

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Matt Robinson, AICP, Planning Manager

FROM: Eleana Galicia, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for Blount Fine Foods Expansion, Located Approximately 390 Feet South of Wilmeth Road and on the East Side of Redbud Boulevard

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the May 3, 2016 meeting.

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: March 14, 2016 (Original Application)
March 28, 2016 (Revised Submittal)
March 31, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct a 24,228 square foot expansion to an existing manufacturing building (Blount Fine Foods), located approximately 390 feet south of Wilmeth Road and on the east side of Redbud Boulevard.

The applicant has submitted an associated Façade Plan Appeal (15-080FR) to be considered at the Planning and Zoning Commission Meeting on April 12, 2016.

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 and City Council.

PLATTING STATUS: The subject property is currently platted as Lot 1D, Block D of the Bray Central Two Addition. An amending plat, 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.1563 (Industrial Uses)	Blount Fine Foods Facility
North	“PD” – Planned Development District Ordinance No.1563 (Industrial Uses)	Undeveloped Land, RMCN Credit Services Inc., and Brandon Industries
South	“PD” – Planned Development District Ordinance No.1563 (Industrial Uses)	Camozzi Pneumatics
East	“PD” – Planned Development District Ordinance No. 2003-05-052 (Agricultural Uses)	City of McKinney Golf Course
West	“PD” – Planned Development District Ordinance No.1563 (Industrial Uses)	Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Redbud Boulevard, 90 Right-of-Way, Minor Arterial

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 Planning Department, prior to issuance of a building permit. The applicant has submitted a request for a Facade Plan Appeal (16-080FR) which will be presented to the Planning and Zoning Commission for action at the April 12, 2016 meeting.

TREE PRESERVATION ORDINANCE: The applicant will be responsible for complying with the Tree Preservation Ordinance. The applicant has stated on a signed affidavit that there are no protected trees on the subject property, subject to review and approval of the City's Landscape Architect.

PUBLIC IMPROVEMENTS:

Sidewalks:	Existing along Redbud Boulevard
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. 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:

- Standard Conditions for Site Plan Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Site Plan
- PowerPoint Presentation