

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**FROM:** Brandon Opiela, Planning Manager

**SUBJECT:** Conduct a Public Hearing to Consider/Discuss/Act on the Request by Winkelmann & Associates, Inc., on Behalf of Minerva Partners, Ltd., for Approval of a Site Plan for the Water Tower Place Addition (Sprouts Farmers Market), Approximately 23.44 Acres, Located on the Southwest Corner of Virginia Parkway and Custer Road

**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 proposed site plan with the following conditions:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Site Plan Approval Checklist, attached.
2. The applicant receive a variance permitting the proposed loading docks to be within approximately 105 feet of the western property line.

Prior to issuance of a building permit:

3. The applicant revise the site plan to provide any necessary drainage easements/detention areas per the City Storm Water Ordinance and Storm Water Design Manual, subject to the review and approval of the City Engineer.
4. The applicant revise the landscape plan to show all proposed utilities to ensure no trees are planted within 8' of a public utility line.
5. The applicant revise the landscape plan to provide a terminus tree at the end of the parking row near the northeast corner of the northernmost retail building.

**APPLICATION SUBMITTAL DATE:** September 24, 2012 (Original Application)  
October 8, 2012 (Revised Submittal)  
October 15, 2012 (Revised Submittal)  
October 18, 2012 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to construct three retail buildings totaling approximately 62,000 square feet (including Sprouts Farmers Market) on approximately 7.28 acres of the 23.44 acre parent tract, located at the southwest corner of Virginia Parkway and Custer Road.

**PLATTING STATUS:** The subject property is currently only boundary platted as Parcel 11B10. Prior to the issuance of a building permit for any of the proposed buildings, a record plat must be approved. The associated preliminary-final plat (12-181PF) is being considered concurrently by the Planning and Zoning Commission.

**SURROUNDING ZONING AND LAND USES:**

Subject Property: "PD" – Planned Development District Ordinance No. 2001-02-024 (Commercial Uses)

North	"PD" – Planned Development District Ordinance No. 2004-11-116 (Commercial Uses)	Undeveloped
	"PD" – Planned Development District Ordinance No. 2006-04-039 (Commercial Uses)	Undeveloped
South	"PD" – Planned Development District Ordinance No. 2001-02-024 (Single Family Residential Uses)	The Summit at Westridge Subdivision
East	"PD" – Planned Development District Ordinance No. 97-06-36 (Single Family Residential Uses)	Falcon Creek Subdivision
	"PD" – Planned Development District Ordinance No. 2008-02-008 (Commercial Uses)	CVS Pharmacy
West	"PD" – Planned Development District Ordinance No. 2001-02-024 (Commercial Uses)	City of McKinney Elevated Water Storage Tank and Villas of Westridge Multiple Family Development

**ACCESS/CIRCULATION:**

Adjacent Streets: Custer Road, 130' Right-of-Way, 6-Lane Principal Arterial

Virginia Parkway, 120' Right-of-Way, 6-Lane Major Arterial

Discussion: The proposed site plan indicates that three access points will be provided to the subject property off of Virginia Parkway, and one access point off of Custer Road. Internal circulation between the surrounding lots will be provided via a series of mutual access/fire lanes.

**PARKING:**

Proposed Use:	Retail (61,953 Square Feet)
Required Number of Spaces:	1 Parking Space Per 200 Square Feet of Floor Area
Total Required:	310 Parking Spaces
Total Provided:	347 Parking Spaces (Including 14 Handicapped Spaces)

Discussion: The applicant has satisfied the minimum parking requirements as specified by the governing planned development district ordinance.

**LOADING SPACES:**

Proposed Use:	Retail (61,953 Square Feet)
Required Number of Spaces:	3 Loading Spaces
Provided:	3 Loading Spaces

Discussion: Section 146-131 (Off-Street Loading) requires loading docks to be setback a minimum of 200' from any property line adjacent to residential uses. A portion of the western property line is adjacent to the Villas of Westridge multiple family development which is located approximately 105 feet from the closest of the two proposed loading docks behind the proposed buildings. The Zoning Ordinance allows the Planning and Zoning Commission to consider a variance request to the 200 foot setback requirement provided that sufficient screening and buffering is provided to mitigate the impact of the loading areas on surrounding properties. The applicant has proposed to provide a 6' foot tall masonry wall along the shared western property line where adjacent to the existing multiple family residential development. Staff feels that the proposed masonry wall in conjunction with the 105 foot buffer being proposed will adequately screen the loading dock and minimize any negative impact the loading docks may have on the adjacent multiple family development. 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:** Prior to the issuance of a building permit, the applicant will need to revise the landscape plan to show all proposed utilities to ensure no trees are planted within 8' of a public utility line. The applicant will also need to revise the landscape plan to provide a terminus tree at the end of the parking row near the northeast corner of the northern-most retail building. The applicant has satisfied all other 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 the 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. 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 will also be required to receive approval of a Construction Tree Permit prior to the removal of any trees on-site, subject to the review and approval of the City Arborist.

**PUBLIC IMPROVEMENTS:**

Sidewalks: Required along Virginia Parkway

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. 2008-10-173)

Utility Impact Fees: Applicable (Ordinance No. 2008-10-174)

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
- Maps
- Letter of Intent
- Proposed Site Plan
- Proposed Landscape Plan
- PowerPoint Presentation