

AGENDA ITEM

TO: Planning and Zoning Commission

FROM: Michael Quint, Director of Planning

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Northstar Builders, on Behalf of the City of McKinney, for Approval of a Meritorious Exception for Plano Sports Authority, Being Fewer than 11 Acres, Located on the South Side of Eldorado Parkway and Approximately 920 Feet East of Alma

APPROVAL PROCESS: The City Council is the final approval authority for the proposed meritorious exception.

STAFF RECOMMENDATION: Staff recommends approval of the proposed meritorious exception.

APPLICATION SUBMITTAL DATE: January 6, 2014 (Original Application)
January 8, 2014 (Revised Submittal)
January 14, 2014 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting approval of a meritorious exception to the Architectural Standards Ordinance for Plano Sports Authority (PSA) on a portion of the City of McKinney's Gabe Nesbitt Park. The exception is being requested because the proposed architectural drawings and elevations do not finish at least 50 percent of each wall with an approved masonry finishing material (brick, stone, synthetic stone) and the elevations propose to utilize an un-approved exterior finishing material.

The applicant has submitted a site plan (14-002SP), which is being considered concurrently by the City Council.

ZONING NOTIFICATION SIGNS: The applicant has posted zoning notification signs on the subject property, as specified within Section 146-164 (Changes and Amendments) of the City of McKinney Zoning Ordinance.

COMPLIANCE WITH ARCHITECTURAL STANDARDS: The purpose of the architectural standards is to set minimum standards for the appearance of non-residential and multi-family buildings and corresponding site elements, which are recognized as enhancing property values and are in the interest of the general welfare of the City of McKinney.

The provisions within the Architectural Standards Ordinance regarding meritorious exceptions state that “it is not the intent of this ordinance to discourage innovation. An architectural and site design that does not conform with the specific requirements of this ordinance, but which has merit by marking a positive contribution to the visual environment and which is appropriate to the site and use, may be submitted for consideration as a meritorious exception.”

The Architectural and Site Standards section of the Zoning Ordinance pertaining to granting a meritorious exception states that the following factors shall be considered prior to granting any exceptions:

1. The extent to which the application meets other specific standards of this ordinance;
2. The extent to which the application meets the spirit and intent of this ordinance through the use of building materials, colors, and façade design to create a building of exceptional quality and appearance;
3. The positive or negative impact of the proposed project on surrounding property use and property values, in comparison to the expected impact of a project which could be built in conformance with the standards of this ordinance; and
4. The extent to which the proposed project accomplishes City goals.

IMPACT ON EXISTING DEVELOPMENT: Staff believes the proposed design should have no negative impacts on existing developments surrounding the subject property. The proposed building will be constructed on a portion of the City of McKinney’s Gabe Nesbitt Park.

MERITORIOUS DESIGN: The intent of the Architectural Standards Ordinance is to set standards for the appearance of non-residential and multiple family buildings and corresponding site elements, which are recognized as enhancing property values and are in the interest of the general welfare of the City.

The architectural design of the proposed building is generally consistent with PSA’s other facilities in Plano and Murphy. The proposed facility features a mixture of exterior finishing materials including concrete tilt wall panels, brick, stone, and a synthetic board comprised of 95% recycled materials designed to replicate the texture of wood (TREX – www.trex.com). The proposed meritorious exception is being requested for two specific reasons:

1. The proposed material, TREX, is not a permitted exterior finishing material; and
2. At least 50 percent of the southern building wall is not finished with an approved masonry exterior finishing material (brick, stone, or synthetic stone).

The Zoning Ordinance outlines specific types of materials that may be used as an exterior finishing material. These materials include brick, stone, synthetic stone, stucco, EIFS, architectural CMU, concrete tilt wall, architectural metal, and glass curtain wall. The proposed TREX material is being proposed as an accent material and is being utilized to add architectural interest to the building. The proposed material is an ideal accent material because of its “green” nature (made from 95% recycled materials), its resistances to rotting, insects, and splitting, and its low maintenance obligations. Staff has no objections to the proposed use of the TREX material and feels that its use helps to add architectural interest to the proposed building without adding to the building’s long-term maintenance obligations.

The Zoning Ordinance mandates that each wall feature a minimum of 50 percent masonry exterior finishing materials. If at least 50 percent of each wall is not finished with masonry, no points shall be awarded for any category. The proposed building does not feature at least 50 percent masonry finishing materials on the southernmost building wall. The absence of at least 50 percent masonry finishing materials on the southern wall of the building is intended to ease in future building expansions as the business flourishes over time. The final building elevation which will remain in place subsequent to all future building expansions will be generally consistent with the northern, western, and eastern building elevations. Staff has no objections to the proposed absence of at least 50 percent masonry exterior finishing materials on the southernmost building wall as the proposed design will help to accommodate future building expansions.

MISCELLANEOUS DISCUSSION: A meritorious exception shall not be granted to serve as a convenience to the applicant or for reasons related to economic hardship. Staff believes that this is not the case with the proposed architectural design and meritorious exception.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has not received any comments either in opposition to or in support of this request.

ATTACHMENTS:

- Location Map and Aerial Exhibit
- Proposed Architectural Elevations
- Proposed Architectural Rendering
- PowerPoint Presentation