

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Matt Robinson, AICP, Planning Manager

FROM: Samantha Pickett, Planner II

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Facade Plan Appeal for a Church (Life Fellowship Church), Located on the North Side of Henneman Way and Approximately 1,600 Feet West of Stacy Road

APPROVAL PROCESS: The action of the Planning and Zoning Commission for the proposed Facade Plan Appeal may be appealed by the applicant to the City Council.

STAFF RECOMMENDATION: Staff recommends approval of the proposed facade plans.

APPLICATION SUBMITTAL DATE: October 7, 2015 (Original Application)
October 21, 2015 (Revised Submittal)
October 26, 2015 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting approval of a Facade Plan Appeal for Life Fellowship Church. The proposed facade plans for the church features a modern style that does not strictly conform to the requirements of the architectural standards of the Zoning Ordinance.

The Facade Plan Appeal is being requested because the proposed facade plans:

1. Do not meet the required minimum 50 percent masonry for each exterior wall; and
2. Propose elevations 50 feet or longer in horizontal length without at least two offsets from the primary facade plane of at least 18 inches in depth.

The applicant has submitted an associated site plan (15-258SP), which was approved by Staff on November 20, 2015.

Typically facade plans can be approved by Staff; however, the applicant is requesting approval of a facade plan appeal, which must be considered by the Planning and Zoning Commission. The facade plan appeal is detailed further below.

COMPLIANCE WITH ARCHITECTURAL STANDARDS: The purpose of the architectural standards is to set minimum standards for the appearance of non-residential and multi-family buildings and corresponding site elements, which are recognized as enhancing property values and are in the interest of the general welfare of the City of McKinney. The standards are intended to serve as a baseline for the minimum design expectations of the City. These standards are not intended to prohibit architectural innovation nor are they intended to mandate specific architectural styles and concepts. Rather, they are intended to provide for development of enduring quality that provides visual character and interest.

The proposed elevations do not feature the following required minimum percentage of masonry (50%) per elevation on three of the four elevations and does not have at least two offsets of 18 inches in depth for horizontal lengths that are 50 feet or longer on the west elevation. As such, the proposed elevations are not in compliance with the newly established architectural standards of the Zoning Ordinance (approved in March of 2015).

Facade plan appeals state that the Planning and Zoning Commission shall consider the following factors in determining the extent of any exception to be granted:

1. The extent to which the application meets other specific standards of this ordinance;
2. The extent to which the application meets the spirit and intent of this chapter through the use of building materials, colors, and façade design to create a building of exceptional quality and appearance;
3. The positive or negative impact of the proposed project on surrounding property use and property values, in comparison to the expected impact of a project which could be built in conformance with the standards of this ordinance;
4. The extent to which the proposed project accomplishes City goals as stated in the Comprehensive Plan or other approved documents; and
5. Convenience to the applicant and/or reasons related to economic hardship shall not be grounds for approval of an application.

Section 146-139 (Architectural and Site Standards) of the Zoning Ordinance states that for all non-residential uses in non-industrial districts, at least 50 percent of each elevation for building 3 stories or less shall be covered with a masonry finishing material. Acceptable primary masonry finishing materials are brick, stone, or synthetic stone, including, but not limited to, slate, flagstone, granite, limestone, and marble. The applicant is proposing an innovative modern architectural design with a variety of finishing materials being used in primary capacity on 3 of the 4 elevations to distinguish architectural features, including Nichiha panels, metal, stucco, and glass curtain wall.

Staff feels that the use of the proposed materials is innovative and provides for a modern feel in design and character and should provide a positive enhancement to the surrounding area. As such, Staff has no objections to the request.

Section 146-139 (Architectural and Site Standards) of the Zoning Ordinance states that at a minimum, elevations that are 50 feet or longer in horizontal length shall be interrupted by at least two offsets (projection or recess) from the primary façade plane of at least 18 inches in depth. The applicant has proposed not to provide the minimum required offsets on the west elevation as they feel they have achieved the modern design without the offsets. The applicant has provided vertical articulations and a variety of materials to maintain the look and feel of a modern style building. As such, Staff has no objections to the request.

Given the above factors, Staff feels that the proposed design implements the architectural standards in a new and innovative way with the use of new materials and architectural features associated with a modern style building. With all of these factors taken into account, Staff has no objections to the overall request and recommends approval of the proposed facade plans.

IMPACT ON EXISTING DEVELOPMENT: Staff believes the proposed modern design should have no significant negative impact on existing developments surrounding the subject property. Staff is of the opinion that the proposed architectural design of the building can complement the surrounding land uses with its innovative and attractive design.

MISCELLANEOUS DISCUSSION: A Facade Plan Appeal shall not be granted to serve as a convenience to the applicant or for reasons related to economic hardship. Staff believes that this is not the case with the proposed architectural design and Facade Plan Appeal.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has not received any comments either in opposition to or in support of this request.

ATTACHMENTS:

- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Facade Plans
- PowerPoint Presentation