

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Matt Robinson, AICP, Planning Manager

**FROM:** Danielle Quintanilla, Planner I

**SUBJECT:** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit and Site Plan Request to Allow for a Daycare (Trails of Ivy Development Center), Located at 7605 Virginia Parkway

**APPROVAL PROCESS:** The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the January 17, 2017 meeting.

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**STAFF RECOMMENDATION:** Staff recommends approval of the proposed specific use permit and site plan for the proposed daycare center.

Prior to the issuance of a building permit:

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

**APPLICATION SUBMITTAL DATE:** November 28, 2016 (Original Application)  
December 20, 2016 (Revised Submittal)  
January 3, 2017 (Revised Submittal)

**ITEM SUMMARY:** The applicant is requesting approval of a specific use permit (SUP) and site plan to allow for a daycare center (Trails of Ivy Development Center) located at 7605 Virginia Parkway.

The governing zoning for the subject property ("PD" – Planned Development District Ordinance No. 1996-02-006) requires that a specific use permit be granted in order for a daycare center to be operated on the subject property. As part of the specific use permit request, the applicant has submitted a site layout exhibit detailing the existing building and existing parking locations as well as the internal site circulation.

**PLATTING STATUS:** The subject property is currently platted as Lot 1, Block C of the Village of Ballantrae.

**ZONING:**

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“PD” – Planned Development District Ordinance No. 1621 (Residential Uses), “PD” – Planned Development District Ordinance No. 1994-10-045 (Office Uses), “PD” – Planned Development District Ordinance No. 1996-02-006 (Office Uses) and “PD” – Planned Development District Ordinance No. 1997-06-036 (Office Uses)	Existing Building
North	“PD” – Planned Development District Ordinance No. 2001-04-052 (Residential Uses)	Virginia Parklands Subdivision
South	“PD” – Planned Development District Ordinance No. 1994-12-56 and “PD” – Planned Development District Ordinance No. 2007-12-132 (Single Family Residential Uses)	Ballantrae Subdivision
East	“PD” – Planned Development District Ordinance No. 1994-12-56 and “PD” – Planned Development District Ordinance No. 2007-12-132 (Single Family Residential Uses)	Ballantrae Subdivision
West	“O” – Office District (Office Uses)	Montessori School of Excellence

**SPECIFIC USE PERMIT:** When acting on a request for a specific use permit, the following factors should be considered:

- Compatibility with adjacent and neighboring land uses.
- Adaptability of building structures to the proposed use.
- Infrastructure requirements: roads, sidewalks, access to public streets, parking, and drainage.
- Elements such as screening, open space, building heights, and compatibility of existing buildings to the proposed use.

Staff has evaluated the request based on the above mentioned parameters and feels that the site is appropriate for the proposed daycare center and should remain compatible with the existing and future surrounding land uses.

**IMPACT ON EXISTING DEVELOPMENT:** The subject property in which the applicant intends to operate a daycare center is situated near residential uses. The properties located to the north and south of the subject property are existing residential subdivisions. The property to the west is an existing Montessori School.

The subject property was originally intended primarily for office uses, however the governing zoning ordinance (“PD” – Planned Development District Ordinance No. 1996-02-006) allows for a daycare center with a specific use permit. Staff is of the professional opinion that the daycare center will remain compatible with the existing land uses, and as such, Staff recommends approval of the proposed specific use permit for a daycare center.

**SITE LAYOUT:** The attached exhibit provides a general layout of the existing building that will be used for the proposed daycare center as well as the associated parking and internal site circulation. The site circulation, screening, parking, sanitation, and landscaping requirements are in general conformance with the Zoning Ordinance. Approval of the specific use permit shall also constitute approval of the site plan for the proposed development.

**ACCESS/CIRCULATION:**

Adjacent Streets: Virginia Parkway, 120’ Right-of-Way, Major Arterial

South Ballantrae Drive, Variable Width Right-of-Way, Collector

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

**LOADING SPACES:** No loading spaces are required for this development.

**SOLID WASTE CONTAINERS:** The existing solid waste container on site will satisfy the sanitation requirements.

**LANDSCAPING REQUIREMENTS:** The existing landscaping on the site is satisfactory.

**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 existing screening on the southern property line from the residential uses is satisfactory.

**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 not proposing any changes to the existing building.

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

**PUBLIC IMPROVEMENTS:**

Sidewalks:	Existing along Virginia Parkway
Hike and Bike Trails:	Not Required
Road Improvements:	Not Required
Utilities:	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) <b>(Waived per Stonebridge Development Agreement)</b>
Utility Impact Fees:	Applicable (Ordinance No. 2013-11-109 and Ordinance No. 2013-12-118) <b>(Waived per Stonebridge Development Agreement)</b>
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 opposition to this request.

**ATTACHMENTS:**

- Standard Conditions for Site Plan Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Site Plan and Specific Use Permit Exhibit
- PowerPoint Presentation