

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Matt Robinson, AICP, Planning Manager

FROM: Eleana Galicia, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Façade Plan Appeal for Blount Fine Foods Expansion, Located Approximately 390 Feet South of Wilmeth Road and on the East Side of Redbud Boulevard

APPROVAL PROCESS: The action of the Planning and Zoning Commission for the proposed Facade Plan Appeal may be appealed by the applicant to the City Council.

STAFF RECOMMENDATION: Staff recommends approval of the proposed architectural elevations.

APPLICATION SUBMITTAL DATE: March 14, 2016 (Original Application)
March 30, 2016 (Revised Submittal)
March 31, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting a Façade Plan Appeal for a 24,228 square foot expansion for an existing building (Blount Fine Foods), located approximately 390 Feet South of Wilmeth Road and on the East Side of Redbud Boulevard. The Façade Plan appeal is being requested because the proposed architectural elevations corresponding to the building expansion and oriented towards public right-of-way (Redbud Boulevard) do not consist of 100 percent approved exterior finishing materials. The applicant has indicated that the West elevation, which is oriented towards public right-of-way (Redbud Boulevard) will consist of a combination of existing concrete tilt-wall (54.3 percent) and proposed tuff wall insulated metal wall panel (39.1 percent). The applicant has indicated that the proposed tuff wall insulated metal wall panel will resemble a stucco like exterior finish, and will more effectively insulate the refrigerated space being proposed in the new building additions along the northern side of the existing facility.

An associated site plan for Blount Fine Foods (16-080SP) is being considered at the Planning and Zoning Commission on April 12, 2016, and the recommendation of the Planning and Zoning Commission for the site plan will be forwarded to the City Council meeting on May 3, 2016 meeting for final action.

Typically facade plans can be approved by Staff; however, the applicant is requesting approval of a facade plan appeal, which must be considered by the Planning and Zoning Commission. The facade plan appeal is detailed further below.

COMPLIANCE WITH ARCHITECTURAL STANDARDS: The purpose of the architectural standards is to set minimum standards for the appearance of non-residential buildings and corresponding site elements, which are recognized as enhancing property values and are in the interest of the general welfare of the City of McKinney. The standards are intended to serve as a baseline for the minimum design expectations of the City. These standards are not intended to prohibit architectural innovation nor are they intended to mandate specific architectural styles and concepts. Rather, they are intended to provide for development of enduring quality that provides visual character and interest.

The Façade Plan appeal is being requested because the proposed architectural elevations corresponding to the building expansion and oriented towards public right-of-way (Redbud Boulevard) do not consist of 100 percent approved exterior finishing materials.

The Architectural Standards Ordinance requires the Director of Planning to forward any facade plan that does not conform to architectural standards to the Planning and Zoning Commission for consideration and action.

Facade plan appeals state that the Planning and Zoning Commission shall consider the following factors in determining the extent of any exception to be granted:

1. The extent to which the application meets other specific standards of this ordinance;
2. The extent to which the application meets the spirit and intent of this chapter through the use of building materials, colors, and façade design to create a building of exceptional quality and appearance;
3. The positive or negative impact of the proposed project on surrounding property use and property values, in comparison to the expected impact of a project which could be built in conformance with the standards of this ordinance;
4. The extent to which the proposed project accomplishes City goals as stated in the Comprehensive Plan or other approved documents; and
5. Convenience to the applicant and/or reasons related to economic hardship shall not be grounds for approval of an application.

Section 146-139 (Architectural and Site Standards) of the Zoning Ordinance states that for all industrial uses in industrial districts each elevation oriented towards public right-

of-way shall be finished with 100 percent brick, stone, synthetic stone, stucco, EIFS, or architecturally finished CMU, and all other elevations can be finished with metal or any other building material which is allowed by the International Building Code. The West elevation will be visible from public right-of-way (Redbud Boulevard) and will consist of a combination of existing concrete tilt-wall (54.3 percent), existing metal siding (6.6 percent) and proposed tuff wall insulated metal wall panel (39.1 percent). The proposed tuff wall insulated metal wall panel will resemble a stucco like finish that will match the color of the existing finishing materials on the facility. Additionally, the tuff wall insulated metal wall panel will more effectively insulate the new addition of the building that will function as a refrigerated packaging space for the facility. Staff is of the professional opinion that the proposed tuff wall insulated metal wall panel preserves a consistent appearance and achieves the quality of required exterior finishing materials. As such, Staff recommends approval of the proposed façade plan appeal and proposed architectural elevations.

IMPACT ON EXISTING DEVELOPMENT: Staff believes the proposed design should have no negative impact on future and existing surrounding properties. Staff is of the opinion that the proposed architectural design of the building would complement the surrounding land uses.

MISCELLANEOUS DISCUSSION: A Façade Plan Appeal shall not be granted to serve as a convenience to the applicant or for reasons related to economic hardship. Staff believes that this is not the case with the proposed architectural design and Façade Plan Appeal.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has not received any comments either in opposition to or in support of this request.

ATTACHMENTS:

- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Façade Plans
- PowerPoint Presentation