

CITY COUNCIL MEETING OF 10-16-12 AGENDA ITEM #12-104SP

**AGENDA ITEM**

**TO:** City Council

**THROUGH:** Michael Quint, Director of Planning  
Brandon Opiela, Planning Manager

**FROM:** Anthony Satarino, Planner II

**SUBJECT:** Conduct a Public Hearing to Consider/Discuss/Act on the Request by IBG Adriatica Holdings, Inc., for Approval of a Site Plan for the Adriatica St. Paul's Square Apartments, Approximately 13.32 Acres, Located on the Northwest Corner of Adriatic Parkway and Mediterranean Drive.

**APPROVAL PROCESS:** The City Council is the final approval authority for the proposed site plan.

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**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.

Prior to issuance of a building permit:

2. The applicant revise the landscape plan to show the landscape calculation for the required street trees. One canopy tree is required every 40' along Mediterranean Drive and Adriatica Parkway; these trees may be clustered.
3. The applicant revise the landscape plan to correctly call-out the proposed cedar elm trees as 4" caliper instead of 3" in the plant list.

**APPLICATION SUBMITTAL DATES:** May 14, 2012 (Original Application)  
September 10, 2012 (Revised Submittal)  
September 27, 2012 (Revised Submittal)  
October 2, 2012 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to construct a two four-story mixed use buildings (St. Paul's Square Apartments) on a portion of the lot, approximately 5.12 acres, located on the northwest corner of Adriatica Parkway and Mediterranean Drive. St. Paul's Square Apartments Building A contains three stories of residential dwelling

units above 1-story of retail. St. Paul's Square Apartments Building B contains 4-stories of residential dwelling units with retail located at the walkout basement. The site plan also shows an overhead pedestrian walkway between Building A and Building B and a sky bridge from Building B to the existing parking structure across Mediterranean Drive. The site plan generally conforms to the proposed general development plan (12-104GDP), which is also up for consideration at the October 16, 2012 City Council Meeting.

**PLATTING STATUS:** The subject property is currently platted as Lot 2, Block A of the Adriatica Addition. Prior to the release of any permits, the applicant must submit and receive approval of an amending plat for Lot 2, Block A showing the necessary easements for the proposed development. The amending plat must be filed for record with the Collin County Clerk's office prior to a certificate of occupancy being issued for the development.

**SURROUNDING ZONING AND LAND USES:**

Subject Property: "PD" – Planned Development District Ordinance No. 2010-11-052 (Mixed Uses)

North	"PD" – Planned Development District Ordinance No. 2010-11-052 (Mixed Uses)	Undeveloped Land
South	"PD" – Planned Development District Ordinance No. 2011-11-067 (Mixed Uses)	Villa Kocija (under construction) and associated 5-story parking garage (existing) (Multi Family/Commercial)
		Konoba (under construction) (Multi Family/Retail)
	"PD" – Planned Development District Ordinance No. 2005-02-015 (Residential Uses)	Adriatica Villa District Subdivision
East	"PD" – Planned Development District Ordinance No. 2010-11-052 (Mixed Uses)	Medpark II Office Complex
West	"PD" – Planned Development District Ordinance No. 2010-11-052 (Mixed Uses)	Undeveloped Land

Discussion: The proposed uses are allowed by right per the governing planned development districts.

**ACCESS/CIRCULATION:**

Adjacent Streets: Adriatic Parkway, 64-Foot Right-of-Way, Local Collector  
Mediterranean Drive, 64-Foot Right-of-Way, Local Collector

Discussion: The proposed site plan reflects access to the proposed buildings via a fire lane easement from Mediterranean Drive. The applicant has also provided access to the proposed buildings via a fire lane easement for emergency personnel from Adriatic Parkway.

**PARKING:**

Proposed Use:	Retail – St. Paul’s Square Apartments (17,993 Square Feet) Multi-Family Dwelling Units – St. Paul’s Square Apartments (211 Dwelling Units/ 311 Bedrooms)
Required Number of Spaces:	Retail - One Parking Space for Every 250 Square Feet Multi Family Dwelling Units – One Enclosed Parking Space for Every Unit Plus One-half Parking Space for Every Bedroom
Total Required:	Retail - 65 Parking Spaces (Includes a 10% Reduction for a Development Over 50,000 Square Feet of Commercial Space) Multi Family Dwelling Units - 367 Parking Spaces (211 enclosed and 156 uncovered)
Total Provided:	211 Parking Spaces Provided Offsite in the Existing Parking Garage and 248 Provided via On-site and On-street parking areas (Including 7 Handicapped Spaces)

Discussion: The applicant has satisfied the minimum parking requirements as specified within Section 146-130 (Vehicle Parking) of the Zoning Ordinance.

**LOADING SPACES:**

Proposed Use: Retail – St. Paul’s Square Apartments (17,993 Square Feet)  
Multi-Family Dwelling Units – St. Paul’s Square Apartments (211 Dwelling Units/ 311 Bedrooms)

Required Number of Spaces: 2 Loading Spaces Required

Provided: 2 Loading Spaces Provided

Discussion: The proposed loading spaces are temporary in nature. The final location of the loading spaces that are required for this phase of development as well as the loading spaces for all future phases of the Town Center’s development will be planned with future site plans when the ultimate development plans for the area are clearer. That being said, the applicant has currently satisfied the minimum loading space requirements as specified within Section 146-131 (Off-Street Loading) of the Zoning Ordinance.

**SOLID WASTE CONTAINERS:** The applicant is proposing a trash/maintenance court to service both Building A and Building B. The court is surrounded by 7’ tall masonry wall; contained within the court are two dumpsters and a transformer. The applicant has provided the required notation on the proposed site plan stating that 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.

**LANDSCAPING REQUIREMENTS:** The applicant is proposing to utilize Cedar Elm, Live Oak, and Chinese Pistache trees to satisfy canopy tree requirements near the parking areas and along the public streets. 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 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 proposed architectural design must satisfy the requirements of Section 146-139 (Architectural and Site Standards) of the Zoning Ordinance. Also, generalized architectural building elevations are required to be reviewed and approved by the City Council as part of the site plan approval process per the governing planned development districts (Planned Development District Ordinance No. 2005-02-017).

The applicant has submitted elevations for consideration and approval (attached) which reflect elaborate stonework with unique window treatments, dormers, and building offsets with a clay tile roof. The proposed exterior finishing materials are intended to simulate the stone and installation of an authentic Croatian village as required by the governing planned development districts. The architectural character of the proposed mixed use buildings are consistent with the architectural character reflected on the existing buildings nearby.

**TREE PRESERVATION ORDINANCE:** The applicant will be responsible for complying with the Tree Preservation Ordinance. Prior to the issuance of a permit, the City Arborist must approve a Construction Tree Permit in accordance with the Tree Preservation Ordinance.

**PUBLIC IMPROVEMENTS:**

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| Sidewalks:            | An 8' sidewalk is required along Adriatica Parkway and Mediterranean Drive                   |
| 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:**

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| Roadway Impact Fees: | Applicable (Ordinance No. 2008-10-173) |
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Utility Impact Fees: Applicable (Ordinance No. 2008-10-174)

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
- Proposed Site Plan
- Proposed Landscape Plan
- Proposed Building Elevations (Building A)
- Proposed Building Elevations (Building B)
- PowerPoint Presentation