

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Samantha Gleinser, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Kimley-Horn and Associates, Inc., on Behalf of Chapman Stonebridge L.L.C., for Approval of a Site Plan for an Assisted Living Facility (Parcel 813B), Being Less than 7 Acres, Located Approximately 800 Feet South of Eldorado Parkway and on the West Side of Stonebridge 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 the issuance of a building permit:

2. The applicant revise the landscape plan L-1 Notes to read, "All street trees shall have a minimum caliper size of 4"..." instead of 3.5" - 4".
3. The applicant revise the site plan to extend the existing drive on the south side of the property all the way to the western property line and label as a fire lane, to be dedicated with the associated plat.
4. The applicant revise the site plan to provide the radii for the fire lane at the southeastern access point.
5. The applicant to revise the site plan to center the offsite portion of the northern fire lane with the existing median opening in Stonebridge Drive.

APPLICATION SUBMITTAL DATE: December 10, 2012 (Original Application)
December 21, 2012 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct an 84,000 square foot assisted living facility (107 beds), on approximately 6.75 acres, at the southwest corner of Eldorado Parkway and Stonebridge Drive.

Generally site plans are approved by Staff, however “PD” – Planned Development District Ordinance No. 1621 requires that site plans be approved by the Planning and Zoning Commission prior to development in the R-2 District of Stonebridge Ranch.

PLATTING STATUS: The subject property is currently unplatted. The applicant must submit and receive approval from the Planning and Zoning Commission of a preliminary-final plat. Subsequent to the approval of the preliminary-final plat, 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.

SURROUNDING ZONING AND LAND USES:

Subject Property: “PD” - Planned Development District Ordinance No. 2005-10-110 (Retail/Commercial Uses)

North	“PD” – Planned Development District Ordinance No. 2004-09-101 (Assisted Living Use)	Baybrooke Village Care & Rehab Center
	“PD” – Planned Development District Ordinance No. 2008-08-076 (Hospital Use)	Methodist McKinney Hospital
	“PD” – Planned Development District Ordinance No. 2005-11-114 (Retail/Commercial Uses)	Undeveloped Land
South	“PD” – Planned Development District Ordinance No. 2003-02-015 (Office Use)	Experian Data Center
East	“PD” – Planned Development District Ordinance No. 2005-11-114 (Retail/Commercial Uses)	Undeveloped Land
	“PD” – Planned Development District Ordinance No. 2007-05-046 (Day Care and Office Uses)	The Children’s Courtyard and Undeveloped Land
West	“PD” – Planned Development District Ordinance No. 2003-02-015 (Office Uses)	Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Eldorado Parkway, 120-Foot Right-of-Way, 4-Lane Greenway Arterial

Stonebridge Drive, 120-Foot Right-of-Way, 4-Lane Greenway Arterial

Discussion: The assisted living facility will have three points of access, one directly off of Stonebridge Drive, and two from a private drive along the south side of the property. Prior to the issuance of a building permit, the private drive along the south side of the property must be extended to the western property line in order to provide cross access and emergency access to any future development to the west of the subject property.

PARKING:

Proposed Use: Assisted Living Facility (84,000 Square Feet)

Required Number of Spaces: 1 space per 4 beds (107 beds)

Total Required: 27 Parking Spaces

Total Provided: 98 Parking Spaces (Including 4 Handicapped Spaces)

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

LOADING SPACES:

Proposed Use: Assisted Living Facility (84,000 Square Feet)

Required Number of Spaces: No Loading Spaces

Provided: One 110' x 16' Loading Space

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 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 provided Shumard Oak trees along street frontage, as well as Yaupon Holly, Cedar Elm, Live Oak trees throughout the parking areas. 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 will also be required to receive approval of a Construction Tree Permit prior to the removal of any trees on-site, subject to the review and approval of the City Arborist.

PUBLIC IMPROVEMENTS:

Sidewalks: Not Required / Existing Hike and Bike Trail along Stonebridge Drive

Hike and Bike Trails: Existing along Stonebridge Drive

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 Required

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
- PowerPoint Presentation