

Planning and Zoning Commission Meeting Minutes of January 10, 2017:

16-333SUP Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit and Site Plan Request to Allow for a Daycare (Trails of Ivy Development Center), Located at 7605 Virginia Parkway

Ms. Danielle Quintanilla, Planner I for the City of McKinney, explained the proposed specific use permit and site plan request to allow for a daycare center. She stated that the applicant had provided a site layout exhibit detailing the existing building, existing parking, and internal site circulation on the subject property. Ms. Quintanilla stated that the governing zoning requires a specific use permit to allow for a daycare on the property. She stated that the existing building was previously used as a school. Ms. Quintanilla stated that there are residential uses to the east and south of the subject property and an existing Montessori school to the west of the subject property. She stated that it was Staff's professional opinion that the daycare would remain compatible with the existing land uses and was an appropriate use for the proposed location. Ms. Quintanilla stated that Staff recommends approval of the specific use permit and site plan for the proposed daycare center. She offered to answer questions. There were none.

Ms. Sarah Whitman, 4709 Wallace St., McKinney, TX, explained the proposed specific use permit and site plan request to allow for a daycare center. She concurred with the Staff report. Ms. Whitman stated that the existing building on the property had been used for a Good Shepherd Montessori school and an afterschool program in the past. She explained that they want to operate a general childcare facility for all ages.

Chairman Cox opened the public hearing and called for comments.

Mr. Jeff Malkiewicz, 101 Turnberry Circle, McKinney, TX, spoke in opposition to the request. He expressed concerns regarding traffic flow for egress and ingress to the

school and possible traffic accidents on Virginia Parkway and South Ballantrae Drive. Mr. Malkiewicz stated that South Ballantrae Drive was very narrow, restricted by an island, and does not allow for two lanes of traffic. He expressed concerns that during peak pickup times, cars would be lined up on Virginia Parkway waiting to turn right onto Ballantrae. Mr. Malkiewicz stated that there was a blind curve there and this could cause a traffic safety issue. He gave examples of other schools where traffic backs up onto the road with people waiting to enter the school property to pick up students. Mr. Malkiewicz stated that if cars are backed up onto Ballantrae waiting to enter the subject property, then other traffic on Ballantrae would not be able to get around them due to the island. He did not feel that there was a precedent for commercial uses on Virginia Parkway from Stonebridge to Custer, besides the corners of those streets and the existing school. Mr. Malkiewicz questioned if this could open up further commercial development of this area. He questioned what other types of uses were allowed on the property, if the school closed. Mr. Malkiewicz expressed concerns regarding noise levels of the students on the playground at the subject property. He stated that they already have a noise issue from the children on the playground at the nearby Montessori school.

Chairman Cox asked Mr. Malkiewicz to clarify where his property was located in association to the subject property. He explained that his property was on the cul-de-sac adjacent to the subject property. Chairman Cox asked how long he had owned the property. Mr. Malkiewicz stated four years.

On a motion by Vice-Chairman Zepp, seconded by Commission Member McCall, the Commission voted unanimously to close the public hearing, with a vote of 7-0-0.

Commission Member Cobbel asked if the proposed use was a school or a daycare. Commission Member Mantzey asked if there was a set time for drop-off and pickup of the children. Ms. Whitman stated that it would be a daycare. She stated that there would not

be a specific time set for dropping off and picking up children. Ms. Whitman stated that there would be set hours of operation at the daycare. She stated that she did not expect there to be a line of vehicles onto the street. Ms. Whitman stated that the property was already zoned for commercial use.

Ms. Quintanilla stated that this was an existing site and would stay in the same configuration. She stated that the site had already been reviewed by the City's Engineering and Fire Departments to verify access and visibility requirements. She explained that a specific use permit was required under the existing zoning.

Vice-Chairman Zepp wanted to clarify that the zoning on the property did not allow general commercial uses. Ms. Quintanilla stated that this property was zoned for office uses and gave some examples of possible allowable uses.

Commission Member Kuykendall asked Ms. Whitman if there were common times when children would be dropped off and picked up from the daycare. Ms. Whitman stated that peak hours would be between 7:00 – 9:00 a.m. and 4:00 – 6:00 p.m. She felt it was a wide enough spread that it would not disrupt traffic flow. Ms. Whitman stated that there was available parking on the east and west sides of the property. She stated that the maximum occupancy would be 75 children.

On a motion by Commission Member Mantzey, seconded by Commission Member Cobbel, the Commission voted unanimously to recommend approval of the specific use permit and site plan request as recommended by Staff, with a vote of 7-0-0.

Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on January 17, 2017.