AGENDA ITEM

TO: Planning and Zoning Commission

FROM: Matt Robinson, AICP, Planning Manager

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for a Parking Lot, Located on the Southwest Corner of Kentucky Street and Lamar Street

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 City receive approval of a design exception to not require a street screening device along Kentucky Street.

2. The City receive approval of a design exception to allow driveway access off a Pedestrian Priority "B" Street (Kentucky Street).

3. The site plan be revised to provide an 18-foot driveway for Logan Street.

Prior to issuance of a building permit:

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

APPLICATION SUBMITTAL DATE: February 27, 2017 (Original Application)
March 8, 2017 (Revised Submittal)

ITEM SUMMARY: The City is proposing to add additional parking spaces on approximately 0.92 acres to an existing parking lot, located at the southwest corner of Kentucky Street and Lamar Street.

Site plans can typically be approved by Staff; however, the City is requesting a design exception to the required street screening device along Kentucky Street. Additionally, a design exception is being sought to allow driveway access off a Pedestrian Priority "B" Street (Kentucky Street). Design exceptions must be considered by the Planning and Zoning Commission. The requested design exceptions are detailed further below.

PLATTING STATUS: The subject property is currently part of McKinney Original Donation Lots 237, 236A and 236B, Block 68.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"MTC" – McKinney Town Center (Downtown Core - Residential, Commercial and Office Uses)	Parking Lot
North	"MTC" – McKinney Town Center (Downtown Edge - Residential, Commercial and Office Uses)	First United Methodist Church
South	"MTC" – McKinney Town Center (Downtown Core - Residential, Commercial and Office Uses)	AT&T Office
East	"MTC" – McKinney Town Center (Downtown Core - Residential, Commercial and Office Uses)	City of McKinney – Hall Memorial Public Library
West	"MTC" – McKinney Town Center (Downtown Edge - Residential, Commercial and Office Uses)	Parking Lot, The Fade Shop

ACCESS/CIRCULATION:

Adjacent Streets: Lamar Street, 40' Right-of-Way, Pedestrian Priority "B" Street

Kentucky Street, 60' Right-of-Way, Pedestrian Priority "B" Street

Wood Street, 20' Right-of-Way, Service Street

Logan Street, 20' Right-of-Way, Service Street

The City has requested a Design Exception to allow driveway access off a Pedestrian Priority "B" Street (Kentucky Street).

PARKING: No off-street parking spaces are required as specified within the "MTC" – McKinney Town Center Zoning District of the Zoning Ordinance. However, the City is proposing to add an additional 44 off-street parking spaces and 7 parallel spaces along Logan Street.

LOADING SPACES: No loading spaces are required for the proposed use.

SOLID WASTE CONTAINERS: No sanitation containers are required for the proposed use.

SCREENING REQUIREMENTS: Within the "MTC" – McKinney Town Center Zoning District, all sites are required to meet Section 7 - Building Form and Site Development Standards of the MTC. With the submission of the site plan, the MTC requires street screening devices along any frontage on Pedestrian Priority "A" and "B" streets that are not defined by a building or a driveway. Kentucky Street is classified as a Pedestrian Priority "B" Street and as such requires a street screening device that is a minimum of two feet to a maximum of four feet high. Options for street screening include:

1) The same finishing material as the principal structure on the lot;
2) Masonry (brick, stone, or architectural masonry finish);
3) A living plant screen composed of evergreen shrubs planted to be opaque at maturity; or
4) A combination of the above.

As proposed the site plan does not meet the following Building Form and Site Development Standards of the MTC:

- Required street screening device located at the build-to-zone along Kentucky Street.

The City has requested a design exception to the requirements for street screening along Kentucky Street.

LIGHTING AND GLARE REGULATIONS: The City will be responsible for complying with Chapter 58 (Lighting and Glare Regulations) of the City of McKinney Code of Ordinances. The City 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.

DESIGN EXCEPTION: A Design Exception is a requested deviation from any Building Form and Site Development Standards, Building Design Standards, or Open Space Standards, beyond minor deviations specified in the Minor Modifications section of the "MTC" – McKinney Town Center Zoning District. All requests for a Design Exception are forwarded to the Planning and Zoning Commission for discretionary approval.

In reviewing any site plan applications or Design Exception requests, the Planning and Zoning Commission shall use the following criteria:

1) The goals, intent, and vision of the adopted McKinney Town Center Master Plan;

2) The extent to which the proposal fits the adjoining design context by providing appropriate building scale and use transitions;

3) The extent to which the proposal provides public benefits such as usable civic and open spaces, livable streets, structured and/or shared parking, and linkages to transit;

4) The extent to which the proposal hinders future opportunities for higher intensity Town Center development; and

5) Considerations of health and welfare of the general public.

The City has requested a Design Exception to not provide the required street screening device along a Pedestrian Priority "B" Street (Kentucky Street) and to allow driveway access off a Pedestrian Priority "B" Street (Kentucky Street). These design exceptions are being requested on the basis that the parking is an expansion of an existing parking lot, provides better circulation, and that the City is currently trying to provide as many parking spaces as it can to help support downtown businesses while the Downtown 9-acre project (southeast corner of Davis Street and Tennessee Street) is being constructed. Given these factors, Staff recommends approval of the requested design exceptions.

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

PUBLIC IMPROVEMENTS:

Sidewalks:	Required along Kentucky 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 City 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 City 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: Not Applicable

Utility Impact Fees: Not Applicable

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
- PowerPoint Presentation