

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 Site Plan for Honest-1 Auto Care, Located Approximately 425 Feet East of Jordan Road and on the South Side of Virginia Parkway

APPROVAL PROCESS: The action of the Planning and Zoning Commission for the proposed site plan may be appealed to the City Council.

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

1. The applicant receive approval to utilize a living plant screen to screen the overnight parking spaces for vehicles awaiting repair and to screen the bay doors located on the west and east side of the building from adjacent, non-residential properties.

Prior to issuance of a building permit:

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

APPLICATION SUBMITTAL DATE: October 24, 2016 (Original Application)
November 28, 2016 (Revised Submittal)
December 2, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct a 5,202 square foot automotive repair facility (Honest-1 Auto Care) on a 0.65 acre tract of land.

Site plans can typically be approved by Staff; however, the applicant is requesting approval of a variance to utilize a living plant screen to screen the overnight parking spaces for vehicles awaiting repair and to screen the bay doors located on the west and east side of the building from adjacent non-residential properties. These requests are detailed further below.

The applicant has submitted an associated minor replat (16-311MRP) that is also being considered at the December 13, 2016 Planning and Zoning Commission meeting.

PLATTING STATUS: The subject property is currently platted as Lot 3R of the Virginia Parkway Professional Center South Addition. A minor replat, subject to review and approval by the Planning and Zoning Commission, must be filed for recordation with the Collin County Clerk, prior to issuance of a certificate of occupancy.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"C2" – Local Commercial District (Commercial Uses)	Undeveloped Land
North	"PD" – Planned Development District Ordinance No. 99-07-53 (Commercial Uses)	Virginia Parkway Professional Office Center
South	"PD" – Planned Development District Ordinance No. 2002-06-055 (Commercial Uses)	Undeveloped Land
East	"C1" – Neighborhood Commercial District (Commercial Uses)	Undeveloped Land
West	"SUP" – Specific Use Permit Ordinance No. 2013-04-038 (Commercial Uses), and "PD" – Planned Development District Ordinance No. 2005-12-132 (Commercial Uses)	Bahama Bucks

ACCESS/CIRCULATION:

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

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: Per Section 146-132 (Fencing, Walls, and Screening requirements), loading docks, bay doors, and vehicles awaiting repair for more than 24 hours or after the close of business shall be required to be screened from the view of public right-of-way and adjacent residential and non-residential property. The applicant is requesting to utilize a living plant screen to screen both the bay doors and the overnight parking spaces. 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.

The living plant screen proposed by the applicant for screening of the bay doors is located along the western and eastern property lines and consists of Nellie R. Stevens Holly. The applicant has also proposed a living plant screen for the overnight parking spaces, which is located within a terminus island on the eastern parking row. The proposed plantings within the terminus island coupled with the proposed landscaping along Virginia Parkway helps to screen the overnight parking from the public right-of-way. Staff is of the opinion that the proposed location of the living plant screen has been strategically placed to effectively screen the overhead doors and overnight parking spaces from the view of public right-of-way and adjacent, non-residential uses. As such, Staff has no objection to the applicant's request to utilize a living plant screen.

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. The applicant has stated on a signed affidavit that there are no protected trees on the subject property, subject to review and approval of the City's Landscape Architect.

PUBLIC IMPROVEMENTS:

- Sidewalks: Required along Virginia Parkway
- 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 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
- Proposed Site Plan
- Proposed Landscape Plan
- PowerPoint Presentation