

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 Out of Space Self Storage, on Behalf of RWMD Limited Partnership and Oyen Huang, for Approval of a Request to Rezone Approximately 4.50 Acres, from “PD” – Planned Development District to “PD” – Planned Development District, Generally to Modify the Development Standards and Allowed Uses, Located on the West Side of Hardin Boulevard and Approximately 300 Feet North of McKinney Ranch Parkway.

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the September 18, 2012 meeting.

STAFF RECOMMENDATION: Staff recommends approval of the proposed rezoning request with the following special ordinance provisions:

1. The subject property shall be zoned “PD” – Planned Development District shall develop in accordance with Section 146-86 (“C” – Planned Center District) of the Zoning Ordinance, and as amended, except as follows:
 - a. Mini-warehouse uses with related office and caretakers quarters uses shall be permitted on the subject property.
 - b. The development of mini-warehouse uses on the subject property shall generally conform to the attached Zoning Exhibit and Landscape Exhibit.
 - c. Mini-warehouse and related buildings constructed on the subject property shall generally conform to the character reflected by the attached building elevations and shall also be subject to the requirements of Section 146-139 (Architectural and Site Standards) of the Zoning Ordinance, and as amended.

APPLICATION SUBMITTAL DATE: November 14, 2011 (Original Application)
November 28, 2011 (Revised Submittal)
December 2, 2011 (Revised Submittal)
March 7, 2012 (Revised Submittal)
June 8, 2012 (Revised Submittal)

July 6, 2012 (Revised Submittal)
July 30, 2012 (Revised Submittal)
August 13, 2012 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 4.50 acres, from “PD” – Planned Development District to “PD” – Planned Development District, generally to modify the development standards and allowed uses. The applicant is proposing to construct a mini-warehouse facility with an approximately 2,500 square foot building which will be utilized for an office and caretaker’s quarters.

The governing PD Ordinance designates the subject property as having a zoning of “C” – Planned Center District. Mini-warehouse uses are permitted with approval of a specific use permit in the “C” zoning district. The applicant has chosen to seek approval of a rezoning request instead of a specific use permit so that modifications may be made to some of the development standards (building setbacks, screening, architectural standards) that are currently applicable to the subject property. In addition to seeking approval of modifications to the current development standards, the applicant is also requesting that mini-warehouse uses be permitted on the subject property by right.

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 building permit.

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.

SURROUNDING ZONING AND LAND USES:

Subject Property: “PD” – Planned Development District Ordinance No. 1578 (“C” – Planned Center District)

North	“PD” – Planned Development District Ordinance No. 97-11-59 (residential uses)	MISD McNeil Elementary School
South	“PD” – Planned Development District Ordinance No. 1578 (“C” – Planned Center District)	Undeveloped Land
East	“PD” – Planned Development District Ordinance No. 1578 (“C” – Planned Center District)	Undeveloped Land
West	“RS 72” – Single Family Residence District and “PD” – Planned Development District Ordinance No. 1578 (“C” – Planned Center District)	Franklin Heights Residential Neighborhood and Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Aspen Drive, 60' Right-of-Way, Residential Collector Street

Hardin Boulevard, 120' Right-of-Way, Greenway Arterial Street (G4D)

Discussion: The proposed mini-warehouse facility will have two access points as required by the Street Design Manual and the Fire Department. The property's primary access point will be located on Hardin Boulevard while the second point of access (emergency access only) will be located on Aspen Drive. Because of this proposed circulation and access design, conflicts between the mini-warehouse's traffic and the adjacent school's or residents' traffic should be kept to a minimum. Additionally, mini-warehouse uses typically have minimal traffic volumes that fluctuate sporadically.

PROPOSED ZONING: The applicant is requesting to rezone approximately 4.50 acres, from "PD" – Planned Development District to "PD" – Planned Development District, generally to modify the development standards and allowed uses.

The applicant is requesting approval of several special ordinance provisions as follows:

1. The subject property shall be zoned "PD" – Planned Development District shall develop in accordance with Section 146-86 ("C" – Planned Center District) of the Zoning Ordinance, and as amended, except as follows:
 - a. Mini-warehouse uses with related office and caretakers quarters uses shall be permitted on the subject property.
 - This proposed special ordinance provision will allow the proposed use to be constructed on the subject property by right.
 - Any development on the subject property will result in some impacts on the subject properties. That being said, Staff is comfortable with this special ordinance provision and feels that the development as proposed should not have significant negative impacts on the subject property.
 - b. The development of mini-warehouse uses on the subject property shall generally conform to the attached Zoning Exhibit and Landscape Exhibit.
 - The proposed development as reflected in these exhibit features extensive use of screening devices and landscaping to minimize the impact of the proposed development on the subject property. When the project is constructed, all aspects of the construction must generally conform to these exhibits.

- The existing zoning requires a 75' building setback adjacent to the western property line of the subject property. As reflected, the applicant is proposing to provide a 25' setback from the adjacent western property line which is adjacent to the Franklin Heights residential neighborhood. The proposed 25' building setback is consistent with the current requirements of the Zoning Ordinance.
 - While the proposed building setback is smaller than what is currently required, the applicant is proposing a larger landscape buffer than is required to offset this impact. The Zoning Ordinance requires a 10' landscape buffer when non-residential uses are adjacent to single family residential uses but the applicant is proposing a 25' landscape buffer.
 - Also, the applicant is requesting that temporary screening devices be allowed while the various phases of construction are completed. Screening devices are required to screen bay doors from the view of adjacent residential and non-residential uses as well as the right-of-way. Screening devices are also required between non-residential and single family residential uses. The proposed temporary devices will consist of a 7' tall wrought iron fence with 6' tall evergreen shrubs (3' tall and spaced 3' on center at the time of planting) rather than the screening devices allowed by right by the Zoning Ordinance (6' tall masonry wall or 6' tall wrought iron fence with masonry columns spaced 20' on center in addition to 6' tall evergreen shrubs that are 3' tall and spaced 3' on center at the time of planting). When all phases of construction are completed, masonry walls will remain as is permitted by the Zoning Ordinance. The requirement for some specific screening walls will be satisfied through the use of the back of an adjacent mini-warehouse building which has been permitted on other similar facilities.
 - Staff is comfortable with the development being constructed per the proposed exhibits.
- c. Mini-warehouse and related buildings constructed on the subject property shall generally conform to the character reflected by the attached building elevations and shall also be subject to the requirements of Section 146-139 (Architectural and Site Standards) of the Zoning Ordinance, and as amended.
- As reflected in the letter of intent, the applicant has placed a lot of thought in to the architectural design of the facility's buildings. In addition to 100% masonry mini-warehouse buildings, the applicant has proposed to construct a more contemporary office building to add visual interest to the facility.

- The proposed office building does not currently adhere to the requirements of the Zoning Ordinance as it uses too much architectural metal. That being said, the proposed office building reflects an innovative interpretation of the typical mini-warehouse office building design and Staff is comfortable supporting the approval of this design.
- If approved, the proposed office building must be constructed in a manner which is generally consistent with the attached elevations but must also satisfy the requirements of the Zoning Ordinance's Architectural and Site Standards. Where the proposed design conflicts with the Zoning Ordinance, the conflicting elements of the proposed design will prevail.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Future Land Use Plan (FLUP) designates the subject property for commercial uses. The FLUP modules diagram designates the subject property as suburban mix within a significantly developed area. The Comprehensive Plan lists factors to be considered when a rezoning request is being considered within a significantly developed area:

- **Comprehensive Plan Goals and Objectives:** The proposed rezoning request is generally in conformance with the goals and objectives of the Comprehensive Plan. In particular, the proposed zoning change would help the community attain the goal of "Land Use Compatibility and Mix" by creating "diverse land uses in a geographic area."
- **Impact on Infrastructure:** The Future Land Use Plan (FLUP) designates the subject property generally for commercial uses. The water master plan, sewer master plan, and master thoroughfare plan are all based on the anticipated land uses as shown on the Future Land Use Plan. The proposed rezoning request should have a minimal impact on the existing and planned water, sewer, and thoroughfare plans in the area as the base zoning district is not changing.
- **Impact on Public Facilities/Services:** The Future Land Use Plan (FLUP) designates the subject property generally for commercial uses. Similar to infrastructure, public facilities and services are all planned for based on the anticipated land uses shown on the Future Land Use Plan. The proposed rezoning request generally does not alter the base zoning district thus it should have a minimal impact on public facilities and services.
- **Compatibility with Existing and Potential Adjacent Land Uses:** The properties located adjacent to the subject property are zoned for similar commercial and residential uses. The proposed rezoning request will not alter the base zoning district from the existing zoning or what has been planned for the subject property. The proposed mini-warehouse use is being screened from adjacent

residential and non-residential uses as well as adjacent rights-of-way so any visible impacts of the operation of the proposed mini-warehouse facility should be minimized as much as possible.

- Fiscal Analysis: Staff did not perform a fiscal analysis for this case because the rezoning request does not alter the base commercial zoning of the subject property.
- Concentration of a Use: The proposed rezoning request should not result in an over concentration of commercial land uses in the area. Currently, the surrounding properties are zoned generally for residential and commercial uses.

CONFORMANCE TO THE MASTER THOROUGHFARE PLAN (MTP): The proposed rezoning request does not conflict with the Master Thoroughfare Plan.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received one email indicating that the residents of Franklin Heights plan to oppose the proposed rezoning request. No other comments or phone calls in support of or opposition to this request have been received.

ATTACHMENTS:

- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Zoning Exhibit
- Proposed Landscape Exhibit
- Proposed Building Elevations (8 pages)
- PowerPoint Presentation