

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Matt Robinson, AICP, Planning Manager

FROM: Aaron Bloxham, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Facade Plan Appeal for Artistry Senior Residences at Craig Ranch, Located Approximately 370 Feet East of Custer Road and on the North Side of Collin McKinney Parkway

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

STAFF RECOMMENDATION: Staff recommends approval of the proposed façade plan appeal with the following condition, which must be satisfied prior to filing the plat for record:

1. The applicant receive approval to have the outdoor living spaces and programmed open space qualify as a second major architectural or site enhancement.

APPLICATION SUBMITTAL DATE: April 27, 2016 (Original Application)
May 11, 2016 (Revised Submittal)
May 17, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting a Facade Plan Appeal to the Architectural Standards Ordinance for the Artistry Senior Residences at Craig Ranch.

Typically facade plans can be approved by Staff; however, the applicant is proposing alternate major architectural/site enhancements (outdoor living spaces and programmed open space), and as such must be considered by the Planning and Zoning Commission. The facade plan appeal is detailed further below.

The applicant has submitted a site plan (15-215SP – Artistry Senior Residences at Craig Ranch), which was approved October 6, 2016 by City Council.

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.

Section 146-139 (Architectural and Site Standards) of the Zoning Ordinance states that for all multi-family residential uses, at least two major site and architectural enhancements be provided. The Ordinance provides for the option to choose two from a list of five enhancements, the last of which is the option to provide an alternate feature that can satisfy one of the required enhancements with the Planning and Zoning Commission's approval. The applicant is requesting to utilize an alternate enhancement consisting of outdoor living areas and programmed open space. Multi-family developments with 163 units are required to provide three approved amenities from the list. The applicant has provided five amenities above the required three amenities from the approved list, plus three additional outdoor areas that are not on the approved list. These amenities provide three distinct outdoor areas that enhance the site for the residences and surrounding areas.

Staff feels that these outdoor living spaces and programmed open space areas that have been provided above the required amenities for a multi-family development should enhance the site and meet the intent of the ordinance. As such, Staff recommends approval of the proposed request for an alternate major site enhancement.

IMPACT ON EXISTING DEVELOPMENT: Staff believes the proposed design would have no significant negative impact on existing developments surrounding the subject property. Staff is of the opinion that the proposed architectural design of the building would complement the surrounding land uses with its design.

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

ATTACHMENTS:

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