

CITY COUNCIL MEETING OF 01-21-14 AGENDA ITEM #14-002SP

AGENDA ITEM

TO: City Council

THROUGH: Michael Quint, Director of Planning

FROM: Brandon Opiela, Planning Manager

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Northstar Builders, on Behalf of the City of McKinney, for Approval of a Site Plan for an Indoor Athletic Facility (Plano Sports Authority), Being Fewer than 11 Acres, Located on the South Side of Eldorado Parkway and Approximately 920 Feet East of Alma Road

APPROVAL PROCESS: The City Council 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 an evergreen living screen to screen the view of the proposed bay doors from Eldorado Parkway and Alma Road.

APPLICATION SUBMITTAL DATE: January 6, 2014 (Original Application)
January 8, 2014 (Revised Submittal)
January 10, 2014 (Revised Submittal)
January 13, 2014 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting approval of site plan for an approximately 106,000 square foot indoor athletic facility, Plano Sports Authority (PSA), on a portion of the City of McKinney's Gabe Nesbitt Community Park. The project is planned to be constructed in two phases. Phase 1, approximately 85,000 square feet, will feature 8 multi-sport courts, a soccer field, concourse area, office and meeting rooms, and a concession/dining area. Phase 2, approximately 20,000 square feet, will add 4 additional playing courts. The applicant has also requested approval of an evergreen living screen to screen the view of the bay doors on the west side of the building from Eldorado Parkway and Alma Road.

The applicant has submitted a meritorious exception (14-001ME), which is being considered concurrently by the City Council.

SURROUNDING ZONING AND LAND USES:

Subject Property: "PD" – Planned Development District Ordinance No. 2003-02-015
(Gabe Nesbitt Community Park)

North	"PD" – Planned Development District Ordinance No. 2001-09-115 and "PD" – Planned Development District Ordinance No. 2003-02-015 (Office and Single Family Residential Uses)	Canyon Estates Subdivision, Stone Canyon Subdivision, and Undeveloped
South	"AG" – Agricultural District and "PD" – Planned Development District Ordinance No. 2003-02-015	Gabe Nesbitt Community Park
East	"PD" – Planned Development District Ordinance No. 2003-02-015	Gabe Nesbitt Community Park and John and Judy Gay Public Library
West	"PD" – Planned Development District Ordinance No. 2005-11-114 (Multi-Family Residential and Commercial Uses)	Villas of Willow Grove and Undeveloped

ACCESS/CIRCULATION:

Adjacent Streets: Eldorado Parkway, 120' Right-of-Way, Greenway Arterial

Alma Road, 120' Right-of-Way, Greenway Arterial

Discussion: The proposed site will take direct access off of Eldorado Parkway and will have indirect access to Alma Road via mutual access drives throughout Gabe Nesbitt Community Park.

PARKING:

Proposed Use: Indoor Athletic Facility (105,958 Square Feet)

Required Number of Spaces: Office/Meeting Rooms – 1 Space per 400 Square Feet (2,400 Square Feet / 6 Spaces)

Bleachers – 1 Space per 6 Linear Feet (Phase 1: 1,080 Linear Feet / 180 Spaces)(Phase 2: 432 Linear Feet / 72 Spaces)

Concessions/Dining Area – 1 Space per 150 Square Feet (3,427 Square Feet / 23 Spaces)

Total Required: 281 Total Required Spaces (209 Parking Spaces Required for Phase 1 plus 72 Additional Parking Spaces Required for Phase 2)

Total Provided: 336 Parking Spaces (Including 9 Handicapped Spaces)

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

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: Loading docks or structures, bays, and bay doors are required to be screened from the public right-of-way. There are two bay doors on the west side of the proposed building that are visible from both Alma Road and Eldorado Parkway, and will require screening. Allowed screening devices per 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 landscape plan, the applicant has proposed a significant amount of trees and shrubs along the western portion of the site to act as an evergreen

living screen in order to satisfy the ordinance requirement above. Staff feels that the quantity, species, and spacing of said plantings will adequately screen the proposed bay doors from the adjacent rights-of-way, thus satisfying the requirement. As such, Staff recommends approval of the proposed living screen.

The applicant has also 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, unless the associated meritorious exception (14-001ME) is approved by the City Council.

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

PUBLIC IMPROVEMENTS:

Sidewalks:	Not Applicable
Hike and Bike Trails:	Required along Eldorado Parkway
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) – Satisfied by governing development agreement
Utility Impact Fees:	Applicable (Ordinance No. 2013-11-109 and 2013-12-118) – Satisfied by governing development agreement
Median Landscape Fees:	Not Applicable
Park Land Dedication Fees:	Not Applicable
Pro-Rata:	Not Applicable

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
- Proposed Site Plan
- Proposed Landscape Plan
- PowerPoint Presentation