

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Anthony Satarino, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Columbus Realty Partners, Ltd., on Behalf of McKinney Seven 31, L.P., for Approval of a Meritorious Exception for Parkside at Craig Ranch Phase 1, Being Fewer than 42 Acres, Located on the Northwest Corner of Henneman Way and Alma Road

APPROVAL PROCESS: The Planning and Zoning Commission is the final approval authority for the proposed meritorious exception.

STAFF RECOMMENDATION: Staff recommends denial of the proposed meritorious exception request due to lack of innovative design or exceptional quality and appearance.

APPLICATION SUBMITTAL DATE: May 28, 2013 (Original Application)
June 6, 2013 (Revised Submittal)
June 19, 2013 (Revised Submittal)
June 20, 2013 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting a meritorious exception to the architectural standards section of the Green Tract Pattern Book (2012-07-36 attached) for Parkside at Craig Ranch Phase 1, a multiple-family residential project, generally located on the northwest corner of Alma Road and Henneman Way.

The applicant is requesting a meritorious exception to the approved Green Tract Pattern Book to exceed the allowed percentage of cementitious panel and architectural metal allowed (both considered secondary finishing materials) for the front façade of each building (a maximum of 15% is allowed).

ZONING NOTIFICATION SIGNS: The applicant has posted zoning notification signs on the subject property, as specified within Section 146-164 (Changes and Amendments) of the City of McKinney Zoning Ordinance.

COMPLIANCE WITH ARCHITECTURAL STANDARDS OF THE PATTERN BOOK: The Green Tract Pattern Book that is attached as part of “PD” – Planned Development District Ordinance No. 2012-07-36 is a document comprised of both textual and graphic

development standards and is intended to guide the creation of the of Parkside at Craig Ranch community.

The Pattern Book sets forth pictorially the architectural style and characteristics required of buildings. It further lists eight architectural standards for future buildings to follow. The applicant is proposing to meet all of these standards with exception to the provision below:

The exterior finish of each Building's front façade shall feature a minimum of 85% brock, stone, synthetic stone, stucco, or an combination thereof, with none of the aforementioned materials, except brick or stone, comprising more than 50% of such façade. The balance of the exterior finishing materials may include EIFS, architectural concrete masonry units (CMU), cementious siding, metal, and/or glass curtain wall systems.

Specifically, the meritorious exception is being requested because the proposed architectural elevations exceed the allowed percentage (greater than 15%) of secondary finishing materials on each front façade as detailed below:

Building I

- Henneman Way – South Facade
 - Cement Panel – 26.93%
 - Architectural Panel – 27.87%

Building II

- Alma Road – East Facade
 - Cement Panel – 26.13%
 - Architectural Metal – 19.57%
- Henneman Way – South Facade
 - Cement Panel – 29.58%
 - Architectural Panel – 11.12%

The Architectural and Site Standards section of the Zoning Ordinance regarding meritorious exceptions states that “it is not the intent of this ordinance to discourage innovation. An architectural and site design that does not conform with the specific requirements of this ordinance, but which has merit by marking a positive contribution to the visual environment and which is appropriate to the site and use, may be submitted for consideration as a meritorious exception.” Staff does not feel that exceeding the maximum allowed percentage of secondary finishing materials constitutes innovative design or exceptional quality.

MERITORIOUS DESIGN: The applicant has described in the letter of intent the following building design characteristics:

“The applicant proposes to use cementious material for panel and board and batten applications and architectural metal to achieve the look and feel of such aesthetic due to their contrast, durability and

colorfastness. The applicant would not be able to achieve the desired Architectural Style using the required percentage of Primary Material. The use of these materials on the faces as depicted in the elevations would exceed the 15% percentage limitation on Other Material imposed by the Architectural Standards.

The applicant submits that the increased use of the proposed Other Materials (architectural metal) significantly furthers the Architectural Style set forth in the Pattern Book by introducing a texture and material contrast to the brick, stone and stucco otherwise incorporated into the building, is an appropriate material to use in this application due to its contrast, durability and colorfastness and results in a positive contribution to the visual environment, all of which are compelling reasons for the approval of this meritorious exception request”.

Staff acknowledges the proposed elevations meet the intent of the Architectural Style section of the Green Tract Pattern Book; however, Staff feels that the intent can also be met while adhering to the percentages of exterior finishing materials prescribed by the pattern book. In Staff’s opinion, simply exceeding the amount of allowed secondary finishing materials does not achieve a level of exceptional quality or innovative design intended with the meritorious exception process.

IMPACT ON EXISTING DEVELOPMENT: The land surrounding the subject property is mostly undeveloped. The Ballfields at Craig Ranch and The Beach at Craig Ranch are located to the east of the property across Alma Road. Staff believes that the proposed meritorious exception should not have an adverse or negative impact on the surrounding property and; therefore, was not a determining factor in recommending denial of this case.

MISCELLANEOUS DISCUSSION: A meritorious exception shall not be granted to serve as a convenience to the applicant or for reasons related to economic hardship.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has not received any comments either in opposition to or in support of this request.

ATTACHMENTS:

- Maps
- Letter of Intent
- Proposed Elevations
- PowerPoint Presentation