

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Senior Planner

FROM: Anthony Satarino, Planner

SUBJECT: Consider/Discuss/Act on the Request by Halff Associates, Inc., on Behalf of Stonebridge Ranch Community Association, for Approval of a Site Plan for the Stonebridge Ranch Aquatic Center Expansion, Approximately 5.41 Acres, Located on the Southwest Corner of Coronado Drive and 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.

APPLICATION SUBMITTAL DATE: April 9, 2012 (Original Application)
April 24, 2012 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to expand the existing Stonebridge Ranch Aquatic Center by adding a raised picnic pavilion structure and a concrete path that connects the existing aquatic center to the new pavilion and provides a walking trail throughout the site, located on the Southwest Corner of Coronado Drive and Stonebridge Drive.

PLATTING STATUS: The subject property is currently platted Lot 1, Block A of the Aquatic Center Addition. No additional easements are necessary for the proposed expansion of the aquatic center.

SURROUNDING ZONING AND LAND USES:

Subject Property: "PD" – Planned Development District Ordinance No. 2003-02-015 (Open Space)

North	“PD” – Planned Development District Ordinance No. 2003-02-015 (Open Space)	Undeveloped
	“PD” – Planned Development District Ordinance No. 97-06-036 (Residential Uses)	Stonebridge United Methodist Church
South	“PD” – Planned Development District Ordinance No. 2003-02-015 (Residential Uses)	Canterbury Residential Subdivision
East	“PD” – Planned Development District Ordinance No. 99-03-30 (Commercial Uses)	Crosspoint Church
West	“PD” – Planned Development District Ordinance No. 2003-02-015 (Residential Uses)	Canterbury Residential Subdivision

ACCESS/CIRCULATION:

Adjacent Streets: Stonebridge Drive, 140’ Right-of-Way, 4-Lane Greenway Arterial
Coronado Drive, 60’ Right-of-Way, Residential Collector

Discussion: The subject property has direct access off of Coronado Drive.

PARKING: The proposed expansion does not require any additional parking spaces. No additional parking spaces have been provided.

LOADING SPACES: The proposed expansion does not require any loading spaces. No additional loading spaces have been provided.

LANDSCAPING REQUIREMENTS: The proposed addition to the Stonebridge Ranch Aquatic Center does not require any additional landscaping. Therefore, the applicant has not provided a landscape plan.

SCREENING REQUIREMENTS: The applicant has met the minimum screening requirements as set forth by the governing zoning district, “PD” – Planned Development District Ordinance No. 2003-02-015.

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.

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 and Tree Preservation Plan. Prior to the issuance of a building permit, the applicant must satisfy all requirements of the Tree Preservation Ordinance, subject to review and approval the City Arborist.

PUBLIC IMPROVEMENTS:

Sidewalks:	Existing along Stonebridge Drive and Coronado Drive
Hike and Bike Trails:	Not Required
Road Improvements:	Not Required
Utilities:	All utilities necessary for this development, and as determined by the City Engineer

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 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
- Maps
- Letter of Intent
- Proposed Site Plan
- PowerPoint Presentation