

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Samantha Pickett, Planning Manager

FROM: Eleana Galicia, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Façade Plan Appeal for a Wholesale Retail and Tire Service Center with a Motor Vehicle Fuel Sales Facility (Costco), Located on the Northeast Corner of U.S. Highway 380 (University Drive) and Hardin Boulevard

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

STAFF RECOMMENDATION: Staff recommends approval of the proposed façade plan appeal.

However, the applicant has requested a variance in order to allow the following, which Staff cannot support:

1. Each elevation on the gas station controller building shall not be required to provide a minimum of 50% masonry materials.

APPLICATION SUBMITTAL DATE: May 31, 2016 (Original Application)
July 7, 2016 (Revised Submittal)
July 12, 2016 (Revised Submittal)
August 26, 2016 (Revised Submittal)
September 27, 2016 (Revised Submittal)
October 3, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting a Façade Plan appeal for a Wholesale Retail and Tire Service Center with a Motor Vehicle Fuel Sales Facility (Costco). The proposed elevations do not conform to the requirements of the City's Architectural Standards for non-residential uses in non-industrial districts.

The Facade Plan Appeal is being requested because the applicant has requested to utilize architecturally-finished CMU as a primary masonry material on the wholesale retail and tire service center building; to utilize corrugated metal and painted concrete as secondary materials on the wholesale retail and tire service center building; to not provide at least two offsets from the primary facade plane of at least 18 inches in depth on elevations 50 feet or longer in horizontal length (applicable to northern and western

elevations); and to not provide any primary masonry materials on the gas station controller building.

The applicant has submitted an associated specific use permit and site plan request (16-183SU2) and a conveyance plat (16-184CV2), which are also being considered at the October 11, 2016 Planning and Zoning Commission meeting.

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.

On September 13, 2016, the Planning and Zoning Commission voted 7-0-0 to close the public meeting and to table the item indefinitely per the applicant's request.

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.

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.

The applicant has requested the following variances to the façade plan:

- Utilize architecturally-finished CMU as a primary masonry material, and utilize corrugated metal and painted concrete as a secondary materials on the wholesale retail and tire service center building.
 - The applicant has used a variety of materials and colors, all within a neutral, earth-toned palette in order to create a distinct and varying design along the building faces. As such, Staff has no objections to the proposed materials.
- 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 (applicable to northern and western elevations).
 - The applicant has requested the above variance due to the uses in the associated spaces. There is no building articulation on the northern façade; however, the applicant has provided one wall offset that extends 18 feet in length and 18 feet in height (approx. 50% of the total building height). Due to the internal constraints of the building, Staff has no objections to the requested variance.
- Waive the use of any primary masonry materials on the gas station controller building.
 - Considering the location of the proposed controller building at a key intersection (Hardin Boulevard and U.S. Highway 380), Staff is of the opinion that this building should be an attractive and distinct entrance to this development. As a development along one of the city's prime commercial corridors, providing more primary masonry exterior finishing materials on the controller building located within the service station could ensure a positive contribution is made to the surrounding visual environment, since these areas are most visible to U.S. Highway 380 (University Drive). Staff would suggest that the applicant use a minimum of 50% brick, stone or synthetic stone. As proposed, Staff cannot support proposed elevations for the controller building.

IMPACT ON EXISTING DEVELOPMENT: The proposed development should not have a negative impact on the surrounding properties.

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. The applicant has not indicated to Staff that this was a factor in the development.

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

ATTACHMENTS:

- PZ Minutes
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Architectural Elevations
- Architectural Renderings (Informational Only)
- PowerPoint Presentation