

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Matt Robinson, AICP Planning Manager

**FROM:** Aaron Bloxham, Planner I

**SUBJECT:** Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for Westridge Retail, Located on the Northwest Corner of Westridge Boulevard and Independence Parkway

**APPROVAL PROCESS:** The action of the Planning and Zoning Commission for the proposed site plan may be appealed to the City Council.

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**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 a variance for the loading dock and associated loading spaces to be located 102 feet from the adjacent single family residential uses.
3. The applicant provide a signed affidavit of no trees for the subject property.

**APPLICATION SUBMITTAL DATE:** February 8, 2016 (Original Application)  
March 7, 2016 (Revised Submittal)  
March 10, 2016 (Revised Submittal)  
March 18, 2016 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to construct a 42,000 square foot grocery store and 760 square foot fueling station on 6.51 acres at the northwest corner of Westridge Boulevard and Independence Parkway.

Site plans can typically be approved by Staff; however, the applicant is requesting variances for the loading dock and its associated loading spaces to be located 102 feet from single family residential uses, which must be considered by the Planning and Zoning Commission. The requested variances are detailed further below.

On March 22, 2016, the Planning and Zoning Commission voted 6-1-0 to table the item to the April 12, 2016 Planning and Zoning Commission in order to have the applicant work with the site layout to increase the distance of the loading dock beyond the originally requested 68’.

**PLATTING STATUS:** The subject property is currently unplatted. A record plat or plats, 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:**

<b>Location</b>	<b>Zoning District (Permitted Land Uses)</b>	<b>Existing Land Use</b>
Subject Property	“PD” – Planned Development Ordinance No. 2001-02-024 (Commercial and Retail Uses)	Undeveloped Land
North	“PD” – Planned Development Ordinance No. 2001-02-024 (Residential Uses)	Trailpointe at Westridge
South	“PD” – Planned Development Ordinance No. 2001-08-087 and “PD” – Planned Development Ordinance No. 2001-08-087 (Retail, Utility and Residential Uses)	Corner Store, Heights at Westridge #8, McKinney Water Tower and Undeveloped Land
East	“PD” – Planned Development Ordinance No. 2001-02-024 (Residential Uses)	Winsor Meadows at Westridge #5
West	“PD” – Planned Development Ordinance No. 2001-02-024 (Commercial and Retail Uses)	Undeveloped Land

**ACCESS/CIRCULATION:**

Adjacent Streets: Westridge Boulevard, 120’ Right-of-Way, Major Arterial

Independence Parkway, 120’ Right-of-Way, Major Arterial

**PARKING:** The applicant has satisfied the minimum parking requirements as specified within Section 146-130 (Vehicle Parking) of the Zoning Ordinance.

**LOADING SPACES:** Per Section 146-131 (Off-Street Loading), of the Zoning Ordinance, any loading dock and its associated loading spaces shall be: set back 200 feet from any residential use or zoning, set back a minimum distance of 75 feet from any public street or front property line, and oriented away from the street frontage. The applicant is seeking a variance to locate the loading dock and its loading spaces less than 200 feet from single family residential uses (approximately 102 feet). The Zoning Ordinance states that a variance can be granted during site plan approval to decrease the distance of the loading dock and its associated loading space from the proposed building if the Planning and Zoning Commission finds that:

- Unique circumstances exist on the property that make application of specific items in this section (Sec. 146-132) unduly burdensome on the applicant;
- The variance will have no adverse impact on current or future development;
- The variance is in keeping with the spirit of the zoning regulations, and will have a minimal impact, if any, on the surrounding land uses; and
- The variance will have no adverse impact on public health, safety, and general welfare.

The applicant has proposed that the loading dock and its associated loading spaces to be located approximately 102 feet from the single family residences to the north of the subject property. The applicant is proposing to provide the following screening to mitigate the impacts of the loading docks: increase the tree caliper from 2" to 4" and decrease the spacing from 30 feet to 25 feet for trees along the north property line, increase the required screen wall along the north property line from 6 feet to 8 feet, build an additional 10 foot wall along the north side of the loading dock area and a 5 foot landscape area with evergreen landscaping (Nellie R. Stevens) planted at 8 feet in height at 4 feet on center. The proposed location of the loading dock allows it to be oriented away from the street frontage and adjacent residential homes, which could not be accommodated with a different building orientation on the site. Staff feels that the proposed location of the loading dock may have an impact on the surrounding site, but with the increased landscaping, buffers and orientation, the impact should be minimized. As such, Staff has no objection to the applicant's request.

The applicant has satisfied all other minimum requirements as specified in 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 Chief Building Official, prior to issuance of a building permit.

**TREE PRESERVATION ORDINANCE:** The applicant will be responsible for complying with the Tree Preservation Ordinance. The applicant shall provide 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: Required along Independence Parkway

Hike and Bike Trails: Required along Westridge Boulevard

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:**

- Draft PZ Minutes 3.22.2016
- Standard Conditions for Site Plan Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Site Plan
- Proposed Landscape Plan
- PowerPoint Presentation