

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 Professional Office Condominiums (Golf Course Office West Addition), Located Approximately 445 Feet North of Westridge Boulevard and on the West Side of Custer Road

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 a living plant screen (composed of Cleystera 42" at time of planting) to screen the heating and air conditioning equipment located on the north side of the northeastern most building.

Prior to issuance of a building permit:

2. The applicant revise the site plan to reflect the lot information on the approved preliminary-final replat (Case # 16-160PFR).
3. The applicant receive approval of the proposed Shared Parking Agreement.
4. The applicant satisfy the conditions as shown on the Standard Conditions for Site Plan Approval Checklist, attached.

APPLICATION SUBMITTAL DATE: 5/16/16 (Original Application)
6/17/16 (Revised Submittal)
7/1/16 (Revised Submittal)
8/1/16 (Revised Submittal)
8/4/16 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct 10 office buildings approximately 4,900 square feet each (West Ridge Office Condominiums) on 4.291

acres approximately 445 Feet North of Westridge Boulevard and on the West Side of Custer Road.

Site plans can typically be approved by Staff; however, the applicant is requesting to utilize a living plant screen (composed of Cleyera 42” at time of planting) to screen the heating and air conditioning equipment located on the north side of the northeastern most building from Custer Road. This request is detailed further below.

PLATTING STATUS: The subject property is currently record platted. A preliminary-final re-plat has been approved and a record plat of the subject property, 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	“C1” – Neighborhood Commercial District	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 2001-07-081 (Private Club Uses)	West Ridge Golf Course
South	“PD” – Planned Development District Ordinance No. 2001-07-081 (Private Club Uses), and “PD” – Planned Development District Ordinance No. 2001-02-024 (Retail Uses)	Westridge Golf Course and Surfton Place Retail Center
East	“PD” – Planned Development District Ordinance No. 2003-02-015 (Golf Course Uses)	West Ridge Golf Course East
West	“PD” – Planned Development District Ordinance No. 2001-07-081 (Private Club Uses)	West Ridge Golf Course

ACCESS/CIRCULATION:

Adjacent Streets: Custer Road, Variable Width Right-of-Way, Principal 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), mechanical and heating and air conditioning equipment in non-residential, mixed-use, and multi-family uses shall be screened from view from the public right-of-way. The applicant is requesting to utilize a living plant screen (composed of Cleyera 42" at the time of planting) to screen the heating and air conditioning equipment. 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 living plant screen (composed of Cleyera 42" at the time of planting) proposed by the applicant is located on the north east corner of the northeastern most building. Staff is of the opinion that the proposed location for the living plant screen has been strategically placed to screen the heating and air conditioning equipment from the view of public right-of-way (Custer Road). As such, Staff has no objection to the applicant's request to use a living plant screen in the requested area on site.

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 submitted a tree survey, subject to review and approval of the City's Landscape Architect.

PUBLIC IMPROVEMENTS:

Sidewalks:	Required along Custer Road
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