

PLANNING & ZONING COMMISSION MEETING OF 01-10-12 AGENDA ITEM #11-193SP

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Senior Planner

FROM: Anthony Satarino, Planner

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Pogue Engineering & Development Company, Inc., on Behalf of Citychurch Outreach Ministry, for Approval of a Site Plan for a Church Building (Citychurch Outreach Ministry), Approximately 0.62 Acres, Located on the Southeast Corner of Rockwall Street and Lindsey Avenue.

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.
2. The applicant receive approval of a living plant screen as a required screening device adjacent to single family residence along the southern property line.

Prior to the issuance of a Building Permit:

3. The applicant revise the site plan and landscape plan to show 10' free, clear and level between the property line and south face of the building. Required screening shrubs may be permitted within the 10' area, subject to review and approval by the Fire Marshal.
4. The applicant revise the Landscape Plan to add a note that Hydromulch is not an allowed planting material while the City is in Stage 3 or Stage 4 drought.

APPLICATION SUBMITTAL DATE: December 12, 2011 (Original Application)
December 28, 2011 (Revised Submittal)
January 6, 2011 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct a 4,361 square foot church building on approximately 0.62 acres, located on the southeast corner of Rockwall Street and Lindsey Avenue.

PLATTING STATUS: The subject property is platted as Lot 15 and Lot 16 of the Fitzhugh Addition. The applicant has submitted and received approval of an amending plat (11-192AP) to combine Lot 15 and 16 into a single lot, Lot 15R of the Fitzhugh Addition. This plat must be filed prior to the issuance of a Certificate of Occupancy.

SURROUNDING ZONING AND LAND USES:

Subject Property: "RS 60" – Single Family Residential District

North	"RS 60" – Single Family Residence District	City of McKinney Park
South	"RS 60" – Single Family Residence District	Single Family Residence
East	"RS 60" – Single Family Residence District	Good Hope Baptist Church Undeveloped Land
West	"RS 60" – Single Family Residence District	Single Family Residence Undeveloped Land

Discussion: The proposed church use is allowed by right per the governing zoning district.

ACCESS/CIRCULATION:

Adjacent Streets: Rockwall Street, 40-Foot Right-of-Way, 2-Lane Residential Collector
Lindsey Avenue, 44-Foot Right-of-Way, 2-Lane Residential Collector

Discussion: The proposed site plan reflects a single access point off of Lindsey Avenue.

PARKING:

Proposed Use: Church (4,361 square feet total / Sanctuary – 1,350 square feet)

Required Number of Spaces: One Parking Space for Every 50 Square Feet of Sanctuary Floor Area

Total Required: 27 Parking Spaces

Total Provided: 27 Parking Spaces (Including 2 Handicapped Spaces)

Discussion: The applicant has satisfied the minimum parking requirements as specified within Section 146-130 (Vehicle Parking) of the Zoning Ordinance.

LOADING SPACES:

Proposed Use: Church (4,361 Square Feet)

Required Number of Spaces: None

Provided: None

Discussion: 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 Environmental Waste Department determined that trash totes may be used for this site and that no dumpster enclosure is required.

LANDSCAPING REQUIREMENTS: The applicant has satisfied all applicable landscaping requirements as specified in Section 146-135 (Landscape Requirements) of the Zoning Ordinance through the use of Chinese Pistache, Live Oak, Cedar Elm trees as well as a variety of shrubs.

SCREENING REQUIREMENTS: The applicant is required to provide screening device where adjacent to residential property per Section 146-132 (Fences, Walls, and Screening Requirements). Adjacent to the subject property along the southern property line is a single family dwelling unit. Therefore, a screening device is required along the southern property line. Allowed screening devices per Section 146-132 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 is proposing a living plant screen consisting of Nellie R. Stevens (36-inches tall at the time of planting) to mitigate the view of church building from adjacent residential property to the south. If a living plant screen is proposed, the Planning and Zoning Commission must approve it through the site plan process or an approved screening device must be provided instead. Staff feels that the proposed living plant screen in conjunction with the existing trees along the eastern side of the property line adequately screens the church building from the adjacent residential structure as required and is in keeping with the character of the residences near the property. As such, Staff recommends approval of the living plant screen as proposed by the applicant.

The applicant has provided the required notation stating that all mechanical, heating, and air conditioning equipment shall be screened from the public right-of-way and from adjacent residential properties. Also, the applicant has properly screened the sanitation container and has satisfied the 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 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 approval of a Tree Permit, the applicant must revise the Tree Preservation Plan to show the full drip line of tree #234 (40" elm). This is in order to show that the building will not obstruct the required tree preservation fencing around the drip line of the tree. If the building does obstruct the tree preservation fencing, then the building will need to be modified.

PUBLIC IMPROVEMENTS:

Sidewalks:	Required along Rockwall and Lindsey Street. The sidewalks along Lindsey Street will be constructed in conjunction with the Capital Improvement Project scheduled along Lindsey Street.
Hike and Bike Trails:	Not applicable
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. 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
- Proposed Landscape Plan
- Planning and Zoning Commission PowerPoint Presentation