

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 the Church of Jesus Christ of Latter-Day Saints, Located Approximately 320 Feet South of Wilmeth Road and on the East Side of Hardin Boulevard

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 to reduce the height of the required screening of the mechanical, heating and cooling equipment from six feet to four feet, three inches.

Prior to issuance of a building permit:

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

APPLICATION SUBMITTAL DATE: September 12, 2016 (Original Application)
September 26, 2016 (Revised Submittal)
October 10, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct a 16,558 square foot church meeting house (The Church of Jesus Christ of Latter-Day Saints) on approximately 4.15 acres, located approximately 320 feet south of Wilmeth Road and on the east side of Hardin Boulevard.

Site plans can typically be approved by Staff; however, the applicant is requesting approval reduce the height of the required screening of the mechanical, heating and cooling equipment. This request is detailed further below.

PLATTING STATUS: The subject property is currently conveyance platted as Lot 1, Block A of the Hardin Boulevard Church Addition. 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. 1448 (Commercial Uses)	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 1448 (Commercial Uses)	Undeveloped Land
South	“PD” – Planned Development District Ordinance No. 2000-10-088 (Residential Uses)	High Pointe Subdivision
East	“PD” – Planned Development District Ordinance No. 1509 (Residential Uses)	High Pointe Subdivision
West	“AG” – Agriculture District (Agriculture Uses)	Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Hardin Boulevard, Variable Width Right-of-Way, Major 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: 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, and has satisfied the requirements for screening the sanitation container and screening from the residential property to the south and east per Section 146-132 (Fences, Walls, And Screening Requirements) of the Zoning Ordinance.

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 reduce the height of the required screening of the heating and air conditioning equipment from six feet tall to four feet, three inches (4'3") tall.

The screening walls proposed by the applicant would screen the equipment, which is located on the north and south sides of the main building. The screening device is proposed to be constructed of solid masonry materials and would be just over four feet tall, while the equipment itself will be just under three feet in height. Staff is of the opinion that the proposed height of the screening device, being approximately a foot and a half taller than the equipment, is sufficient to screen the equipment from the view of public right-of-way (Hardin Boulevard) and adjacent residential properties, both located approximately 100 feet away. As such, Staff has no objection to the applicant's request to reduce the height of the required screening device.

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 Hardin Boulevard

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