

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Matt Robinson, AICP, Planning Manager

FROM: Eleana Galicia, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Façade Plan Appeal for a Multi-Family Residential Development (McKinney Urban Village), Located Approximately 850 Feet North of Frisco Road and on the West Side of State Highway 5 (McDonald Street)

APPROVAL PROCESS: The action of the Planning and Zoning Commission for the proposed meritorious exception may be appealed by the applicant to the City Council.

STAFF RECOMMENDATION: Staff recommends denial of the proposed façade plan appeal due to the proposed elevations for the covered parking structure columns not being finished with masonry materials.

APPLICATION SUBMITTAL DATE: June 1, 2016 (Original Application)
August 30, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting approval of a façade plan appeal for the covered parking structures for McKinney Urban Village. A meritorious exception (14-269ME) was approved on October 14, 2014 by the Planning and Zoning Commission to modify the exterior finishing materials and to allow for the construction of covered parking structures designed to have the appearance of wood trellises, but constructed of fiber glass.

The Façade Plan Appeal is being requested because the proposed elevations for the covered parking structure:

1. Feature exposed steel columns and metal roofing.

The applicant has received approval of a full building permit, and the project is currently under construction. Approval of the façade plan appeal will allow the applicant to alter the materials of the covered parking structures from what was originally approved in the meritorious exception (14-269ME).

On October 14, 2014 the Planning and Zoning Commission voted 5-0-1 to approve the meritorious exception with the agreement that the parking structures would be made using a fiberglass material instead of wood, with a vote of 5-0-1.

On June 28, 2016 the Planning and Zoning Commission voted 6-1-0 to close the public hearing and table the item indefinitely so that the applicant could discuss with staff an alternative design for the carports.

COMPLIANCE WITH ARCHITECTURAL STANDARDS: The purpose of the architectural standards is to set minimum standards for the appearance of 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 standards are intended to serve as a baseline for the minimum design expectations of the City. These standards are not intended to prohibit architectural innovation nor are they intended to mandate specific architectural styles and concepts. Rather, they are intended to provide for development of enduring quality that provides visual character and interest.

The Architectural and Site Standards (Section 146-139) of the Zoning Ordinance require all covered parking and enclosed parking for multifamily residential uses to be finished with similar materials as the main multifamily structures. Exposed steel or timber supporting columns for covered parking structures shall be prohibited and shall be finished with a masonry finishing materials to match the building. The multifamily buildings consist of brick masonry finishing materials on the North (83 percent), East (83 percent), West (85 percent) and South (84 percent) elevations with a combination of stucco and fiber cement as the remaining finishing materials. The elevations facing the interior courtyards were granted approval with the Meritorious Exception (14-269ME) to provide a minimum of 35 percent masonry finishing materials with a combination of stucco and fiber cement finishing materials. As proposed, the elevations for the covered parking structures feature steel columns with metal roofing.

When considering a Facade Plan Appeal the Planning and Zoning Commission shall consider the following factors in determining the extent of any exception to be granted:

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 chapter 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;
4. The extent to which the proposed project accomplishes City goals as stated in the Comprehensive Plan or other approved documents; and

5. Convenience to the applicant and/or reasons related to economic hardship shall not be grounds for approval of an application.

Staff is of the opinion that a similar design can be accomplished through the use of masonry columns and that the use of steel columns does not meet the intent of the architectural standards. Staff and the applicant were not able to reach a compromise on an alternative design for the carports that satisfied the requirements of the architectural standards. As such, Staff recommends denial of the request.

IMPACT ON EXISTING DEVELOPMENT: Staff believes the proposed design would have no negative impact on existing developments surrounding the subject property (medical office complex to the west, undeveloped land to the north and south, and a plant nursery and multifamily residential uses (Grand Reserve) to the east).

MISCELLANEOUS DISCUSSION: A Façade Plan Appeal 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 Façade Plan Appeal.

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

ATTACHMENTS:

- 06.28.16 PZ Minutes
- 10.14.14 PZ Minutes
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Site Plan
- Proposed Architectural Elevations
- PowerPoint Presentation