

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Brandon Opiela, Planning Manager

**FROM:** Aaron Bloxham, Planner I

**SUBJECT:** Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan and Facade Plan for a Multi-Family Development (The Sanctuary at Westridge), Located Approximately 1,000 Feet South of Virginia Parkway and on the East Side of Future Coit Road

**APPROVAL PROCESS:** The action of the Planning and Zoning Commission for the proposed site plan may be appealed to the City Council.

---

**STAFF RECOMMENDATION:** Staff recommends approval of the proposed site plan and facade plan with the following conditions:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Site Plan Approval Checklist, attached.

Additionally, the applicant has requested a facade plan appeal in order to allow the following:

1. To utilize "Fypon" (PVC Column Wraps and Polyurethane Moulded Millwork) as an exterior finishing material.
2. Buildings 3, 19 and 20 (as shown on the attached exhibit) be allowed to orient exterior facing windows towards an adjacent property zoned or used for single family residential purposes that are within 150 feet of the proposed buildings.
3. Specific elevations for accessory buildings (garages and storage unit building shown on the attached exhibit) be allowed less than 50% masonry exterior finishing materials, while maintaining a minimum of 50% masonry exterior finishing materials on a per building basis.

**APPLICATION SUBMITTAL DATE:** June 15, 2015 (Original Application)  
June 29, 2015 (Revised Submittal)  
July 13, 2015 (Revised Submittal)  
July 16, 2015 (Revised Submittal)

July 27, 2015 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to construct a 432 unit multi-family development (The Sanctuary at Westridge) totaling 277,057 square feet on 24.39 acres located approximately 1,300 feet south of Virginia Parkway and on the east side of Future Coit Road.

Typically site plans are Staff approval; however, the applicant is requesting approval of a facade plan appeal for the following allowances: to utilize “Fypon” (PVC Column Wraps and Polyurethane Moulded Millwork) as an exterior finishing material, allow specific multi-family buildings to orient exterior facing windows towards an adjacent single family residential property within 150 feet of the proposed buildings, and specific elevations for accessory buildings be allowed less than 50% masonry exterior finishing materials, which must be considered by the Planning and Zoning Commission. The requested facade plan appeal is detailed further below.

**PLATTING STATUS:** The subject property is currently unplatted. A record plat or plats, 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:**

<b>Location</b>	<b>Zoning District (Permitted Land Uses)</b>	<b>Existing Land Use</b>
Subject Property	“PD” – Planned Development District Ordinance No. 2001-02-024 (Multi-family Uses)	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 2001-02-024 (Retail and Single Family Residential Uses)	The Reserve at Westridge Phase 19 and Undeveloped Land
South	“PD” – Planned Development District Ordinance No. 2001-02-024 (Single Family Residential Uses)	The Reserve at Westridge Phase 23
East	“PD” – Planned Development District Ordinance No. 2001-02-024 (Single Family Residential Uses)	The Reserve at Westridge Phase 19
West	City of Frisco	Undeveloped Land

**ACCESS/CIRCULATION:**

Adjacent Streets: Future Coit Road, 120' Right-of-Way, Major Arterial

Rambling Road, 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:** 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.

**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 purpose of the architectural standards is to set minimum standards for the appearance of non-residential 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 feature "Fypon" (PVC Column Wraps and Polyurethane Moulded Millwork) as an exterior finishing material on various architectural features,

exterior facing windows on the multi-family buildings oriented towards properties zoned for single family residential within the required 150' distance, and accessory buildings providing 50% masonry finishing materials on a per building basis. As such, are not in compliance with the newly established architectural standards of the Zoning Ordinance (approved in March of 2015).

The Architectural Standards Ordinance requires the Director of Planning to forward any facade plan that does not conform to architectural standards to the Planning and Zoning Commission for consideration and action.

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 multi-family residential the balance of any exterior finishing materials shall be masonry, stucco, EIFS, architecturally finished concrete masonry units (CMU), lap siding (excluding vinyl siding), and/or glass curtain wall systems. The Ordinance goes on to state that sheet siding fabricated to look like wood lap siding is prohibited and architecturally finished metal materials (which does not include corrugated metal) shall be allowed on no more than 20 percent of each elevation. Architectural wood accents shall be allowed on no more than 10 percent of each elevation. The applicant is proposing to utilize a new material "Fypon" (PVC Column Wraps and Polyurethane Moulded Millwork) as an exterior finishing material to wrap portions of proposed columns, window trim and decorative accent features. The applicant has indicated that this material should have a longer life span than typical wood trim materials. Being that the material looks almost identical to wood trim, Staff has no objections to the use of this material in the proposed locations.

Furthermore, Section 146-139 (Architectural and Site Standards) of the Zoning Ordinance states that for multi-family residential structures located within 150 feet of an adjacent single family residential use or zone, no exterior facing window shall be oriented towards said adjacent single family residential use or zone. The proposed site plan is showing three buildings (Buildings #3, 19, and 20) located within the 150 feet requirement with windows oriented towards a property zoned for single family residential uses. The adjacent single family residential property has a detention pond located between the proposed buildings and the nearest single family lot (160 feet). Staff feels that the proposed window orientation should not negatively impact adjacent residential uses, due to the distance from the single family residential lots and buffering provided by the detention pond. As such, Staff has no opposition to this portion of the request.

Finally, Section 146-139 (Architectural and Site Standards) of the Zoning Ordinance states that multi-family residential accessory buildings shall be of similar and conforming design and materials as the main multi-family structures, which states that at least 50 percent of each elevation 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 to use 55 percent masonry, 39 percent hardie lap siding, and 6 percent cedar shake hardie panels overall on the storage unit building; and 50 percent masonry, 42 percent hardie lap siding, and 8 percent cedar shake hardie panels overall on Type B garage buildings (shown on the attached exhibit). The applicant is requesting to design the structures in a way that provides higher percentages of masonry finishing materials on the elevations visible from the public use area and less percentage of masonry on the remaining elevations that face screening walls and/or apartment buildings, while maintaining 50% masonry overall for the entire building. Staff believes the orientation and design of the proposed accessory buildings should not negatively impact the visual aesthetics of the property and has no opposition to the request.

Given the above factors, Staff feels that the proposed facade plan should complement the surrounding residential properties and future land uses and meets the spirit and intent of the architectural standards. As such, Staff recommends approval of the proposed facade plans.

**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 Coit Road and Rambling Road            |
| 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) (Credits may be available per the Custer West Agreement)

Utility Impact Fees: Applicable (Ordinance No. 2013-11-109 and Ordinance No. 2013-12-118) (Credits may be available per the Custer West Agreement)

Median Landscape Fees: Applicable along Coit Road

Park Land Dedication Fees: Not applicable per the Custer West Agreement

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
- Facade Appeal Exhibits
- PowerPoint Presentation