

AGENDA ITEM

TO: Planning and Zoning Commission

FROM: Brandon Opiela, Planning Manager

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Kimley-Horn and Associates, Inc., on Behalf of McKinney Community Development Corporation, for Approval of a Site Plan for the Gateway Hotel and Event Center, Being Fewer than 7 Acres, Located on the Northeast Corner of U.S. Highway 75 (Central Expressway) and Spur 399

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to City Council for consideration on October 1, 2013.

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

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

APPLICATION SUBMITTAL DATE: August 26, 2013 (Original Application)
September 9, 2013 (Revised Submittal)
September 16, 2013 (Revised Submittal)
September 18, 2013 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct a 186 room hotel with an approximately 20,000 square foot event center (Gateway Hotel and Event Center) on approximately 6.53 acres, located on the northeast corner of U.S. Highway 75 and Spur 399. As a part of the site plan approval process, the applicant has also provided elevations subject to the review and final approval of the City Council.

The property was rezoned in December of 2007 (see attached ordinance) which included a site layout providing the general location of the hotel and conference center, a modified site plan and architectural approval process, and other development standards that the proposed site plan is found to be in conformance with.

PLATTING STATUS: The subject property is currently platted as Lot 3R, Block A of the McKinney Bridge Street Town Centre Addition. Any additional easements necessary for the development of the property must be filed prior to the issuance of a certificate of occupancy for the site.

SURROUNDING ZONING AND LAND USES:

Subject Property: “PD” – Planned Development District Ordinance 2007-12-135 (Commercial) and “CC” – Corridor Commercial Overlay District

North	“PD” – Planned Development District Ordinance 2007-12-135 (Commercial) and “CC” – Corridor Commercial Overlay District	Emerson Process Management and Undeveloped
South	N/A	Spur 399
East	“PD” – Planned Development District Ordinance 2007-12-135 (Commercial) and “CC” – Corridor Commercial Overlay District	Collin Higher Education Center – Collin College
West	“PD” – Planned Development District Ordinance 2007-12-135 (Commercial) and “CC” – Corridor Commercial Overlay District	Undeveloped

ACCESS/CIRCULATION:

Adjacent Streets: Gateway Boulevard, Variable Width Right-of-Way, 2 Lane Collector

Discussion: The subject property takes direct access off of Gateway Boulevard and is provided indirect access to U.S. Highway 75 and Spur 399 via Gateway Boulevard and mutual access drives respectively.

PARKING:

Proposed Use:	Hotel (186 Rooms) Event Center and Ancillary Uses (26,293 Square Feet)
Required Number of Spaces:	Hotel – 186 spaces @ 1 space per room Conference Center and Ancillary Uses – 134 spaces @ 1 space per 200 square feet
Total Required:	320 Parking Spaces
Total Provided:	366 Parking Spaces (Including 9 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: The governing planned development ordinance (2007-12-135) allows the number and location of loading spaces to be provided as shown on the attached site layout exhibit. The development typically would require a total of three loading spaces, based on the use and square footages of the proposed building; however, the applicant has indicated only one loading space within the screened receiving area will be necessary for the development.

SOLID WASTE CONTAINERS: The sanitation container/compactor will be located within the receiving area on the south side of the building, which will be screened with a masonry wall and solid metal gates.

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 and the governing planned development ordinance.

LIGHTING AND GLARE REGULATIONS: The applicant will be responsible for complying with the governing planned development ordinance (2007-12-135) and Chapter 58 Lighting and Glare Regulations of the City of McKinney Code of Ordinances.

ARCHITECTURAL STANDARDS: The governing planned development ordinance (2007-12-135) requires that all building elevations be subject to review and approval by City Council. It goes on to state that the City Council may approve building elevations not strictly in conformance with the architectural standards ordinance if Council determines such building elevations to be meritorious in nature.

The applicant has proposed building elevations that utilize a mixture of brick, stone, and stucco as the primary finishing materials. The applicant has provided a materials board that will be available for review at both the Planning and Zoning Commission and City Council meetings. The proposed elevation drawings indicate each of the proposed elevations provides a minimum of 50% masonry (brick or stone). This calculation is typically based on a "per wall" basis; however, as stated above the Council may approve building elevations not strictly in conformance with the ordinance if the elevations are found to be meritorious.

The applicant has indicated on the attached Non-Industrial District Calculation Sheet (attached) that a total of eighty-seven (87) points have been achieved by the proposed elevations even without receiving any points for exterior finishing materials percentages.

TREE PRESERVATION ORDINANCE: The applicant will be responsible for complying with the Tree Preservation Ordinance.

PUBLIC IMPROVEMENTS:

Sidewalks: Required along Gateway Boulevard

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

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.

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 Ordinance No. 2007-12-135
- Non-Industrial District Calculation Sheet
- Proposed Site Plan
- Proposed Landscape Plan
- Proposed Elevations
- PowerPoint Presentation