

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Brandon Opiela, Planning Manager

**FROM:** Eleana Galicia, Planner I

**SUBJECT:** Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan and Façade Plans for a Medical Office Development (Methodist Hospital Professional Office Buildings), Located on the Northwest Corner of Eldorado Parkway and Stonebridge Drive

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

**STAFF RECOMMENDATION:** Staff recommends approval of the proposed site plan and the proposed facade plans with the following conditions prior to the issuance of a building permit:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Site Plan Approval Checklist, attached.
2. The applicant revise the landscape plan to add the 6' wrought iron fence with masonry columns spaced every 10' on center with the associated evergreen living screen located in between buildings E and D and in between buildings D and C, subject to review and approval of the City Landscape Architect.
3. The applicant revise the landscape plan to revise number of required street frontage trees (1 canopy tree per 20 feet of street frontage) along Eldorado Parkway, subject to review and approval of the Landscape Architect.

**APPLICATION SUBMITTAL DATE:** April 13, 2015 (Original Application)  
May 11, 2015 (Revised Submittal)  
June 8, 2015 (Revised Submittal)  
June 11, 2015 (Revised Submittal)  
June 17, 2015 (Revised Submittal)  
June 22, 2015 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to construct three office buildings (totaling approximately 18,498 square feet) on 2.01 acres for medical office uses.

Site plans can typically be approved by Staff; however, the governing planned development ordinance requires that the proposed architectural elevations for the

medical office buildings be approved by the Planning and Zoning Commission during site plan approval, and must generally conform to the character of the renderings provided in the governing ordinance. The applicant has proposed for the medical office buildings to contain similar architectural features as depicted in the architectural renderings, such as, recessed entryways, unique vaulted dormers, and brick soldier coursework.

**PLATTING STATUS:** The subject property is currently platted as Lot 2, Block A of the McKinney Methodist Medical Campus Addition. On June 9, 2015, the Planning and Zoning Commission approved an associated minor replat for the subject property. The approved plat 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. 2008-08-076 (Commercial Uses)	Undeveloped
North	"PD" – Planned Development District Ordinance No. 2008-08-076 (Commercial Uses)	Methodist McKinney Hospital
South	"PD" – Planned Development District Ordinance No. 2005-10-110 (Retail Uses)	Undeveloped Land
East	"PD" – Planned Development District Ordinance No. 2003-02-015 (Retail Uses) and "PD" – Planned Development District Ordinance No. 2008-07-068 (Commercial Uses)	Methodist McKinney Hospital
West	"PD" – Planned Development District Ordinance No. 2004-09-101 (Commercial Uses)	Baybrooke Village Care and Rehabilitation Center and Undeveloped Land

**ACCESS/CIRCULATION:**

Adjacent Streets: Eldorado Parkway, 120' Right-of-Way, Major Arterial (M6D)

Stonebridge Drive, 120' Right-of-Way, Major Arterial (M6D)

**PARKING:** The applicant 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 medical office buildings.

**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 the governing Planned Development District zoning ordinance (Ordinance No. 2008-08-076) the applicant is required to provide 1 canopy tree per 20 feet of street frontage along Eldorado Parkway. Prior to the issuance of a building permit, the applicant revise the landscape plan to provide the required street frontage trees along Eldorado Parkway, subject to review and approval of the City Landscape Architect.

The applicant has satisfied all other 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.

The applicant has proposed to screen heating and air conditioning equipment for the proposed development with an approved screening device consisting of a 6' wrought iron fence with masonry columns spaced every 10' on center screened with an evergreen living screen. Prior to issuance of a building permit, the applicant is required to revise the landscape plan to show the proposed the 6' wrought iron fence with masonry columns spaced every 10' on center with the associated evergreen living screen located in between buildings E and D and in between buildings D and C, subject to review and approval of the City Landscape Architect.

**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.

Per the governing planned development district regulations, the architectural building elevations are also subject to the review and approval of the Planning and Zoning Commission at the time of site plan approval, and must generally conform to the character of the renderings provided in the governing ordinance. The applicant is proposing to utilize similar exterior finishing materials and architectural elements as the existing McKinney Methodist Hospital located adjacent to the subject property. The exterior finishing materials will consist of a combination of natural stone, cast stone, and brick masonry. The medical office buildings will contain similar architectural features such as, recessed entryways, unique vaulted dormers, and brick soldier coursework. Staff feels that the proposed renderings maintain the character prescribed within the governing planned development ordinance and, as such, recommend approval.

**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 Eldorado Parkway
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:	Not Applicable (Ordinance No. 2013-11-108) <b>(Waived per Stonebridge Ranch Development Agreement)</b>
----------------------	--

Utility Impact Fees: Not Applicable (Ordinance No. 2013-11-109 and Ordinance No. 2013-12-118) **(Waived per Stonebridge Ranch Development Agreement)**

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
- Existing “PD” – Planned Development District Ordinance No. 2008-08-076
- Proposed Site Plan
- Proposed Landscape Plan
- Proposed Facade Plans
- PowerPoint Presentation