

CITY COUNCIL MEETING OF 11-15-16 AGENDA ITEM #16-301SP

AGENDA ITEM

TO: City Council

THROUGH: Brian Lockley, AICP, Director of Planning

FROM: Matt Robinson, AICP, Planning Manager

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on Site Plan for a Retail Development (Westridge Retail), Located on the Northwest Corner of Independence Parkway and Westridge Boulevard

APPROVAL PROCESS: The City Council 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 receive approval of a variance for the loading dock and associated loading spaces to be located approximately 120 feet from the adjacent single family residential uses.
2. The applicant receive approval of a variance to increase the maximum allowed height of the screen walls located at the loading docks and associated spaces and the pallet recycle area to 10 feet.

Prior to issuance of a building permit:

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

APPLICATION SUBMITTAL DATE: October 10, 2016 (Original Application)
October 24, 2016 (Revised Submittal)
October 28, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct a 44,014 square foot grocery store and 1,440 square foot fueling station on 7.35 acres at the northwest corner of Westridge Boulevard and Independence Parkway.

Site plans can typically be approved by Staff; however, the applicant is requesting variances for the loading dock and its associated loading spaces to be located 120 feet from single family residential uses and to increase the maximum allowed height of the screen walls located at the loading docks and associated spaces and the pallet recycle

area to 10 feet, which must be considered by City Council. The requested variances are detailed further below.

This item was previously approved by The Planning and Zoning Commission at the April 12, 2016 meeting. However since the applicant has revised the concept plan, a revised site plan is required to be submitted and approved.

Typically this item would go before the Planning and Zoning Commission for approval; however, given the applicant’s timeline constraints and the limited Planning and Zoning Commission meeting dates due to the holidays, Staff felt that the Council’s consideration of this item would be appropriate. As such, the Planning and Zoning Commission has not considered this item.

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 Ord. No. 2001-02-024 (Retail Uses)	Undeveloped Land
North	“PD” – Planned Development District Ord. No. 2001-02-024 (Residential Uses)	Single Family Residential Subdivision - Trailpointe at Westridge
South	“PD” – Planned Development District Ord. No. 2001-08-087 (Retail Uses)	Corner Store
East	“PD” – Planned Development District Ord. No. 2001-02-024 (Residential Uses)	Single Family Residential Subdivision - Winsor Meadows at Westridge
West	“PD” – Planned Development District Ord. No. 2001-02-024 (Residential Uses)	Single Family Residential Subdivision - Trailpointe at Westridge

ACCESS/CIRCULATION:

Adjacent Streets: Independence Parkway, 120' Right-of-Way, Major Arterial

Westridge Boulevard, 120' 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: Per Section 146-131 (Off-Street Loading), of the Zoning Ordinance, any loading dock and its associated loading spaces shall be set back 200 feet from any residential use or zoning, set back a minimum distance of 75 feet from any public street or front property line, and oriented away from the street frontage. The applicant is seeking a variance to locate the loading dock and its loading spaces less than 200 feet from single family residential uses (approximately 120 feet). The Zoning Ordinance states that a variance can be granted during site plan approval to decrease the distance of the loading dock and its associated loading space from the proposed building if City Council finds that:

- Unique circumstances exist on the property that make application of specific items in this section (Sec. 146-132) unduly burdensome on the applicant;
- The variance will have no adverse impact on current or future development;
- The variance is in keeping with the spirit of the zoning regulations, and will have a minimal impact, if any, on the surrounding land uses; and
- The variance will have no adverse impact on public health, safety, and general welfare.

The applicant has proposed that the loading dock and its associated loading spaces be located approximately 120 feet from the single family residences to the west of the subject property. The applicant is proposing to provide the following screening to mitigate the impacts of the loading docks: increase the tree caliper from 2" to 4" and decrease the spacing from 30 feet to 25 feet for trees along the west and north property lines, increase the required screen wall height along the west and north property lines from 6 feet to 8 feet, build an additional 10 foot wall along the west side of the loading dock area. Staff feels that the proposed location of the loading dock may have an impact on the surrounding site, but with the increased landscaping, buffers and orientation, the impact should be minimized. As such, Staff has no objection to the applicant's request.

The applicant has satisfied all other minimum requirements as specified in 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), the maximum allowed height of screening devices in all districts, excluding industrial districts, is eight feet four inches. The applicant is requesting to increase the height of the required screening of the loading docks and associated spaces and the pallet recycle area to 10 feet.

The screening walls proposed by the applicant would screen the loading docks and associated spaces located on the west side of the main building and the pallet recycle area located to the north of the main building. The screening devices are proposed to be constructed of solid masonry materials and would be ten feet tall. Staff is of the opinion that the proposed height of the screening devices should minimize the impact to the adjacent residential properties, both located approximately 120 feet away to the west and 50 feet away to the north. As such, Staff has no objection to the applicant's request to increase 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 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 Independence Parkway and Westridge Boulevard

Hike and Bike Trails:	Required along Westridge Boulevard
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