

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Matt Robinson, AICP, Planning Manager

FROM: Melissa Spriegel, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for the Collin College Public Safety Training Center, Located Approximately 750 Feet South of Bloomdale Road and on the East Side of Redbud Boulevard

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council on November 15, 2016

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

1. The applicant receive approval to waive the required screening of the overhead doors located on the north side of the main building.

Prior to issuance of a building permit:

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

APPLICATION SUBMITTAL DATE: August 29, 2016 (Original Application)
September 12, 2016 (Revised Submittal)
September 22, 2016 (Revised Submittal)
October 3, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct a 146,442 square foot public safety training facility (Collin College Public Safety Training Facility) on 25 acres located approximately 750 feet south of Bloomdale Road and on the east side of Redbud Boulevard.

Site plans can typically be approved by Staff; however, the applicant is requesting approval to waive the required screening of the overhead doors located on the north side of the main building. This request is detailed further below. The proposed public safety training facility will be maintained and operated by the City of McKinney in coordination with Collin College; as such, the site plan will be considered by the City Council. The

recommendation of the Planning & Zoning Commission will be forwarded to the City Council for consideration at the November 15, 2016 meeting.

PLATTING STATUS: The subject property is currently unplatted. Platting is not required as per the Interlocal Agreement.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"LI" – Light Industrial District (Industrial Uses)	Undeveloped Land
North	"AG" – Agricultural District (Agricultural Uses)	Undeveloped Land
South	"AG" – Agricultural District (Agricultural Uses)	Undeveloped Land
East	"AG" – Agricultural District (Agricultural Uses)	Undeveloped Land
West	"AG" – Agricultural District (Agricultural Uses)	Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Redbud Boulevard, 100' Right-of-Way, Minor Arterial

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

LOADING SPACES: 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 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: Per Section 146-132 (Fencing, walls, and screening requirements), overhead doors must be screened from the view of public right-of-way and adjacent properties, other than industrial. The applicant is requesting to waive the required screening of the overhead doors which are oriented to the north towards undeveloped, agriculturally-zoned property. Allowed screening devices per Section 146-132 (Fences, Walls, and Screening Requirements) of the Zoning Ordinance include the following:

- Brick masonry, stone masonry, or other architectural masonry finish;
- Tubular steel (primed and painted) or wrought iron fence with masonry columns spaced a maximum of 20 feet on center with structural supports spaced every ten feet, and with sufficient evergreen landscaping to create a screening effect;
- Living plant screen, upon approval by the Planning and Zoning Commission and/or City Council, depending on which body has the final approval authority as indicated in section 146-45(a)(2) through the site plan process; or
- Alternate equivalent screening, upon approval by the Planning and Zoning Commission and/or City Council, depending on which body has the final approval authority as indicated in section 146-45(a)(2) through the site plan process.

The overhead doors, both located on the north side of the main building at both the Shooting Range and Simulations Area, are precluded from being screened due to the access and shared drive (mutual access easement) along the north property line, required by the Interlocal Agreement between the City of McKinney and Collin College. This agreement requires the north drive on the site to straddle the property line to be split between the subject property and the site to the north currently owned by the City of McKinney. Additionally, the applicant has indicated that these drive areas will need to be clear in order for proper access and training at the facility. As such, Staff has no objections to the requested variances.

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 on 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 Redbud Boulevard
Hike and Bike Trails:	Not Required
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:

- Standard Conditions for Site Plan Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Interlocal Agreement for Construction and Use of a Public Safety Training Facility
- Proposed Site Plan
- Proposed Landscape Plan
- PowerPoint Presentation