking Lots, Approximately 35.98 Acres, Located on the Northwest Corner of Rollins Street and Duvall Street.

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 variance to reduce the required 20 foot wide landscape buffer along the south side of Rollins Street to 10 feet in width.
3. The applicant receive approval of an 6 foot tall living plant screen consisting of evergreen shrubs along the southern property line of the southern tract.

Prior to issuance of a building permit:

4. The applicant revise the site and landscape plans to reflect the correct number of parking spaces that are being provided (northern tract = 226; southern tract = 134; total = 360).
5. The applicant revise the site plan so that the proposed fire lane easements extend to the adjacent curbs rather than stopping short of the curbs.

Prior to utilizing the parking lot on the southern tract of the subject property to satisfy the minimum parking requirements for the school on the northern tract:

6. The applicant shall record an off-site parking easement on the southern tract of the subject property.

7. The applicant execute a long-term parking agreement.

APPLICATION SUBMITTAL DATE: February 27, 2012 (Original Application)
March 12, 2012 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct a series of building expansions to the existing MISD Faubion Middle School and a new parking lot.

The subject property consists of two tracts of land that are divided by Rollins Street. Throughout this staff report, the “northern tract” and the “southern tract” will be referenced. The northern tract (north of Rollins Street) is home to the existing Faubion Middle School (124,320 square feet) and the proposed building expansions (49,510 square feet) while the southern tract (south of Rollin Street) will be home to a proposed parking lot. The parking lot that is being proposed on the southern tract will be utilized as excess parking for Faubion Middle School located directly to the north.

PLATTING STATUS: Both tracts of the subject property are currently unplatted. Prior to the issuance of a building permit for the southern tract (parking lot), a plat must be filed for record, subject to review and approval by the Director of Planning.

SURROUNDING ZONING AND LAND USES:

Subject Property: “RS 120” – Single Family Residence District

North	“RS 120” – Single Family Residence District	McKinney ISD Offices and Football Stadium
South	“RS 120” – Single Family Residence District	Single Family Residences
East	“RS 120” – Single Family Residence District	Single Family Residences
West	“RS 120” – Single Family Residence District	Single Family Residences

ACCESS/CIRCULATION:

Adjacent Streets: Hollis Street, 50’ Right-of-Way
Rollins Street, 70’ Right-of-Way
Duval Street, 40’ Right-of-Way
Isola Road, 50’ Right-of-Way

Paula Road, 50' Right-of-Way

Discussion: The northern tract (school) has multiple existing access points on Hollis Street, Rollins Street, and Duvall Street. These access points are not being modified by this site plan. The southern tract (parking lot) will have one access point to Paula Road and another access point to Isola Road.

PARKING:

Proposed Use:	Middle School (43 classrooms; 651 seat auditorium)
Required Number of Spaces:	2.5 parking spaces for every classroom plus 1 parking space for every 4 seats in the main auditorium
Total Required:	271 Parking Spaces
Total Provided:	360 Parking Spaces (Including 11 Handicapped Spaces)

Discussion: 271 parking spaces are required for the school located on the northern tract of the subject property. However, only 226 parking spaces are provided on-site. In order to rectify this deficiency, the applicant is proposing to construct a parking lot consisting of 134 parking spaces. In order to use the southern tract's parking spaces to satisfy the minimum parking requirements of the school on the northern tract, the Zoning Ordinance requires the applicant execute a long-term parking agreement and file an off-site parking easement. As such, Staff recommends the applicant The applicant shall record an off-site parking easement on the southern tract of the subject property and execute a long-term parking agreement, prior to utilizing the parking lot on the southern tract of the subject property to satisfy the minimum parking requirements for the school on the northern tract.

The site plan indicates that 330 parking spaces are being provided while 360 parking spaces are shown. Staff recommends that the applicant revise the site and landscape plans to reflect the correct number of parking spaces that are being provided (northern tract = 226; southern tract = 134; total = 360), prior to the issuance of a building permit.

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

LOADING SPACES: Loading spaces are not required for schools. 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: Landscaping is only required for the southern tract (parking lot) of the subject property as the northern tract (school) is vested under previous ordinances which did not contain landscaping regulations. As such, a landscape plan has only been submitted for the southern tract.

Section 146-135 (Landscape Requirements) of the Zoning Ordinance states that a minimum 20 foot landscape buffer shall be provided adjacent to a right-of-way with an ultimate right-of-way width of 60 feet or greater. It goes on to state that this required 20 foot landscape buffer may be reduced to 10 feet by the Planning and Zoning Commission's approval of a variance if the Commission feels that unique circumstances exist on the subject property that makes application of this section unduly burdensome on the applicant; the variance will have no adverse impact on current or future development; the variance is in keeping with the spirit of the Zoning Ordinance and will have a minimal impact, if any, on the surrounding land uses; and the variance will have no adverse impact on the public health, safety and general welfare. The southern tract (parking lot) of the subject property is directly adjacent to Rollins Street, a 70' right-of-way. As such, a 20 foot landscape buffer is required adjacent to said roadway. However, the applicant has requested that a variance be approved allowing a reduction in the required landscape buffer from 20 feet to 10 feet. Staff is comfortable with the applicant's requested variance and does not feel that it will have any negative impacts given the context of the area.

The applicant has satisfied all other landscaping requirements as specified in Section 146-135 (Landscape Requirements) of the Zoning Ordinance.

SCREENING REQUIREMENTS: Section 146-132 (Fences, Walls, and Screening Requirements) of the Zoning Ordinance states that screening devices shall be placed along any property line or district boundary between any single family residential zoning or use and any non-residential use, but not across a dividing street between such uses. It goes on to state that an alley shall not be considered a dividing street for the purposes of this section. The southern tract (parking lot) has an unimproved alley located along its southern property line. To the south of this alley are adjacent single family residences. Given these conditions, a 6' tall screening device is required along the southern property line of the southern tract of the subject property. The ordinance allows the following screening devices:

1. Brick masonry, stone masonry, or other architectural masonry finish;

2. Tubular steel (primed and painted) or wrought iron fence with masonry columns spaced at a maximum of 20 feet on center with structural columns spaced every 10 feet, with sufficient evergreen landscaping to create a screening effect;
3. Living plant screen, upon approval by the Planning and Zoning Commission; or
4. Alternate equivalent screening, upon approval by the Planning and Zoning Commission.

The applicant has proposed to install a living plant screen consisting of a series of Burford Holly evergreen shrubs (3 feet tall at the time of planting reaching at least 6 feet tall) and, as such, is requesting the Planning and Zoning Commission's approval of screening device option number 3 (described above). The existing residences to the south of the proposed parking lots have existing fences and are buffered from the proposed parking lot by a 10 foot landscape buffer as well as the width of the unimproved alley. Staff has no objections to the applicant's request.

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.

PUBLIC IMPROVEMENTS:

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| Sidewalks: | 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. 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
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Site Plan
- Proposed Landscape Plan
- PowerPoint Presentation