

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 Site Plan for an Amenity Center (Stacy Crossing Amenity Center), Located on the Southwest Corner of Mitchell Drive and Kickapoo Drive

APPROVAL PROCESS: The action of the Planning and Zoning Commission for the proposed site plan may be appealed to the City Council.

STAFF RECOMMENDATION: Staff recommends approval of the proposed site plan with the following conditions:

1. The applicant receive approval of a variance to relocate the required screening on the western property line to screen the amenity center from view of the residential uses located west of the subject property.

Prior to issuance of a building permit:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Site Plan Approval Checklist, attached.

APPLICATION SUBMITTAL DATE: February 22, 2016 (Original Application)
April 4, 2016 (Revised Submittal)
April 8, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct a 1,343 square foot amenity center (Stacy Crossing Amenity Center) on approximately .522 acres of land located at the southwest corner of Mitchell Drive and Kickapoo Drive.

Typically, site plans can be administratively approved by Staff, however the applicant is requesting a variance to relocate the required screening on the western property line to screen the amenity center from view of the residential uses located west of the subject property. The variance request is detailed further below.

PLATTING STATUS: The subject property is currently platted as Common Area E-3 of The Greens at Stacy Crossing.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“PD” – Planned Development District Ordinance No. 2014-07-048 (Single Family Residential Uses), and “REC” – Regional Employment Center Overlay District	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 2014-07-048 (Commercial Uses), and “REC” – Regional Employment Center Overlay District	Undeveloped Land
South	“PD” – Planned Development District Ordinance No. 2014-07-048 (Single Family Residential Uses), and “REC” – Regional Employment Center Overlay District	Undeveloped Land
East	“PD” – Planned Development District Ordinance No. 2014-07-048 (Single Family Residential Uses), “SUP” – Specific Use Permit Ordinance No. 2015-06-055 (Commercial Uses), “PD” – Planned Development District Ordinance No. 2013-008-073 (Commercial Uses) and “REC” – Regional Employment Center Overlay District	Undeveloped Land
West	“PD” – Planned Development District Ordinance No. 2015-07-070 (Commercial and Single Family Residential Uses), and “REC” – Regional Employment Center Overlay District	Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Mitchell Drive, 60’ Right-of-Way, Collector

Kickapoo Drive, 54’ Right-of-Way, Collector

PARKING: 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.

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: The applicant has satisfied all landscaping requirements as specified in Section 146-135 (Landscape Requirements) of the Zoning Ordinance.

SCREENING REQUIREMENTS: Per Section 146-132 (Fences, Walls, and Screening Requirements) screening devices shall be placed along any property line or district boundary between any single family attached or nonresidential use. Since the amenity center is adjacent to single family residential uses on the west the applicant is required to provide an approved screening device on the western property line. The applicant has requested a variance to relocate the required screening on the western property line to screen the amenity center from view of the residential uses located west of the subject property.

The Zoning Ordinance states that a variance can be granted during site plan approval to waive the required screening to be located on the western property line, if the Planning and Zoning Commission finds that:

- Unique circumstances exist on the property that make application of specific items in this section (Sec. 146-132) unduly burdensome on the applicant;
- The variance will have no adverse impact on current or future development;
- The variance is in keeping with the spirit of the zoning regulations, and will have a minimal impact, if any, on the surrounding land uses; and
- The variance will have no adverse impact on public health, safety

The applicant has requested a variance to relocate the required screening on the western property line to screen the amenity center from view of the single family residential uses located west of the subject property to maintain connectivity and to preserve open space for the residents. The applicant has proposed to provide an approved screening device (consisting of 6' wrought iron with masonry columns and a living plant screen) surrounding the amenity center to meet the intent of the ordinance provision while also maintaining a shared open space in between the single family attached residential uses and the amenity center. It is Staffs' professional opinion that relocating the required screening from the western property line closer to the amenity center still achieves the intent of the ordinance and is appropriate given the urban style

of development of the residential subdivision. As such, Staff recommends approval of the variance request.

The applicant has satisfied all other 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 has stated on a signed affidavit that there are no protected trees on the subject property, subject to review and approval of the City's Landscape Architect.

PUBLIC IMPROVEMENTS:

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| Sidewalks: | Required along Mitchell Drive and Kickapoo Drive |
| 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:

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| Roadway Impact Fees: | Applicable (Ordinance No. 2013-11-108) |
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Utility Impact Fees: Applicable (Ordinance No. 2013-11-109 and Ordinance No. 2013-12-118)

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