

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Matt Robinson, AICP, Planning Manager

FROM: Aaron Bloxham, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act a Site Plan for CRWC Type IV Landfill, Located Approximately 2,000 Feet East of Farm to Market 1827 and on the South Side of U.S. Highway 380 (University Drive)

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the August 1, 2016 City Council meeting for action.

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.

APPLICATION SUBMITTAL DATE: November 9, 2015 (Original Application)
November 23, 2015 (Revised Submittal)
December 9, 2015 (Revised Submittal)
June 6, 2016 (Revised Submittal)
June 27, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct a 1,000 square foot Office for a material unloading, separation and sorting, and storage area of a Class IV Landfill (CRWC Type IV Landfill) on 10.00 acres, located approximately 2,000 feet East of Farm to Market 1827 and on the South side of U.S. Highway 380 (University Drive).

Typically site plan are administratively approved by Staff; however, the development agreement requires that the site plan be approved by the City Council. City Council previously approved a site plan in May of 2002, but the layout of the site plan has changed and is required to come before the City Council for approval.

PLATTING STATUS: The subject property is currently platted. However, an amending plat, subject to review and approval by the Director of Planning, must be submitted prior to issuance of a building permit.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“PD” – Planned Development District Ordinance No. 2002-05-046 (Industrial Uses)	Undeveloped Land
North	McKinney Extraterritorial Jurisdiction	Progressive Water Treatment and AmeriGas Propane Station
South	“PD” – Planned Development District Ordinance No. 2002-05-046 (Industrial Uses)	Undeveloped Land
East	“AG” – Agricultural District (Agricultural Uses)	Undeveloped Land
West	“AG” – Agricultural District (Agricultural Uses)	Horse and Rider Outfitters

ACCESS/CIRCULATION:

Adjacent Streets: U.S. Hwy 380 (University Drive), 350’ Right-of-Way, Major Regional Highway

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. 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.

The applicant has provided the additional screening that was approved with the previous site plan. This includes screening along the frontage of U.S. Highway 380 that consists of a 300 foot living screen with a 3" caliper tree spaced every 40 feet, a row of hollies along the west property line and 50 feet along the east property line, and a 3' to 8' wall along the north and east sides of the material storage area.

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:

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| Sidewalks: | Required along University Drive |
| 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. 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