

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Samantha Gleinser, Planner I

SUBJECT: Consider/Discuss/Act on the Request by Cross Engineering Consultants, Inc., on Behalf of Heritage Christian Church, for Approval of a Site Plan for a Church (Heritage Christian Church), Being Less than 1 Acre, Located on the Northwest Corner of Greenville Road and Airport Boulevard

APPROVAL PROCESS: The Planning and Zoning Commission 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 satisfy the conditions as shown on the Standard Conditions for Site Plan Approval Checklist, attached.
2. The applicant receive approval of an alternate screen device consisting of Nelly R. Stevens Holly and Chinese Pistachio canopy trees along the western property line to screen the view of the church from the adjacent property.

Prior to issuance of a building permit:

3. The applicant revise the site and landscape plans to label Airport Drive.
4. The applicant revise the site plan so that the proposed retaining wall along Greenville Road matches the proposed retaining wall shown on the landscape plan.
5. The applicant revise the landscape plan to include the following drought note: "Contractor to verify water restrictions with the City of McKinney at the time of planting. Should water restrictions not allow for hydromulch, approved alternative grassing must be installed."

APPLICATION SUBMITTAL DATE: April 29, 2013 (Original Application)
May 28, 2013 (Revised Submittal)
June 4, 2013 (Revised Submittal)

Required Number of Spaces: Church (1 Parking Space for Every 3 Seats) = 33 Parking Spaces

Total Required: 33 Parking Spaces

Total Provided: 30 Parking Spaces (Including 2 Handicapped Spaces)

Discussion: The applicant has received a 10% reduction in parking spaces for the preservation of a heritage tree, and as such has satisfied the minimum parking requirements as specified within Section 146-130 (Vehicle Parking) of the Zoning Ordinance.

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

SOLID WASTE CONTAINERS: The applicant has proposed roll-away sanitation containers (“toters”) in lieu of a dumpster and has received approval of the Environmental Waste Department to do so. 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: Section 146-132 (Fences, Walls, and Screening Requirements) of the Zoning Ordinance requires that “screening devices shall be placed along any property line or district boundary between any single family detached... zoning or use and any mobile home park or non-residential use”.

Allowed screening devices include the following:

- Brick masonry, stone masonry, or other architectural masonry finish;
- Tubular steel (primed and painted) or wrought iron fence with masonry columns spaced a maximum of 20 feet on center with structural supports spaced every ten feet, and with sufficient evergreen landscaping to create a screening effect;
- Living plant screen, upon approval by the Planning and Zoning Commission and/or City Council, depending on which body has the final approval authority as indicated in section 146-45(a)(2) through the site plan process; or

- Alternate equivalent screening, upon approval by the Planning and Zoning Commission and/or City Council, depending on which body has the final approval authority as indicated in section 146-45(a)(2) through the site plan process.

As shown on the attached landscape plan, the applicant is proposing to plant a row of Nelly R. Stevens Holly and two Chinese Pistachio trees along the western property line. As stated on the landscape plan, the proposed evergreen shrubs shall be 3' at the time of planting and placed 3' on center and the two canopy trees shall be 4" in caliper and 12' in height at the time of planting. The adjacent property owner has given his consent and the church has indicated that at the present time it will only be in full operation on Sunday mornings. Staff does not oppose the requested alternate screening device.

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 satisfied all other 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 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. Prior to the issuance of a building permit, the applicant will be required to obtain any necessary tree permits, subject to review and approval by the City Arborist.

PUBLIC IMPROVEMENTS:

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| Sidewalks: | Not Applicable |
| 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. 2008-10-173)

Utility Impact Fees: Applicable (Ordinance No. 2008-10-174)

Median Landscape Fees: Not Applicable

Park Land Dedication Fees: Not Applicable

Pro-Rata: Not Applicable

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