

AGENDA ITEM

TO: Planning and Zoning Commission

FROM: Samantha Pickett, Planning Manager

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for a Single Family Residential Dwelling, Located at 401 South Church Street

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 Design Exception to allow for a Build-to-Zone of 60' off of a Pedestrian Priority "B" Street (Church Street).
2. The applicant receive approval of a Design Exception to not meet the minimum 50% building frontage requirement along a Pedestrian Priority "B" Street (Church Street).
3. The applicant receive approval of a Design Exception to waive the requirement for the building pad to be at least 18 inches above the sidewalk along a Pedestrian Priority "B" Street (Church Street).

APPLICATION SUBMITTAL DATE: November 7, 2016 (Original Application)
November 23, 2016 (Revised Submittal)
November 30, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct an approximately 3,125 square-foot single family detached residential dwelling on 0.49 acres at 401 South Church Street. Site plans within the "MTC" – McKinney Town Center Zoning District can be approved administratively by Staff; however, the applicant has requested Design Exceptions to the site layout. These items are discussed in further detail below.

PLATTING STATUS: The subject property is currently platted as Lot 1, Block A, of the Garcia Addition. An amending plat will be required prior to the issuance of any permits in order to extend the lot to include the adjacent abandoned right-of-way (previously Howell Street).

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	MTC” – McKinney Town Center District – Downtown Edge (Mixed Uses) and “H” – Historic Preservation Overlay District	Undeveloped Land
North	MTC” – McKinney Town Center District – Downtown Edge (Mixed Uses) and “H” – Historic Preservation Overlay District	Undeveloped Land
South	“RG-18” – General Residence District (Residential Uses) and “H” – Historic Preservation Overlay District	La Casa Townhomes
East	MTC” – McKinney Town Center District – Downtown Edge and Downtown Core (Mixed Uses) and “H” – Historic Preservation Overlay District	Single Family Residences and Undeveloped Land
West	“RG-18” – General Residence District (Residential Uses) and “H” – Historic Preservation Overlay District	Single Family Residences

ACCESS/CIRCULATION:

Adjacent Streets: South Church Street, 30’ Right-of-Way, Pedestrian Priority “B” Street

Wood Street, 25’ Right-of-Way, Unimproved Service Street

PARKING: The applicant has satisfied the minimum parking requirements as specified within Appendix G (“MTC” – McKinney Town Center Zoning District) of the Zoning Ordinance.

LANDSCAPING REQUIREMENTS: The applicant has satisfied all landscaping requirements as specified in Section 146-135 (Landscape Requirements) of the Zoning Ordinance.

ARCHITECTURAL STANDARDS: The applicant will be responsible for meeting the requirements of Appendix G (“MTC” – McKinney Town Center Zoning District) of the City of McKinney Zoning Ordinance.

BUILDING SITE AND DESIGN STANDARDS: Within the “MTC” – McKinney Town Center Zoning District, the Architectural and Site Standards (Section 146-139) of the Zoning Ordinance do not apply; instead, the applicant is responsible for meeting the requirements of the Building Site and Design Standards of the MTC. As proposed, the site plan does not meet the following Building Site and Design Standards of the MTC:

- Required build-to-zone of 5 to 20 feet along a Pedestrian Priority “B” Street (Church Street);
- Required 50% building frontage located at build-to-zone along a Pedestrian Priority “B” Street (Church Street); and,
- Finished floor level be at least 18 inches above the sidewalk for residential uses/buildings along a Pedestrian Priority “B” Street (Church Street).

The applicant has requested Design Exceptions to these requirements, discussed further below.

DESIGN EXCEPTION: A Design Exception is a requested deviation from any Building Form and Site Development Standards, Building Design Standards, or Open Space Standards, beyond minor deviations specified in the Minor Modifications section of the “MTC” – McKinney Town Center Zoning District. All requests for a Design Exception are forwarded to the Planning and Zoning Commission for discretionary approval.

In reviewing any site plan applications or Design Exception requests, the Planning and Zoning Commission shall use the following criteria:

- 1) The goals, intent, and vision of the adopted McKinney Town Center Master Plan;
- 2) The extent to which the proposal fits the adjoining design context by providing appropriate building scale and use transitions;
- 3) The extent to which the proposal provides public benefits such as usable civic and open spaces, livable streets, structured and/or shared parking, and linkages to transit;
- 4) The extent to which the proposal hinders future opportunities for higher intensity Town Center development; and
- 5) Considerations of health and welfare of the general public.

The applicant has requested to locate the home 60 feet back from the property line instead of the typical 5 to 20 feet in order to preserve two large trees on the property, a 48” Red Oak, and a 12” Pecan. The City’s Landscape Architect has inspected the site and agreed that these trees are in good health and should be preserved if possible. As such, Staff has no objection to the request.

Staff has no objections to the requested Design Exception to not meet the required 50% building frontage along a Pedestrian Priority "B" Street (Church Street). As the intent of the requirement is to create a continuous pedestrian area along the street frontage, with the home being set back approximately 60 feet, this should not have a detrimental effect on the streetscape.

Lastly, the applicant has requested to waive the requirement to have the building pad at least 18 inches above the finished grade of the sidewalk along Church Street. Due to the grading of the lot sloping downward from Church Street towards Wood Street, Staff understands the additional work that would be required to bring the lot up, and as such has no objections to this request.

TREE PRESERVATION ORDINANCE: The applicant will be responsible for complying with the Tree Preservation Ordinance.

PUBLIC IMPROVEMENTS:

Sidewalks:	Required along South Church Street
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 one letter in support of this request.

ATTACHMENTS:

- Location Map and Aerial Exhibit
- Letter of Intent
- Letter of Support
- Proposed Site Plan
- PowerPoint Presentation