

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Samantha Gleinser, Planner

SUBJECT: Consider/Discuss/Act on the Request by Sanchez & Associates, L.L.C., on Behalf of MountainPrize, Inc., for Approval of a Site Plan for RaceTrac, Approximately 1.11 Acres, Located on the North Side of U.S. Highway 380 (University Drive) and Approximately 900 Feet West of U.S. Highway 75 (Central Expressway)

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 a variance from the Planning and Zoning Commission to locate the loading space farther than 25' from the proposed structure.

Prior to issuance of a building permit:

3. The applicant revise the site plan to show the filing information for the off-site portion of the access easement necessary to access the sanitation container.

APPLICATION SUBMITTAL DATE: October 15, 2012 (Original Application)
November 21, 2012 (Revised Submittal)
December 3, 2012 (Revised Submittal)
December 6, 2012 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct a convenience store with fuel sales (RaceTrac) on approximately 1.11 acres, located on the north side of U.S. Highway 380 (University Drive) and approximately 900 feet west of U.S. Highway 75. The applicant intends to demolish the existing building (3,060 square feet), and build a new, larger building (5,920 square feet). The applicant is proposing to utilize the existing canopy, and is not proposing to add any additional gasoline pumps.

PLATTING STATUS: The subject property is currently platted as Lot 1R1, Block A of the Cornerstone Center Addition.

SURROUNDING ZONING AND LAND USES:

Subject Property: "BG" – General Business District (Commercial Uses)

North	"PD" – Planned Development District Ordinance No. 2006-10-112 (Generally for Retail, Restaurant, and Office Uses)	380 Towne Crossing Shopping Center
South	"PD" – Planned Development District Ordinance No. 98-10-57 (Commercial Uses)	Cameron Crossing Shopping Center
East	"PD" – Planned Development District Ordinance No. 2006-10-112 (Generally for Retail, Restaurant, and Office Uses)	Kentucky Fried Chicken Restaurant
West	"O" – Office District (Educational Uses)	Collin County Community College

ACCESS/CIRCULATION:

Adjacent Streets: U.S. Highway 380 (University Drive), Variable Width Right-of-Way, Major Regional Highway

Discussion: The applicant is proposing to maintain the access points that currently exist on the RaceTrac site. One access drive is off of U.S. Highway 380 (University Drive) in the southeast corner of the subject property, and is on the west side of the subject property by way of signalized fire lane and access drive.

PARKING:

Proposed Use:	Convenience Store with Fuel Sales (5,928 Square Feet)
Required Number of Spaces:	One parking space for every 250 square feet of floor area, with a minimum of five parking spaces
Total Required:	24 Parking Spaces
Total Provided:	24 Parking Spaces (Including 2 Handicapped Spaces)

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

LOADING SPACES:

Proposed Use: Convenience Store with Fuel Sales (5,928 Square Feet)

Required Number of Spaces: One 12' x 35' Loading Space

Provided: One 12' x 35' Loading Space

Discussion: The applicant has satisfied the minimum loading space size requirements as specified within Section 146-131 (Off-Street Loading) of the Zoning Ordinance. The applicant has provided one loading space, per the requirements of the Zoning Ordinance, in the southwest section of the subject property adjacent to the underground fuel storage tanks, located approximately 80' from the proposed building. As such, the applicant must receive the Planning and Zoning Commission's approval to locate the required loading spaces farther than 25' from the proposed building. Staff is generally comfortable with the proposed location of the required loading space.

SOLID WASTE CONTAINERS: Prior to the issuance of a building permit, the applicant will be required to revise the site plan to show the filing information for the off-site portion of the access easement necessary to access the sanitation container. 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.

PUBLIC IMPROVEMENTS:

Sidewalks: Existing along U.S. Highway 380 (University Drive)

Hike and Bike Trails: Not Applicable

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