

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 Site Plan for Encore Wire Plant 4 Expansion, Located on the Northwest Corner of Airport Drive and Industrial Boulevard

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

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

1. The applicant receive approval of an alternate screening device (evergreen living screen composed of Nellie R. Stevens Holly and 6' black vinyl chain link fence) for the mechanical equipment and overhead door facing Westmoreland Drive.
2. The applicant receive approval of an alternate screening device (evergreen living screen composed of Nellie R. Stevens Holly and 6' black vinyl chain link fence) for the overhead door and loading dock facing Industrial Boulevard and Airport Drive.
3. The applicant receive a variance to allow the proposed loading dock to be located approximately 57 feet from Airport Drive and oriented towards Industrial Boulevard.

Prior to issuance of a building permit:

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

APPLICATION SUBMITTAL DATE: September 14, 2015 (Original Application)
September 29, 2015 (Revised Submittal)
October 12, 2015 (Revised Submittal)
October 27, 2015 (Revised Submittal)
October 29, 2015 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing a 160,771 square feet expansion to an existing manufacturing building (Encore Wire Corporation Plant 4) located in the Encore Wire Corporation Facility.

Site plans can typically be approved by Staff; however, the request to use alternate screening devices to screen the proposed overhead doors, mechanical equipment, and loading dock facing the public right of way (Westmoreland Drive and Airport Drive) and the variance to allow the loading dock to be oriented towards public right of way and setback approximately 57 feet from Airport Drive requires that the site plan receive approval from the Planning and Zoning Commission. The requests for alternate screening devices and variances are detailed further below.

PLATTING STATUS: The subject property is currently platted as Lot 1R5, Block A of the Encore Wire LTD. Two Addition. A record plat, 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:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" – Planned Development District Ordinance No. 1680 (Industrial Uses)	Undeveloped Land
North	"PD" – Planned Development District Ordinance No. 1680 (Industrial Uses)	Encore Wire Corporation
South	"PD" – Planned Development District Ordinance No. 1680 (Industrial Uses)	Undeveloped Land
East	"PD" – Planned Development District Ordinance No. 1680 (Industrial Uses)	Undeveloped Land
West	"RS-60" – Single Family Residential District (Single Family Residential Uses) and "ML" – Light Manufacturing Uses	Westmoreland Heights Subdivision and Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Airport Drive, 120' Right-of-Way, Major Arterial

Industrial Boulevard, 120' 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: Per Section 146-131 (Off-Street Loading), of the Zoning Ordinance, any loading dock or structure and its associated loading space shall be 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 approximately 57 feet from Airport Drive and to be oriented toward Industrial Boulevard.

The Zoning Ordinance states that a variance can be granted during site plan approval to reduce the distance of the loading dock from a public street or front property line and to allow the loading dock to be oriented towards public right of way, if the Planning and Zoning Commission finds that:

- Unique circumstances exist on the property that make application of specific items in this section (Sec. 149-132) 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.

Staff feels that the proposed location of the loading dock should not have a negative impact on the surrounding land uses or have an impact on the future development of the adjacent properties. The applicant has also proposed to screen the loading dock from the view of public right of way and adjacent properties with an alternate screening device (evergreen living screen composed of Nellie R. Stevens Holly and 6' black vinyl chain link fence), and 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: Per Section 146-132 (Fencing, walls, and screening requirements), loading docks or structures, bays, bay doors, and mechanical equipment are required to be screened from the view of public right-of-way. Since the proposed overhead doors, mechanical equipment, and loading dock are visible from the public right-of-way (Westmoreland Drive, Airport Drive and Industrial Boulevard) the applicant is required to screen the overhead doors, mechanical equipment, and the loading dock with either an approved screening device or an alternate screening device with approval of the Planning and Zoning Commission. 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 applicant has proposed an alternate screening device (evergreen living screen composed of Nellie R. Stevens Holly and 6' black vinyl chain link fence) along the entire western property line to screen the visibility of the mechanical equipment and overhead doors from Westmoreland Drive. In addition, the applicant has proposed an alternate screening device (evergreen living screen composed of Nellie R. Stevens Holly and 6' black vinyl chain link fence) along a portion of the eastern and southern property lines to screen the visibility of the loading dock and overhead door from the public right-of-way (Industrial Boulevard and Airport Drive). Staff feels that the proposed alternate screening devices (evergreen living screen composed of Nellie R. Stevens Holly and 6' black vinyl chain link fence) will adequately screen the view of the overhead doors, mechanical equipment and loading dock, and, as such, Staff has no objection to the applicant's request to use an alternate screening device.

The applicant has satisfied all other 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 Planning Department, 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 submitted a tree survey, subject to review and approval of the City's Landscape Architect.

PUBLIC IMPROVEMENTS:

Sidewalks:	Required along Airport Drive and Industrial 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
- Proposed Site Plan
- Proposed Landscape Plan
- PowerPoint Presentation