

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Michael Quint, Senior Planner

**FROM:** Abra R. Nusser, Planner

**SUBJECT:** Conduct a Public Hearing to Consider/Discuss/Act on the Request by January Consultants, Inc., on Behalf of Robert Richardson, for Approval of a Site Plan for a Kennel Facility with Outside Runs (Castle Creek Ranch Pet Resort), Approximately 1.94 Acres, Located on the Northwest Corner of Virginia Parkway and Mallard Lakes Drive.

**APPROVAL PROCESS:** The Planning and Zoning Commission is the final approval authority for the proposed site plan.

---

**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.

Prior to issuance of a building permit:

2. The applicant revise the site plan to correct the typographical error in the stated parking regulations to reflect "maximum" instead of "mamimum."
3. The applicant revise the landscape plan to reflect six canopy trees required along Virginia Parkway in the landscape calculations.
4. The applicant revise the landscape plan's tree list to reflect that required canopy trees will be a minimum of 12 feet in height at the time of planting.
5. The applicant revise the landscape plan to provide an additional canopy tree near the southeast corner of the office building, at the western terminus of the proposed parking row and update the landscape calculations to reflect the additional canopy tree required and provided accordingly.

**APPLICATION SUBMITTAL DATE:** May 16, 2011 (Original Application)  
May 31, 2011 (Revised Submittal)  
June 10, 2011 (Revised Submittal)

June 17, 2011 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to construct a kennel facility with outside runs (Castle Creek Ranch Pet Resort) on approximately 1.94 acres, located at the northwest corner of Virginia Parkway and Mallard Lakes Drive. The proposed site plan reflects a 2,800 square-foot office building with two 4,480 square-foot kennel buildings. There will also be an exercise and training area on the north side of the site.

**PLATTING STATUS:** The subject property is currently platted as Lot 1, Block A of the Castle Creek Ranch Addition. The lot is approximately 39.91 acres, and the subject property is only a portion of the existing lot (1.94 acres). The applicant has stated that the easements necessary for development will be dedicated on an associated amending plat which will be subject to the review and approval by the Director of Planning, prior to the issuance of a certificate of occupancy.

**SURROUNDING ZONING AND LAND USES:**

Subject Property: "AG" – Agricultural District

North	"AG" – Agricultural District	Single Family Home/Ranch Land
South	"RS 60" – Single Family Residence District	Mallard Lakes at McKinney Residential Subdivision
East	"PD" – Planned Development District Ordinance No. 2000-01-005 (Single Family Residential Uses)	Inwood Hills Residential Subdivision
West	"AG" – Agricultural District	Single Family Home/Ranch Land

Discussion: The proposed use is allowed by right per the governing zoning district.

**ACCESS/CIRCULATION:**

Adjacent Streets: Virginia Parkway, 120-Foot Right-of-Way, 6-Lane Major Arterial (M6D)  
Mallard Lakes Drive, 90-Foot Right-of-Way, 2-Lane Collector (C2U)

Discussion: The proposed site plan reflects one direct access point to Virginia Parkway on the south side of the subject property and one direct access point to Mallard Lakes Drive on the east side.

**PARKING:**

Proposed Use:	Kennel with Outside Runs (Maximum Capacity of 44 Dogs)
Required Number of Spaces:	One parking space per eight animals based on design capacity of the facility
Total Required:	6 Parking Spaces
Total Provided:	8 Parking Spaces (Including 1 Handicapped Spaces)

Discussion: Section 146-130 (Vehicle Parking) of the Zoning Ordinance does not have a specific parking requirement for the proposed use, but Staff feels that the facility is best suited for the daycare parking regulations since dogs can be dropped off and picked up at various time intervals ranging from hourly to extended stays. The applicant has stated that the facility has a maximum capacity of 44 dogs. The applicant has satisfied the minimum parking requirements as specified within Section 146-130 (Vehicle Parking) of the Zoning Ordinance.

**LOADING SPACES:**

Proposed Use:	Kennel with Outside Runs (Accessory Office Use: 2,800 Square Feet)
Required Number of Spaces:	No Loading Spaces Required
Provided Number of Spaces:	No Loading Spaces Provided

Discussion: 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 applicant will be utilizing an existing dumpster on the lot and supplemental totes that will be kept behind the office building on the subject property per the Environmental Waste Department.

**LANDSCAPING REQUIREMENTS:** The applicant is proposing to plant Chinese Pistachio, Red Oak, and Cedar Elm canopy trees to satisfy the requirements for parking terminus and street frontage landscaping requirements. An additional canopy tree is required near the southeast corner of the office building, at the western terminus of the proposed parking row. Staff recommends that prior to the issuance of a building permit, the applicant revise the landscape plan to provide the aforementioned canopy tree and update the landscape calculations to reflect the additional canopy tree required and provided accordingly. The landscape calculations state that seven canopy trees are

required along Virginia Parkway. Based on the linear feet of frontage along Virginia Parkway, only six canopy trees are required. Staff recommends that prior to the issuance of a building permit, the applicant revise the landscape plan to reflect six canopy trees required along Virginia Parkway in the landscape calculations. Also, required canopy trees must be four-inch caliper and 12 feet in height at the time of planting. Since the applicant has not indicated what height the required canopy trees will be at the time of planting, Staff recommends the applicant revise the landscape plan's tree list to reflect the required height accordingly. The applicant has satisfied all landscaping requirements as specified in Section 146-135 (Landscape Requirements) of the Zoning Ordinance, except as noted herein.

**SCREENING REQUIREMENTS:** Although no screening is required for the proposed project, the applicant is proposing to install 28 Southern Wax Myrtle shrubs along the east side of the kennel buildings to help mitigate some noise that may be associated with the facility. The applicant stated that since the eastern kennel building will face Mallard Lakes Drive, the shrubs will help to keep the dogs on the east side of the facility from being disturbed by vehicular traffic on that side of the site. 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 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 has stated that there are no protected trees on the subject property.

**PUBLIC IMPROVEMENTS:**

Sidewalks: Required along Virginia Parkway

Hike and Bike Trails: Not applicable

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. 2008-10-173)

Utility Impact Fees: Applicable (Ordinance No. 2008-10-174)

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 PowerPoint Presentation