

AGENDA ITEM

TO: Planning and Zoning Commission

FROM: Matt Robinson, AICP, Planning Manager

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for a Restaurant (Sugarbacon), Located on the Northeast Corner of Virginia Street and Church Street

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 satisfy the conditions as shown on the Standard Conditions for Site Plan Approval Checklist, attached.
2. The applicant receive approval of a Design Exception to not meet the minimum 95% building frontage requirement along a Pedestrian Priority "A" street (Virginia Street).
3. The applicant receive approval of a Design Exception to utilize more than 15% accent materials (cedar wood veneer) on a façade facing a Pedestrian Priority "A" street (Virginia Street).
4. The applicant receive approval of a Design Exception to not meet the 65% transparent storefront window requirement on a facade along a Pedestrian Priority "A" Street (Virginia Street).

APPLICATION SUBMITTAL DATE: March 30, 2015 (Original Application)
April 9, 2015 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to redevelop a portion of the building located at 216 W Virginia Street for the intended use of a restaurant (Sugarbacon). Site plans within the "MTC" – McKinney Town Center Zoning District can be approved administratively by Staff; however, the applicant has requested Design Exceptions in order to not meet the minimum 95% building frontage along a Pedestrian Priority "A" street (Virginia Street), to utilize a greater percentage of accent materials (cedar wood veneer) for facades facing a Pedestrian Priority "A" street (Virginia Street), and to not be required to meet the transparency requirement for facades facing Pedestrian Priority "A" streets (Virginia Street). These items are discussed in further detail below.

PLATTING STATUS: The subject property is currently platted as Lot 1, Block A of the 216 Virginia Addition.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“MTC” – McKinney Town Center Zoning District (Historic Core – Office, Commercial and Residential Uses)	Vacant
North	“MTC” – McKinney Town Center Zoning District (Downtown Edge – Office, Commercial and Residential Uses)	Heard-Craig Center for the Arts
South	“MTC” – McKinney Town Center Zoning District (Historic Core / Downtown Edge – Office, Commercial, and Residential Uses)	Parking lot, Office
East	“MTC” – McKinney Town Center Zoning District (Historic Core – Office, Commercial and Residential Uses)	Private Club (The Pub)
West	“MTC” – McKinney Town Center Zoning District (Downtown Edge – Office, Commercial and Residential Uses)	Parking Lot

ACCESS/CIRCULATION:

Adjacent Streets: Virginia Street , 60’ Right-of-Way, Pedestrian Priority “A” Street

PARKING: No off-street parking spaces are required as specified within the “MTC” – McKinney Town Center Zoning District of the Zoning Ordinance.

LOADING SPACES: No loading spaces are required for the proposed uses.

SOLID WASTE CONTAINERS: Sanitation containers currently exist on the site and are screened in accordance with the City of McKinney Design Specifications. In addition, the applicant has provided the required notation on the proposed site plan.

LANDSCAPING REQUIREMENTS: The applicant has satisfied all landscaping requirements of the “MTC” – McKinney Town Center Zoning District 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.

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.

BUILDING DESIGN STANDARDS: Within the “MTC” – McKinney Town Center Zoning District, the Architectural and Site Standards (Section 146-139) of the Zoning Ordinance do not apply. The applicant is instead responsible for meeting the requirements of the Building Design Standards of the MTC. With the submission of a site plan, the MTC requires that elevations are provided and approved with the site plan. The proposed elevations are in general conformance with the Building Design Standards of the MTC; with exception to the requirements limiting the amount of accent materials facing a Pedestrian Priority “A” street (Virginia Street), the storefront transparency requirement on ground floor facades along a Pedestrian Priority “A” street (Virginia Street), and the building frontage requirement along a Pedestrian Priority “A” street (Virginia Street). Section 8.4 (Building Material) requires that no more than 15% of each façade facing a Pedestrian Priority “A” Street be externally finished with accent materials which includes wood siding. Section 8.3 (Façade Composition) of the MTC requires that all ground floor facades along all Pedestrian Priority “A” streets have transparent storefront windows covering no less than 65% of the façade area. Additionally, Section 7.1.2 Building Placement) of the MTC requires that along a Pedestrian Priority “A” street, 95% of the building be located within the build-to-zone.

The applicant has requested Design Exceptions to these requirements, discussed further below.

DESIGN EXCEPTION: A Design Exception is a requested deviation from any Building Form and Site Development Standards, Building Design Standards, or Open Space Standards, beyond minor deviations specified in the Minor Modifications section of the “MTC” – McKinney Town Center Zoning District. All requests for a Design Exception are forwarded to the Planning and Zoning Commission for discretionary approval.

In reviewing any site plan applications or Design Exception requests, the Planning and Zoning Commission shall use the following criteria:

- 1) The goals, intent, and vision of the adopted McKinney Town Center Master Plan;
- 2) The extent to which the proposal fits the adjoining design context by providing appropriate building scale and use transitions;

- 3) The extent to which the proposal provides public benefits such as usable civic and open spaces, livable streets, structured and/or shared parking, and linkages to transit;
- 4) The extent to which the proposal hinders future opportunities for higher intensity Town Center development; and
- 5) Considerations of health and welfare of the general public.

Staff feels that the requested Design Exception to allow accent materials, specifically wood siding, to exceed 15% of the façade along Virginia Street achieves a contemporary look and that it will not hinder the development or redevelopment of properties in close proximity.

In regard to the requested Design Exception to the storefront transparency requirement, Staff feels that with the addition of the canopy structure and the proposed replacement of windows and doors with more appropriate transparent storefront windows, the applicant is bringing the building closer to the intended look called for in the MTC Standards and, as such, should not hinder the development or redevelopment of properties in close proximity.

For the requested Design Exception to not meet the 95% minimum building frontage along Virginia Street, Staff feels that the proposed addition of a canopy structure to cover the existing patio area brings the building closer to the intended frontage called for in the MTC Standards and that it should not hinder the development or redevelopment of properties in close proximity.

TREE PRESERVATION ORDINANCE: The applicant will be responsible for complying with the Tree Preservation Ordinance.

PUBLIC IMPROVEMENTS:

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| Sidewalks: | Existing along Virginia 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 |

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 Elevations
- PowerPoint Presentation