

CITY COUNCIL MEETING OF 04-04-17 AGENDA ITEM #17-025SP

AGENDA ITEM

TO: City Council

THROUGH: Brian Lockley, Director of Planning, AICP, CPM
Samantha Pickett, Planning Manager

FROM: Danielle Quintanilla, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for Medical/General Offices, Located on the Northwest Corner of Bush Drive and Laura Lane

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 request for a variance to reduce the landscape buffer from 20 feet to 10 feet along Laura Lane.
2. The applicant revise the site plan to indicate the FDC location, subject to review and approval of the Deputy Fire Marshal.

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.

APPLICATION SUBMITTAL DATE: January 30, 2017 (Original Application)
February 13, 2017 (Revised Submittal)
February 27, 2017 (Revised Submittal)
March 13, 2017 (Revised Submittal)
March 17, 2017 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct two 5,183 square foot buildings for medical and general office uses on 0.99 acres at the northwest corner of Bush Drive and Laura Lane.

Site plans can typically be approved by Staff; however, the governing planned development ordinance (“PD” – Planned Development District Ordinance No. 99-10-82) requires the site plan and elevations be approved concurrently by the City Council. This

item was not heard by the Planning and Zoning Commission as it was not required by the PD.

The applicant is also requesting approval of a variance to reduce the landscape buffer along a major thoroughfare (Laura Lane) from 20 feet to 10 feet. The request variance is detailed further below.

PLATTING STATUS: The subject property is currently platted as Lot 2-AR4, Block E of Eldorado Park. An amending plat, 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. 99-10-82 (Office Uses)	Undeveloped Land
North	"PD" – Planned Development District Ordinance No. 2001-12-142 (Office Uses)	Reflections Dance of McKinney; That Elegant Touch Salon and Day Spa
South	"PD" – Planned Development District Ordinance No. 2006-05-056 (Commercial Uses) and "PD" – Planned Development District Ordinance No. 97-04-17 (Office Uses)	Holiday Inn Hotel & Suites; Undeveloped Land
East	"PD" – Planned Development District Ordinance No. 99-10-82 (Office Uses) and "PD" – Planned Development District Ordinance No. 2002-06-057 (Commercial Uses)	Undeveloped Land
West	"PD" – Planned Development District Ordinance No. 99-10-82 (Office Uses)	All About Children Pediatrics; Southernwind Pools; Joshua C. James MD; Senior Select Home Health Services; At Home Companions

ACCESS/CIRCULATION:

Adjacent Streets: Bush Drive, 60' Right-of-Way, Collector

Laura Lane, 60' Right-of-Way, Collector

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: Per Section 146-135 (Landscape Requirements) of the Zoning Ordinance, for non-residential and multiple family parcels, a minimum 20-foot landscape buffer adjacent to the right-of-way of any major thoroughfare is required. If unique circumstances exist which prevents strict adherence with this requirement, the City Council may consider a granting of a variance during the site plan approval process to reduce the minimum 20-foot landscape buffer to a minimum of ten feet, provided that site design considerations have been incorporated to mitigate the impact of the variance. Unusual circumstances include, but are not limited to: insufficient lot depth or size of the existing lot, existing structures and drives, and floodplain and existing trees to be preserved.

The applicant is requesting to reduce the landscape setback from a minimum of 20 feet to a minimum of 10 feet along Laura Lane, to provide a consistent landscape buffer along the right-of-way given that the adjacent property to the north has a 10-foot landscape buffer. The Zoning Ordinance states that a variance to the required screening may be granted if the City Council finds that:

- Unique circumstances exist on the property that makes application of this section 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 the public health, safety and general welfare.

Staff feels that the proposed request to reduce the minimum landscape setback from 20 feet to 10 feet should not have an adverse impact for the site and the adjacent land uses. The applicant has satisfied all other landscaping requirements as specified in Section

146-135 (Landscape Requirements) of the Zoning Ordinance, and as such, Staff recommends approval of the variance request.

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 has met the requirements of Section 146-139 (Architectural and Site Standards) of the City of McKinney Zoning Ordinance. Per the governing planned development district ordinance, the elevations are required to be of a consistent design with the rest of the development, and approved by the City Council as part of the site plan approval process. The City Council has final approval of the proposed architectural building elevations.

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 Bush Drive and Laura Lane
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. 2017-02-021)

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
- Proposed Elevations
- PowerPoint Presentation