

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Samantha Gleinser, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Glenn Engineering Corporation, on Behalf of Baird Real Estate Partners, L.P., for Approval of a Site Plan for an Office Building, Being Less than 1 Acre, Located Approximately 200 Feet South of Virginia Parkway and Approximately 400 Feet East of Jordan Road

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

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 approval of the proposed architectural elevations, for all four sides of the proposed development, to be compatible with surrounding buildings and be finished in a manner that blends with or is consistent with the balance of said building.

Prior to the issuance of a building permit:

3. The applicant correct the required sanitation note to read, "The sanitation container screening walls shall be brick masonry, stone masonry, or other architectural masonry finish, including a metal gate, primed and painted, and the sanitation container screening walls, gate, and pad site shall be constructed in accordance with the city design specifications".
4. The applicant correct the required lighting and glare note to read, "The lighting for the subject property will be constructed and operated in conformance with Chapter 58 of the City of McKinney Code of Ordinances".
5. The applicant ensure that all trees are planted at least 8' from any public utility line, fire hydrant, or water meter, or if no other alternative is available,

be permitted to space the trees closer than 8' as determined by the City Landscape Architect.

APPLICATION SUBMITTAL DATE: March 27, 2013 (Original Application)
April 8, 2013 (Revised Submittal)
April 29, 2013 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct a 5,248 square foot office building on approximately 0.70 acres, located approximately 400 feet east of Jordan Road and 200 feet south of Virginia Parkway.

PLATTING STATUS: The subject property is currently platted as Lot 15 of the Virginia Parkway Professional Center South. An amending plat providing easements necessary for the development of the property shall be filed prior to the issuance of a Certificate of Occupancy.

SURROUNDING ZONING AND LAND USES:

Subject Property: "PD" – Planned Development District 99-07-53 (Commercial and Office Uses)

North	"PD" – Planned Development District 2005-12-132 (Commercial and Office Uses)	Future Bahama Bucks
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South	"RS 84" – Single Family Residence District (Single Family Residential Uses)	High Meadows Subdivision
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East	"PD" – Planned Development District 99-07-53 (Commercial and Office Uses)	Undeveloped Land
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West	"PD" – Planned Development District 2002-06-055 (Commercial and Office Uses)	Animal Medical Center
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ACCESS/CIRCULATION:

Adjacent Streets: Virginia Parkway, 120' Right-of-Way, Major Arterial

Discussion: The site is accessible by a north-south 24' public access/fire lane easement and by an east-west 24' public access/fire lane easement that provides access to Virginia Parkway and Jordan Road, respectively.

PARKING:

Proposed Use: Office Use (5,248 Square Feet)

Required Number of Spaces: One Parking Space for Every 400 Square Feet of Floor Area

Total Required: 14 Parking Spaces

Total Provided: 40 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: No loading spaces are required for the proposed development as specified per Section 146-131 (Off-Street Loading) of the Zoning Ordinance.

SOLID WASTE CONTAINERS: The applicant has proposed roll-away sanitation containers (“toters”) in lieu of a dumpster. 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 will also be required to correct the required sanitation note to read, “The sanitation container screening walls shall be brick masonry, stone masonry, or other architectural masonry finish, including a metal gate, primed and painted, and the sanitation container screening walls, gate, and pad site shall be constructed in accordance with the city design specifications” prior to the issuance of a building permit.

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 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 will also be required to correct the required lighting and glare note to read, “The lighting for the subject property will be constructed and operated in conformance with Chapter 58 of the City of McKinney Code of Ordinances” prior to the issuance of a building permit.

ARCHITECTURAL STANDARDS: The governing “PD” - Planned Development District Ordinance No. 99-07-53 requires elevation drawings for all sides of the development be

submitted and approved by the Planning & Zoning Commission, as part of the site plan approval process. It is the intent of this PD that buildings constructed on this tract be compatible. In addition, all sides of the buildings constructed in this tract must be finished in a manner that blends in and is consistent in design for all building elevations. Staff feels the proposed elevations meet the intent of the aforementioned PD standards based on the use of brick and stone in a consistent manner on all sides of the building and by providing architectural continuity among the other buildings in this tract.

Even though the applicant submitted proposed elevation drawings so that Staff and the Planning and Zoning Commission could review these standards, the applicant is still responsible for submitting a full elevations package to the Building Inspections Department. At that time, the elevations must meet the requirements of Section 146-139 (Architectural and Site Standards) of the City of McKinney Zoning Ordinance and the governing planned development district ordinance as well as meeting the minimum point score for non-residential/non-industrial projects, subject to the review and approval by the Chief Building Official.

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: | Not Applicable |
| 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:

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| Roadway Impact Fees: | Applicable (Ordinance No. 2008-10-173) |
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Utility Impact Fees: Applicable (Ordinance No. 2008-10-174)

Median Landscape Fees: Not Applicable

Park Land Dedication Fees: Not Applicable

Pro-Rata: Not Applicable

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
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Site Plan
- Proposed Landscape Plan
- Proposed Architectural Elevations
- PowerPoint Presentation