

AGENDA ITEM

TO: Planning and Zoning Commission

FROM: Jennifer Arnold, Planning Manager

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for Two Office Buildings (Cole Office), Located on the Southwest Corner of Hunt Street and Wilson Creek Boulevard

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 variance for an alternate screening device to allow for an evergreen living screen where adjacent to a residentially zoned property.

APPLICATION SUBMITTAL DATE: August 25, 2014 (Original Application)
September 19, 2014 (Revised Submittal)
October 6, 2014 (Revised Submittal)
October 9, 2014 (Revised Submittal)
October 13, 2014 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct two 4,755 square feet office buildings (Cole Office) on approximately 1.08 acres at the southwest corner of Hunt Street and Wilson Creek Boulevard. The applicant is also proposing an alternate screening device along the western property line, which is discussed in further detail below.

PLATTING STATUS: The subject property is currently unplatted. A 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: "SO" – Suburban Office

North	“RS-84” – Single Family Residential	First Christian Church of McKinney
South	“C” – Planned Center; “BN” – Neighborhood Business	Kwal Paint, McKinney Spine and Wellness
East	“PD” – Planned Development Zoning District No. 07-06-061 (Office Uses)	Office Building; McKinney Dentist
West	“RS-84” – Single Family Residential; “C” – Planned Center	Undeveloped Land; Office

ACCESS/CIRCULATION:

Adjacent Streets: Hunt Street, 50’ Right-of-Way, Collector

Wilson Creek Boulevard, 60’ Right-of-Way, Collector

Discussion: The subject property will take access from Hunt Street.

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

LOADING SPACES: 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 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 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.

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)

Utility Impact Fees: Applicable (Ordinance No. 2013-11-109 and Ordinance No. 2013-12-118)

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 one letter from the adjacent property owner in agreement with the proposed alternate screening device (see attached).

ATTACHMENTS:

- Standard Conditions for Site Plan Approval Checklist
- Location Map & Aerial Exhibit
- Letter of Intent
- Letter of Support
- Proposed Site Plan
- Proposed Landscape Plan
- PowerPoint Presentation