

AGENDA ITEM

TO: Planning and Zoning Commission

FROM: Brandon Opiela, Senior Planner

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request Cross Engineering Consultants, Inc., on Behalf of Manner Plastics, L.P., for Approval of a Site Plan for an Expansion to a Manufacturing and Office Building (Manner Plastics), Approximately 10.52 Acres, Located on the Northeast Corner of Interchange Street and Interchange 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 of a living screen along the southern property line.
3. The applicant receive approval of a variance waiving the requirement to screen the sanitation container.

Prior to issuance of a building permit:

4. The applicant revise the landscape plan to show any offsite trees along the southern property line as "to be protected".
5. The applicant revise the landscape plan to provide tree preservation fencing around the two existing trees just north of the proposed office expansion.
6. The applicant submit an amending plat for any easements necessary for the development of the property, or file said easements by separate instrument.

APPLICATION SUBMITTAL DATE: July 30, 2012 (Original Application)
August 15, 2012 (Revised Submittal)
August 20, 2012 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct two new Office/Warehouse buildings totaling 33,600 square feet, as an expansion to Manner Plastics (47,886 square feet existing) on approximately 10.52 acres at the northeast corner of Interchange Street and Interchange Way.

PLATTING STATUS: The subject property is currently platted as Lot 1, Block D of the Interchange Business Park #2 Addition. Prior to the issuance of a building permit, the applicant will be responsible for submitting an amending plat for any easements necessary for the development of the property, or file said easements by separate instrument.

SURROUNDING ZONING AND LAND USES:

Subject Property: "ML" – Light Manufacturing District

North	"ML" – Light Manufacturing District	TYG (Tong Yang Group)
South	"ML" – Light Manufacturing District	Mission Site Services
	"AG" – Agricultural District	City of McKinney (Police Outdoor Shooting Range)
East	"AG" – Agricultural District	Undeveloped
West	"ML" – Light Manufacturing District	Bosco Industries

ACCESS/CIRCULATION:

Adjacent Streets: Interchange Street, 60' Right-of-Way, Collector
Interchange Way, 60' Right-of-Way, Collector

Discussion: The subject property currently utilizes one direct access point off of Interchange Street.

PARKING:

Proposed Use: Manufacturing (21,528 Square Feet)
Warehouse (53,472 Square Feet)
Office (6,486 Square Feet)

Required Number of Spaces: Manufacturing (1 Parking Space for Each 1,000 Square Feet of Floor Area) = 22 Parking Spaces

Warehouse (1 Parking Space for Each 4,000 Square Feet of Floor Area) = 14 Parking Spaces

Office (1 Parking Space for Each 400 Square Feet of Floor Area) = 17 Parking Spaces

Total Required: 53 Parking Spaces

Total Provided: 68 Parking Spaces (Including 3 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: Manufacturing, Warehouse, and Office Uses (81,486 Square Feet)

Required Number of Spaces: 4 Loading Spaces (12' x 60')

Provided: 13 Loading Spaces (12' x 60')

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 has requested that the sanitation container not be required to provide screening walls around the container, as the container will be located approximately 550 feet from Interchange Street and will be about 18' below the street grade. Staff does not feel that the enclosure will be visible from the right-of-way or a public use area, and will have no adverse impact on adjacent properties.

LANDSCAPING REQUIREMENTS: The applicant is proposing that 6 new trees be added to the site in conjunction with the parking expansion. The applicant has satisfied all landscaping requirements as specified in Section 146-135 (Landscape Requirements) of the Zoning Ordinance.

SCREENING REQUIREMENTS: Loading docks or structures, bays, and bay doors are required to be screened from adjacent non-residential property, other than industrial. Since the property adjacent to the southern property line of Manner Plastics is not being used for industrial purposes, the ordinance requires that the proposed bay doors be

screened from said property. Allowed screening devices per Section 146-132 (Fences, Walls, and Screening Requirements) of the Zoning Ordinance include the following:

- Brick masonry, stone masonry, or other architectural masonry finish;
- Tubular steel (primed and painted) or wrought iron fence with masonry columns spaced a maximum of 20 feet on center with structural supports spaced every ten feet, and with sufficient evergreen landscaping to create a screening effect;
- Living plant screen, upon approval by the Planning and Zoning Commission and/or City Council, depending on which body has the final approval authority as indicated in section 146-45(a)(2) through the site plan process; or
- Alternate equivalent screening, upon approval by the Planning and Zoning Commission and/or City Council, depending on which body has the final approval authority as indicated in section 146-45(a)(2) through the site plan process.

As shown on the attached landscape plan, there are a significant amount of existing trees along the southern property line. The applicant is proposing to maintain the majority of this tree line to act as a living screen to satisfy the ordinance requirement. Since the property is currently being used as a Police Shooting Range / Training Facility, Staff feels the utilization of the existing tree line satisfies the intent of the ordinance with regard to the screening of loading docks and should not have any negative impact on the City owned property to the south. Thus, Staff is comfortable supporting the request for the living screen.

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 all other 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 Section 146-139 (Architectural and Site Standards) of the City of McKinney Zoning Ordinance. 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. Prior to the issuance of a building permit the applicant will be required to revise the landscape plan to show any offsite trees along the southern property line as “to be protected” and to provide tree preservation fencing around the two existing trees just north of the proposed office expansion. The applicant will also be required to submit for a construction tree permit prior to the removal of any trees on site.

PUBLIC IMPROVEMENTS:

Sidewalks:	Existing along Interchange Street
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. 2008-10-173)
Utility Impact Fees:	Applicable (Ordinance No. 2008-10-174)
Median Landscape Fees:	Not Applicable along
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
- Maps
- Letter of Intent
- Proposed Site Plan
- Proposed Landscape Plan
- PowerPoint Presentation