

PLANNING & ZONING COMMISSION MEETING OF 12-10-13 AGENDA ITEM #13-124SP

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Brandon Opiela, Planning Manager

**FROM:** Steven Duong, Planner I

**SUBJECT:** Conduct a Public Hearing to Consider/Discuss/Act on the Request by Cross Engineering Consultants, on Behalf of LF Development Partners, L.P., for Approval of a Site Plan for a Medical Office Building, Being Fewer than 3 Acres, Located Approximately 950 Feet South of U.S. Highway 380 (University Drive) and on the East Side of Lake Forest Drive

**APPROVAL PROCESS:** The Planning and Zoning Commission is the final approval authority for the proposed site plan.

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

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

Prior to issuance of a building permit:

2. The applicant revise the site plan to relocate the FDC on the building so that it is within 50 feet of a fire hydrant and faces the fire lane.

**However, the applicant has also requested approval of an alternate screening device (6' tall evergreen living screen) with which staff has minimal concerns generally regarding a lack of consistency in screening devices.**

**APPLICATION SUBMITTAL DATE:** June 10, 2013 (Original Application)  
June 25, 2013 (Revised Submittal)  
June 2, 2013 (Revised Submittal)  
August 30, 2013 (Revised Submittal)  
November 11, 2013 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to construct a 6,015 square foot medical office building on approximately 2.61 acres, located approximately 950 feet south of U.S. Highway 380 (University Drive) and on the east side of Lake Forest Drive.

Staff has previously approved a site plan for a medical office building on the subject property, however the applicant is now requesting approval of an alternate screening device from the Planning and Zoning Commission, which is discussed in further detail below.

**PLATTING STATUS:** The subject property is currently platted. 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.

**SURROUNDING ZONING AND LAND USES:**

Subject Property: "PD" – Planned Development District Ordinance No. 2010-06-016

North	"PD" – Planned Development District Ordinance No. 2001-03-028 and "PD" – Planned Development District Ordinance No. 2008-05-052	McKinney Pediatrics and Advantage Self Storage
South	"PD" – Planned Development District Ordinance No. 2013-06-053 (Undeveloped) and "AG" – Agriculture (Single Family Residential Uses)	Undeveloped Land and Single Family Residences
East	"AG" – Agriculture (Single Family Residential Uses)	Single Family Residences
West	"BG" – General Business (Undeveloped)	Undeveloped Land

**ACCESS/CIRCULATION:**

Adjacent Streets: Lake Forest Drive, 120' Right-of-Way, Greenway Arterial

Discussion: The proposed development will take access via Lake Forest Drive.

**PARKING:**

Proposed Use:	Medical Office (6,015 Square Feet)
Required Number of Spaces:	1 Space per 300 Square Feet
Total Required:	21 Parking Spaces
Total Provided:	29 Parking Spaces (Including 2 Handicapped Spaces)

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

**LOADING SPACES:**

Proposed Use: Medical Office (6,015 Square Feet)

Required Number of Spaces: No Loading Spaces Required

Provided: No Loading Spaces Provided

Discussion: 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 all other minimum requirements as specified in Section 146-132 (Fences, Walls, and Screening Requirements) of the Zoning Ordinance.

The Zoning Ordinance states that whenever a non-residential use is developed adjacent to a single family residential zone or use, a 6' tall screening device is required. The Zoning Ordinance allows a masonry wall or a wrought iron fence with masonry columns 20' on center with an evergreen living screen to satisfy this screening requirement by right. The Zoning ordinance also allows the Planning and Zoning Commission to approve an evergreen living screen or another alternate screening device.

The applicant has indicated the desire install an evergreen living screen consisting of 21 Eastern Red Cedars (to be 10' tall at the time of planting, placed 6' on center) along the eastern property line. If a living plant screen is proposed, the Planning and Zoning Commission must approve it through the site plan process or an approved screening device must be provided instead.

That being said, the City Council recently approved a rezoning request to the south of the subject property on which a wrought iron fence with masonry columns and an

evergreen living screen was required. In order to ensure a consistent screening device is installed across multiple properties, Staff recommends the use of a wrought iron fence with masonry columns and an evergreen living screen. However, Staff feels that an evergreen living screen as proposed by the applicant should adequately screen the proposed use from the adjacent residential properties and as such, Staff has no significant concerns to the applicant's request should the Planning and Zoning Commission choose to approve it.

**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.

**PUBLIC IMPROVEMENTS:**

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| Sidewalks:            | Required along Lake Forest Drive   |
| Hike and Bike Trails: | Not Applicable   |
| 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)

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 two letters of support 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