

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Samantha Pickett, Planner II

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for the McKinney Aquatic and Fitness Center, Located on the Southeast Corner of Alma Road and Eldorado Parkway

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to City Council for final action at the May 19, 2015 meeting.

STAFF RECOMMENDATION: Staff recommends approval of the proposed site plan with the following conditions:

1. The City satisfy the conditions as shown on the Standard Conditions for Site Plan Approval Checklist, attached.

APPLICATION SUBMITTAL DATE: March 30, 2015 (Original Application)
April 13, 2015 (Revised Submittal)
April 16, 2015 (Revised Submittal)
April 22, 2015 (Revised Submittal)

ITEM SUMMARY: The City is proposing to construct an 81,416 square foot aquatic and fitness center (McKinney Aquatic and Fitness Center on a portion of the City's Gabe Nesbitt Community Park. The project is planned to be constructed in two phases. Phase 1 will feature the main building (consisting of an indoor lap pool, indoor leisure pool, gymnasium, fitness areas, and classrooms), the outdoor aquatics area (consisting of a leisure pool, tot pool, and waterslides), the bathhouse and approximately three-quarters of the parking area. Phase 2 will consist of the remaining parking and an additional fire lane/mutual access drive.

The proposed aquatic and fitness center will be maintained and operated by the City of McKinney. All proposed site plans for city-owned property must be considered by the City Council. The recommendation of the Planning & Zoning Commission will be forwarded to the City Council for consideration at the May 19, 2015 meeting.

PLATTING STATUS: The subject property is currently platted as Lots 1R and 1R1, Block A of the McKinney Community Park Addition.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"AG" – Agricultural District and "PD" – Planned Development District Ordinance No. 2003-02-015 (Community Park Uses)	Gabe Nesbitt Community Park
North	"PD" – Planned Development District Ordinance No. 2003-02-015 (Office Uses) and "PD" – Planned Development District Ordinance No. 2003-02-015 (Single Family Residential Uses)	Canyon Estates Subdivision and Undeveloped Land
South	"AG" – Agricultural District (Agricultural Uses) and "PD" – Planned Development District Ordinance No. 2003-02-015 (Community Park Uses)	Gabe Nesbitt Community Park
East	"PD" – Planned Development District Ordinance No. 2003-02-015 (Community Park Uses)	Plano Sports Authority (PSA) McKinney and Gabe Nesbitt Community Park
West	"PD" – Planned Development District Ordinance No. 2005-11-114 (Retail and Multi-Family Residential Uses) and "PD" – Planned Development District Ordinance No. 2003-02-015 (Industrial Uses)	Advantage Storage, Builders Carpet and Design Center, and Undeveloped Land

ACCESS/CIRCULATION:

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

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

PARKING: A total of 444 parking spaces, consisting of 328 spaces in Phase 1, and 116 spaces in Phase 2 have been provided on the site. Phase 2 parking is intended to be completed prior to the completion of the facility.

LOADING SPACES: No loading spaces are required per Section 146-131 (Off-Street Loading) of the Zoning Ordinance and, as such, no loading spaces have been provided.

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 required notation has been provided on the proposed site plan.

LANDSCAPING REQUIREMENTS: The City has satisfied all landscaping requirements as specified in Section 146-135 (Landscape Requirements) of the Zoning Ordinance.

SCREENING REQUIREMENTS: 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 has been provided. The sanitation container has been properly screened 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 City will be responsible for complying with Chapter 58 (Lighting and Glare Regulations) of the City of McKinney Code of Ordinances. The City 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: Elevations have been submitted meeting the requirements of Section 146-139 (Architectural and Site Standards) of the City of McKinney Zoning Ordinance and have been attached as a supporting document.

TREE PRESERVATION ORDINANCE: The City will comply with the Tree Preservation Ordinance.

PUBLIC IMPROVEMENTS:

Sidewalks:	Not Required
Hike and Bike Trails:	10' Wide Trail Required along Eldorado Parkway and Alma Road
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

DRAINAGE: The City 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: Not Applicable (Ordinance No. 2013-11-108)

Utility Impact Fees: Not 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
- Proposed Landscape Plan
- Proposed Elevations
- PowerPoint Presentation