

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Samantha Pickett, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Columbus Realty Partners, on Behalf McKinney Seven 31, L.P., for Approval of a Site Plan for a Multi-Family Development (Parkside at Craig Ranch, Phase II), Being Fewer than 6 Acres, Located on the Northeast Corner of Future Meyer Way and Henneman Way

APPROVAL PROCESS: The Planning and Zoning Commission is the final approval authority for the proposed site plan.

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.
2. The applicant receive approval to cluster the required street trees along Henneman Way.

APPLICATION SUBMITTAL DATE: May 12, 2014 (Original Application)
May 27, 2014 (Revised Submittal)
June 9, 2014 (Revised Submittal)
June 13, 2014 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct the second phase of a multi-family residential development (Parkside at Craig Ranch), totaling approximately 265,286 square feet and consisting of 333 dwelling units, located on the northeast corner of future Meyer Way and Henneman Way.

Typically, site plans are Staff approval; however, this site plan is being considered by the Planning and Zoning Commission instead because the applicant has requested to cluster the street trees along Henneman Way, which the governing ordinance requires be approved by the Planning and Zoning Commission.

PLATTING STATUS: The subject property is currently conveyance platted as a portion of Lot 1, Block A, of the Parkside at Craig Ranch Addition. A preliminary-final plat and record plat or minor plat, 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.

SURROUNDING ZONING AND LAND USES:

Subject Property: “PD” – Planned Development District Ordinance No. 2012-07-036 and “REC” – Regional Employment Center Overlay District (Multiple Family Residential Uses)

North	“PD” – Planned Development District Ordinance No. 2012-07-036 and “REC” – Regional Employment Center Overlay District (Multiple Family Residential Uses)	Undeveloped Land
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South	“PD” – Planned Development District Ordinance No. 2008-06-054 and “REC” – Regional Employment Center Overlay District (Commercial Uses)	Undeveloped Land
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East	“PD” – Planned Development District Ordinance No. 2012-07-036 and “REC” – Regional Employment Center Overlay District (Multiple Family Residential Uses)	Parkside at Craig Ranch Phase I
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West	“PD” – Planned Development District Ordinance No. 2008-06-054 and “REC” – Regional Employment Center Overlay District (Multiple Family Residential Uses)	Undeveloped Land
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ACCESS/CIRCULATION:

Adjacent Streets: Henneman Way, 80’ Right-of-Way, Minor Arterial

Future Meyer Way, 60’ Right-of-Way, Collector Street

Discussion: The subject property will have direct access to Henneman Way and access to future Meyer Way via a series of internal drives.

PARKING: The applicant has satisfied the minimum parking requirements per the governing “PD” – Planned Development District Ordinance No. 2012-07-036.

LOADING SPACES: The applicant is not required to provide any loading spaces per 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 governing ordinance on the property requires that street trees be evenly spaced at 30 feet on center; however, the applicant is requesting to cluster the required street trees, spaced at approximately 14 to 16 feet, along Henneman Way to accommodate existing easements and utility lines. Site and landscape plans can typically be approved by Staff; however, the zoning on the property (“PD” – Planned Development District Ordinance No. 2012-07-036) states that in order to cluster the required street trees, the site and landscape plan must be approved by the Planning and Zoning Commission. Staff feels that the proposed clustering of street trees will maintain the desired urban feel and is in keeping with the character prescribed by the governing zoning ordinance. As such, Staff recommends approval of the request to cluster the trees along Henneman Way.

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 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 applicant will be responsible for meeting the requirements of the architectural and site standards per governing “PD” – Planned Development District Ordinance No. 2012-07-036. Architectural building elevations are subject to review and approval by the Chief Building Official, prior to issuance of a building permit.

TREE PRESERVATION ORDINANCE: The applicant will be responsible for complying with the Tree Preservation Ordinance. The applicant has submitted a tree preservation plan.

PUBLIC IMPROVEMENTS:

Sidewalks: 6’ wide Required along Henneman Way and Meyer Way

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: Applicable (Ordinance No. 2013-11-108) (None due per VCIM Development Agreement)

Utility Impact Fees: Applicable (Ordinance No. 2013-11-109 and Ordinance No. 2013-12-118) (Credits available per VCIM Development Agreement)

Median Landscape Fees: Not Applicable

Park Land Dedication Fees: None due per VCIM Development Agreement

Pro-Rata: Not Applicable

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
- PowerPoint Presentation