

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Samantha Pickett, Planning Manager

FROM: Eleana Galicia, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit and Site Plan Request to allow for a Wholesale Retail and Tire Service Center with a Motor Vehicle Fuel Sales Facility (Costco), Located on the Northeast Corner of U.S. Highway 380 (University Drive) and Hardin Boulevard

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the November 1, 2016 City Council Meeting.

STAFF RECOMMENDATION: Staff recommends approval of the proposed specific use permit and site plan to allow for a wholesale retail building and tire service center with a motor vehicle fuel sales facility, with the following conditions:

1. The subject property shall generally develop in accordance with the attached Site Layout Exhibit.
2. The applicant receive approval of a variance to allow the proposed overhead doors for the tire service center to be oriented toward public right-of-way (Hardin Boulevard).
3. The applicant receive approval of a variance to allow the proposed overhead doors associated with the loading dock located on the south side of the building to be oriented toward public right-of-way (U.S. Highway 380).
4. The applicant receive approval of a living plant screen (composed of Holly Podocarpus to be 6' at the time of planting) to screen the overhead doors associated with the tire service center from view of public right-of-way (Hardin Boulevard).
5. The applicant receive approval of a living plant screen (composed of Holly Podocarpus to be 6' at the time of planting) to screen the overhead door located on the north side of the building visible from residential uses located north of the subject property.

6. The applicant receive approval of a variance to not screen the overhead doors associated with the loading dock from view of public right-of-way (U.S. Highway 380).

Prior to issuance of a building permit:

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

APPLICATION SUBMITTAL DATE: May 31, 2016 (Original Application)
June 13, 2016 (Revised Submittal)
July 6, 2016 (Revised Submittal)
July 12, 2016 (Revised Submittal)
August 4, 2016 (Revised Submittal)
August 25, 2016 (Revised Submittal)
September 30, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting approval of a specific use permit (SUP) and site plan to allow a wholesale retail and tire service center (Costco) with a motor vehicle fuel sales facility on approximately 15.52 acres of land, located on the northeast corner of U.S. Highway 380 (University Drive) and Hardin Boulevard.

The zoning for the subject property ("C2" – Local Commercial District) requires that a specific use permit be granted in order to allow for a tire service center and a motor vehicle fuel sales facility on the subject property. As part of the specific use permit request, the applicant has submitted a site layout exhibit detailing the building location, overhead door locations, screening devices and parking areas.

In addition to the specific use permit request, the applicant is generally requesting four variances: (1) to allow the proposed overhead doors associated with the tire service center to be oriented towards public right-of-way; (2) to allow the loading dock to be oriented towards public right-of-way; (3) to allow a living plant screen to be used as a screening device for the overhead doors and loading dock; and (4) to waive the required screening for the overhead door associated with the loading dock. Typically, variances are requested during the site plan review process, however since a site layout exhibit is required for the specific use permit request, Staff has combined the specific use permit and the site plan into one request. Approval of the specific use permit shall also constitute approval of the site plan and associated variance requests. The variance requests are detailed further below.

The applicant has submitted an associated conveyance plat (16-184CV2) and façade plan appeal (16-183FR2), which are also being considered at the October 11, 2016 Planning and Zoning Commission meeting.

On September 13, 2016, the Planning and Zoning Commission 7-0-0 to table the item indefinitely per the applicant's request.

PLATTING STATUS: The subject property is currently unplatted. A record plat or plats, 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.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"C2" – Local Commercial District (Commercial Uses), and "CC" – Corridor Commercial Overlay District	Undeveloped Land
North	"C2" – Local Commercial District (Commercial Uses), "PD" – Planned Development District Ordinance No. 1687 (Single Family Residential Uses), and "CC" – Corridor Commercial Overlay District	President's Point Subdivision and Undeveloped Land
South	"C2" – Local Commercial District (Commercial Uses), "PD" – Planned Development District Ordinance No. 1883 (Industrial and Office Uses), and "CC" – Commercial Corridor Overlay District	Raytheon and Undeveloped Land
East	"C2" – Local Commercial District (Commercial Uses), and "CC" – Corridor Commercial Overlay District	Undeveloped Land
West	"PD" – Planned Development District Ordinance No. 1687 (Commercial Uses), and "CC" – Corridor Commercial Overlay District	Undeveloped Land

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; and

- 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 a wholesale retail building with a tire service center and a motor vehicle fuel sales facility, and should remain compatible with the existing and future surrounding land uses. Furthermore, the proposed development is located at the corner of two major arterials, which is more conducive to retail uses. The proposed layout reduces noise and visibility of the Tire Center and the Service Station from view of nearby residential uses located approximately 1,000 feet away from the service station and 200 feet from the tire center.

SITE LAYOUT: The attached exhibit provides a general layout of the wholesale retail building with the tire service center and a motor vehicle fuel sales facility. 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 and landscape plan for the proposed development.

ACCESS/CIRCULATION:

Adjacent Streets: Hardin Boulevard, 120' Right-of-Way, Major Arterial

 U.S. Highway 380 (University Drive), Variable Width Right-of-Way, Major Regional Highway

 Taft Lane, 60' 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: 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), overhead doors in any retail district shall be oriented away from public

right of way, and screened from view of public right-of-way and residential uses. The Zoning Ordinance states that a variance can be granted during site plan approval if the City Council finds that:

- Unique circumstances exist on the property that make application of specific items in this section (Sec. 146-132) unduly burdensome on the applicant;
- The variance will have no adverse impact on current or future development;
- The variance is in keeping with the spirit of the zoning regulations, and will have a minimal impact, if any, on the surrounding land uses; and
- The variance will have no adverse impact on public health, safety, and general welfare.

Additionally, per Section 146-132 (Fences, Walls, and Screening Requirements) of the Zoning Ordinance, a living plant screen may be approved as a screening device by the Planning and Zoning Commission and/or City Council (depending on which body has the final approval authority) through the site plan process.

The applicant is seeking approval of the following requests:

- Approval of a variance request to allow the overhead doors associated with the tire service center and the loading dock to be oriented towards public right-of-way.
 - Given the distance of the of the overhead doors from Hardin Boulevard (385 feet), and the loading docks from U.S. Highway 380 (600 feet) along with the terminus island trees and landscaping within the parking lot, Staff's professional opinion is that the orientation of the overhead doors and loading dock towards public right-of-way (Hardin Boulevard and U.S. Highway 380, respectively) should not have a negative impact on the surrounding land uses nor should it have an impact on the future development of the adjacent properties. As such Staff is not opposed to variance request, and recommends approval.
- Approval of a request to utilize a living plant screen (composed of Holly Podocarpus to be 6' at the time of planting) to screen the overhead doors associated with the tire service center from view of Hardin Boulevard.
 - The overhead doors for the tire service center are approximately 75 feet in length and the proposed screening device (composed of Holly Podocarpus to be 6' at the time of planting) is located within the landscape buffer along Hardin Boulevard and stretches approximately 100 feet in length. In Staff's professional opinion the applicant has adequately screened the overhead doors for the tire service center from view of public right-of-way (Hardin Boulevard), and has met the intent of the Zoning Ordinance. As such, Staff

recommends approval of the request to utilize a living plant screen (composed of Holly Podocarpus to be 6' at the time of planting) in the proposed location.

- Approval of a request to utilize a living plant screen (composed of Holly Podocarpus to be 6' at the time of planting) to screen the overhead doors located on the north side of the building visible from residential uses located north of the subject property.
 - In addition to the proposed living plant screen screening the overhead doors, the adjacent commercial lot (Lot 4 as shown on the associated conveyance plat, 16-184CV2) between the subject property and nearby residential properties will be required to provide a 6' screening device adjacent to said residential uses. The 6' screening device shall be constructed upon development of the adjacent commercial lot and will further screen any visibility of the overhead door from residential uses. The proposed living screen should adequately screen the overhead door from residential uses, and as such, Staff recommends approval of the request.
- Approval of a variance request to waiver the required screening for the overhead doors associated with the loading dock visible from U.S. Highway 380.
 - The loading dock and overhead doors are located approximately 300 feet north of U.S. Highway 380, and the applicant has proposed additional evergreen shrubs within the landscape island to reduce the visibility of the loading area from U.S. Highway 380; however, complete screening would hinder access and site circulation for the proposed loading area. In addition, development of the future pad site along U.S. Highway 380 will further reduce the visibility of the loading dock and overhead doors. Staff recognizes the constraints of the site and agrees that the screening would interfere with the functionality of the site, and as such, Staff recommends approval of the variance request.

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. The applicant has submitted Facade Plan Appeal (16-

183FR) to be considered at the October 11, 2016 Planning and Zoning Commission meeting.

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

PUBLIC IMPROVEMENTS:

Sidewalks:	Required along Hardin Boulevard and U.S. Highway 380 (University Drive)
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:

- PZ Minutes

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