

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Michael Quint, Senior Planner

FROM: Abra R. Nusser, Planner

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Blackard Group, for Approval of a Site Plan for an Office Building (Camwest Traditions at Adriatica), Approximately 2.89 Acres, Located on the East Side of Adriatic Parkway and Approximately 350 Feet South of Virginia Parkway.

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the May 17, 2011 meeting.

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 submit a shared dumpster agreement, subject to the review and approval by the Director of Planning, and file it for record with the Collin County Clerk.
3. The applicant revise the site plan to reflect the abandonment of the portion of sanitary sewer easement currently within the proposed building's footprint.
4. The applicant revise the site plan to provide the filing information for the 18-foot utility easement by separate instrument.
5. The applicant revise the site plan to reflect a fire lane and mutual access easement by separate instrument near the northwest corner of the proposed building and provide the filing information accordingly.
6. The applicant revise the site plan to provide the square footage of the existing bell tower office use in the site data summary table to clarify the parking requirements for the subject property.

APPLICATION SUBMITTAL DATES: March 14, 2011 (Original Application)
April 15, 2011 (Revised Submittal)
April 27, 2011 (Revised Submittal)
May 2, 2011 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct a three-story office building (Camwest Traditions at Adriatica) on approximately 2.89 acres, located on the east side of Adriatic Parkway and Approximately 350 feet south of Virginia Parkway. Camwest Traditions (the proposed office building) is located in the northeast corner of the subject property, near five proposed parking spaces. The building is three stories with five enclosed garage parking spaces on the ground floor, and it generally conforms to the approved general development plan (05-345GDP). The subject property also includes the existing, seven-story Bell Tower on its south side, which has approximately 1,855 square feet of office space. Near the Bell Tower, there are 10 existing parking spaces and several proposed trees.

PLATTING STATUS: The subject property is currently platted as Lot 2, Block B of the Adriatica Addition. The applicant has submitted an associated amending plat (11-070AP) to provide the easements necessary for development which is currently under Staff review. Prior to the commencement of vertical construction, the required fire lanes must be constructed.

There is an existing 12-inch sanitary sewer line running generally parallel to the eastern property line of the subject property. Due to the depth of the line, there is an additional 25-foot sanitary sewer easement on the east side of the typical 15-foot sanitary easement so that the line can be maintained and repaired if necessary. The applicant is proposing to abandon a portion of the existing 25-foot wide sanitary sewer easement, which is currently located within the proposed building's footprint, and dedicate a new sanitary sewer easement by separate instrument near the north side of the subject property (on the opposite side of the 15-foot sanitary sewer easement) to replace it. The replacement easement will allow the City to continue to have the ability to maintain and repair the line until the sanitary sewer line is reconfigured upon future development on Lot 2, Block B. Staff recommends that the applicant revise the site plan to reflect the abandonment of the aforementioned portion of sanitary sewer easement and revise the site plan to provide the filing information for the 18-foot utility easement by separate instrument, prior to the issuance of a building permit, as reflected on the associated amending plat.

The applicant is also proposing a new fire lane, mutual access, and utility easement near the northwest corner of the proposed building. Since a portion of the easement is not located on Lot 2, Block B (the subject property), Staff recommends the applicant revise the site plan to reflect a fire lane and mutual access easement by separate instrument near the northwest corner of the proposed building and provide the filing information accordingly.

SURROUNDING ZONING AND LAND USES:

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

North	"PD" – Planned Development District Ordinance No. 2010-11-052 (Retail Uses)	Medpark at Adriatica Condominiums
South	"PD" – Planned Development District Ordinance No. 2010-11-052 (Town Center Uses)	Harbor at Adriatica and Undeveloped Land
East	"PD" – Planned Development District Ordinance No. 2010-11-052 (Town Center Uses)	Undeveloped Land/ Open Space
West	"PD" – Planned Development District Ordinance No. 2010-11-052 (Town Center Uses)	Undeveloped Land

Discussion: The proposed office use is allowed by right per the governing planned development districts.

ACCESS/CIRCULATION:

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

Discussion: The proposed site plan reflects access to the proposed office building via a series of fire lane and mutual access easements from both Adriatic Parkway and Virginia Parkway.

PARKING:

Proposed Use: Office – Camwest Traditions at Adriatica (3,819 Square Feet)

Office – Bell Tower (1,855 Square Feet)

Required Number of Spaces: One Parking Space for Every 400 Square Feet

Total Required: 15 Parking Spaces

Total Provided: 20 Parking Spaces (Including 2 Handicapped Spaces)

Discussion: The applicant has stated on the site plan in the site data summary table that there is 5,674 square feet of office use on the subject property. This square footage is derived from the 3,819 square feet of office proposed with Camwest Traditions and the 1,855 square feet of office existing in the bell tower. Staff recommends that prior to the issuance of a building permit, the applicant revise the site plan to provide the square footage of the existing bell tower office use (1,855 square feet) in the site data summary table, in addition to the information already provided, to clarify the parking requirements of the subject property. The applicant has satisfied the minimum parking requirements as specified within Section 146-130 (Vehicle Parking) of the Zoning Ordinance.

LOADING SPACES:

Proposed Use:	Office – Camwest Traditions at Adriatica (3,819 Square Feet)
	Office – Bell Tower (1,855 Square Feet)
Required Number of Spaces:	No Loading Spaces Required
Provided:	No Loading Spaces Provided

Discussion: 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 applicant is not installing a dumpster enclosure with the proposed office building and is proposing to use the existing dumpster to the north of the proposed building. Since the existing dumpster is on a different lot than the subject property, Staff recommends that the applicant submit a shared dumpster agreement, subject to the review and approval by the Director of Planning and file it for record with the Collin County Clerk, prior to the issuance of a building permit. The applicant has provided the required notation on the proposed site plan, however, 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 trees to satisfy canopy tree requirements near the parking areas. 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 applicant is responsible for meeting the requirements of Section 146-139 (Architectural and Site Standards) of the Zoning Ordinance, and 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. Generalized architectural building elevations are subject to review and approval of the City Council at the time of site plan approval.

The applicant has submitted elevations for consideration, and they suggest that the proposed office building will have elaborate stonework with unique window treatments, dormers, offsets, and chimneys with a clay tile roof. The proposed exterior finishing material is proposed to simulate the stone and installation of an authentic Croatian village as required by the governing planned development districts, and the proposed office building appears to generally blend in with the surrounding architecture.

The Architectural and Site Standards of the Zoning Ordinance requires non-residential structures to achieve a minimum point score of 85. Various points are awarded for finishing materials, exterior color, landscape enhancements, and other architectural and site features. Final building elevations must be submitted and reviewed as part of the building permit application process and must generally conform to the generalized building elevations approved by City Council, subject to the review of the Director of Planning.

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

PUBLIC IMPROVEMENTS:

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| Sidewalks: | Not applicable |
| 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. 2008-10-173)

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
- Aerial Exhibit
- Letter of Intent
- Property Owner Notice
- Property Owner Notification List
- Proposed Site Plan
- Proposed Landscape Plan
- Proposed Generalized Building Elevations
- Planning and Zoning Commission PowerPoint Presentation