

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Aaron Bloxham, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for Luxury Seniors at Craig Ranch Apartments, Located Approximately 370 Feet East of Custer Road and on the North Side of Collin McKinney Parkway

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission for the proposed site plan will be forwarded to the City Council meeting on October 6, 2015.

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

1. The applicant receive approval of a variance to reduce the amount of required enclosed parking spaces from 50% of the units to 30% of the units, for a senior multi-family development.

Prior to issuance of a Building Permit:

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

Prior to issuance of a Certificate of Occupancy:

1. For senior multi-family residential developments, the applicant provide an adopted series of deed restrictions and covenants establishing the development's intent to operate as a senior multi-family residential development in accordance with the requirements established within the Zoning Ordinance, subject to review and approval by the City Attorney.

Prior to the City Council Meeting:

1. The applicant revise the site plan to show the franchise utility easement(s) along the southern property line and show the utility lines on the landscape plan, subject to review and approval of the City Engineer.

2. The applicant revise the site plan to provide the minimum square footage for the fitness center (500 s.f.), library and business center (500 s.f.), pool (1,000 sf with 10 ft. cooling deck) and putting green (1,000 s.f.), the minimum amount of seating for the community activity room (movie theatre room; 50 seats), the minimum amount of grills (4) and covered seating (16), and the regulation size for the bocce ball court (13' x 91') for each amenity being provided on the plan.
3. The applicant revise the site plan to show the portion of wrought iron fence with masonry columns along the northern property line between the western property line and the existing masonry wall, as shown on the associated landscape plan.
4. The applicant revise the landscape plan to show the street trees along the northern edge of the franchise utility easement(s) along Collin McKinney Parkway and to provide the required total of 18 trees, subject to review and approval of the City Landscape Architect.
5. The applicant revise the landscape plan to show the required number of perimeter trees along the eastern (3 additional trees) and western (4 additional trees) property lines, subject to review and approval of the City Landscape Architect.

APPLICATION SUBMITTAL DATE: August 10, 2015 (Original Application)
August 24, 2015 (Revised Submittal)
August 29, 2015 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct a 163 unit, 227,695 square foot senior multi-family (Luxury Seniors at Craig Ranch) on approximately 7.90 acres.

Typically site plans are Staff approval; however, the applicant is requesting approval to reduce the amount of enclosed parking from the required 50% of the units to 30% of the units, which must be considered by City Council for their discretionary approval after consideration by the Planning and Zoning Commission. The requested site plan variance is detailed further below.

On September 8, 2015 the Planning and Zoning commission voted to continue the public hearing and table the item to the September 22, 2015 Planning and Zoning Commission meeting per the applicant's request.

PLATTING STATUS: The subject property is currently unplatted. A record plat or plats, 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. 2003-05-050 and “PD” – Planned Development District Ordinance No. 2006-02-018 (Retail and Multi-Family Residential Uses)	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 2013-08-074 and “REC” – Regional Employment Center Overlay District (Single Family Uses)	Fairways at Craig Ranch #1 and Undeveloped Land
South	“PD” – Planned Development District Ordinance No. 2003-05-050, “PD” – Planned Development District Ordinance No. 2006-02-018 and “PD” – Planned Development District Ordinance No. 2014-08-057 and “REC” – Regional Employment Center Overlay District (Retail and Office Uses)	First United Bank and Trust and Undeveloped Land
East	“PD” – Planned Development District Ordinance No. 2003-05-050 and “PD” – Planned Development District Ordinance No. 2009-12-086 and “REC” – Regional Employment Center Overlay District (Retail and Single Family Residential Uses)	Estates at Craig Ranch West
West	“PD” – Planned Development District Ordinance No. 2003-05-050 and “PD” – Planned Development District Ordinance No. 2006-02-018 (Retail Uses)	First United Bank and Trust and Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Collin McKinney Parkway, 120' Right-of-Way, Greenway Arterial

PARKING: The applicant is requesting to reduce the required amount of enclosed parking spaces from 50% of the units to 30% of the units (reducing the enclosed parking requirement for 163 units from 82 spaces to 49 spaces). Per Section 146-130 (Vehicle Parking) of the Zoning Ordinance, it states that the enclosed parking space requirement for multi-family residential and senior multi-family residential uses may be reduced from no less than 50 percent of the units having an enclosed parking space to no less than 30 percent of the units having an enclosed parking space as part of the site plan approval process. This request for a reduction is subject to the City Council's

discretionary approval after consideration by the Planning and Zoning Commission and may be approved if the proposed project satisfies the following:

- The project represents an innovative or exceptional quality design; and
- The project represents a significant contribution to the existing and future built environment in the area.
- Reductions in the enclosed parking requirement may not be granted for pecuniary reasons or to serve as a convenience for the development.

In lieu of providing 50% of the units with an enclosed parking space, the applicant is proposing to create an innovative and quality development through building and site design. The applicant has provided a plan (see attached Variance Request Packet) to Staff showing that the required number of enclosed spaces on the site can be accommodated; however, the applicant has indicated that the integration of a diverse variety of amenities connected through meandering pathways in conjunction with a significant amount of additional landscaping and green spaces, can offer a much higher quality development for the future residents.

The Zoning Ordinance requires a minimum of 3 approved amenities for this development, of which the applicant is proposing to significantly exceed, and are been listed below:

Approved amenities:

- Community activity room (movie theatre room)
- Fitness Center
- Library and Business Center
- Resort style pool
- BBQ grills with covered seating
- Putting/chipping green
- Bocce Ball court

Other amenities provided:

- Art studio
- Beauty Salon
- Family room and private event suite
- Wellness center
- Game room
- Resident Storage
- Cabanas
- Covered porch and patios
- Pedestrian walkways
- Guest and lounge nook
- Pavillion
- Urban Garden

Additionally, the applicant has proposed a “W” shaped building that is oriented towards Collin McKinney Parkway to help minimize the amount of building massing oriented towards the single family uses to the north. The requested reduction in number of enclosed spaces also helps create an increased buffer to the adjacent neighborhood and helps create some unique outdoor spaces for the future residents. Staff feels that the additional amenities and outdoor open spaces in conjunction with the building

design should enhance the proposed development and, as such, Staff has no objections to the reduction in the total number of enclosed parking spaces.

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: Currently, the proposed landscape plan has not provided the required amount of perimeter and street trees, once the conditions listed above have been met the applicant will have satisfied the requirement and all other landscaping requirements as specified in Section 146-135 (Landscape Requirements) of the Zoning Ordinance.

SCREENING REQUIREMENTS: 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. 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 stated on a signed affidavit that there are no protected trees on the subject property, subject to review and approval of the City's Landscape Architect.

PUBLIC IMPROVEMENTS:

Sidewalks: Required along Collin McKinney Parkway

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) (None due per the VCIM agreement)

Utility Impact Fees: Applicable (Ordinance No. 2013-11-109 and Ordinance No. 2013-12-118)

Median Landscape Fees: Not Applicable

Park Land Dedication Fees: None Due (Covered under the VCIM Development Agreement)

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
- Applicant Variance Request Packet (Informational Only)
- PZ Minutes 9.8.15
- Proposed Site Plan
- Proposed Landscape Plan
- PowerPoint Presentation