

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Senior Planner

FROM: Anthony Satarino, Planner

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by the City of McKinney, for Approval of a Site Plan for a Neighborhood Park (Sonntag Park), Approximately 16.94 Acres, Located on the Southwest Corner of Memory Lane and Westridge Boulevard.

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to City Council at the April 3, 2012 meeting.

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

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

Prior to the issuance of a building permit:

2. The City revise the site and landscape plans to correctly label the streets on the plan. JFK Drive should be changed to Reagan Drive
3. The City revise the plant list table of the landscape plan to provide 4" caliper trees, with a minimum height of 12' at the time of planting.
4. The City revise the landscape plan to ensure that all proposed trees are planted a minimum of 8' from any public utility line. In particular, the proposed tree next to the existing storm sewer line will need to be shifted.
5. The City revise the site plan to add the standard notation stating that the lighting will be in conformance to the requirements of Chapter 58 Lighting and Glare Regulations of the City of McKinney Code of Ordinance.

APPLICATION SUBMITTAL DATE: February 13, 2012 (Original Submittal)

ITEM SUMMARY: The City of McKinney is proposing to construct a neighborhood school park (Sonntag Park), on 16.94 acres, at the southwest corner of Memory Lane and Westridge Boulevard. The proposed neighborhood park includes two playgrounds (ages 2-5 and 5-12), large pavilion, open practice fields, hike and bike trail and a splash pad. The park is located between the Eagles Nest at Westridge amenity center and Sonntag Elementary School.

All City projects are required to be considered by both the Planning and Zoning Commission and the City Council. As such, the proposed park will be forwarded to City Council for consideration at the April 3, 2012 meeting.

PLATTING STATUS: The subject property is currently unplatted. However, a boundary plat for the parcel (Parcel 1213) has been filed with the County as a Final Boundary Plat.

SURROUNDING ZONING AND LAND USES:

Subject Property: "PD" – Planned Development District Ordinance No. 2001-08-087 (park)

North	"PD" – Planned Development District Ordinance No. 2001-02-024 (residential uses)	Windsor Meadows at Westridge Subdivision
	"PD" – Planned Development District Ordinance No. 2001-08-087	Westridge HOA Amenity Center
South	"PD" – Planned Development District Ordinance No. 2001-08-087 (single family residential/institutional uses)	Sonntag Elementary School (Frisco ISD) Eagles Nest at Westridge Subdivision
East	City of Frisco	Montessori School Single Family Residences Vacant Land
West	"PD" – Planned Development District Ordinance No. 2001-08-087 (residential uses)	Eagles Nest at Westridge Subdivision

Discussion: A neighborhood park is permitted within the governing zoning district on the subject property.

ACCESS/CIRCULATION:

Adjacent Streets: Westridge Boulevard, 120' Right-of-Way, 6 Lane Major Arterial

Reagan 60' Right-of-Way, 2 Lane Collector

Harry Truman Drive, 60' Right-of-Way, 2 Lane Collector

Memory Lane, 60' Right-of-Way, 2 Lane Collector

Discussion: Access to the park is provided via Reagan Drive. Pedestrians and bicyclists will also be able to access the park via the hike and bike trails off of Westridge Boulevard, Harry Truman Drive, Memory Lane and the elementary school site.

PARKING: No parking spaces are required for the proposed community park; however, the City is providing a total of 25 parking spaces (including 1 handicap accessible space) for the park.

LOADING SPACES: No loading spaces are required for the proposed park.

SOLID WASTE CONTAINERS: The Parks Department provides sanitation receptacles on all City park grounds in addition to coordinating the collection and disposal of all waste generated. No sanitation container is required on the subject property for the proposed use.

LANDSCAPING REQUIREMENTS: The City has satisfied all applicable landscaping requirements as specified in Section 146-135 (Landscape Requirements) of the Zoning Ordinance through the use of Chinese Pistache and Shumard Red Oak trees at the terminus of each parking row and Texas Ash, Panicled Golden Raintree, Shumard Red Oak, Cedar Elm, Live Oak, Bur Oak, Chinese Pistache and Lacebark Elm as street trees along the hike and bike trail. Prior to the approval of the landscape plan, the City will need to revise the plant list table of the landscape plan to provide 4" caliper trees, with a minimum height of 12' at the time of planting. Also, the City will need revise the landscape plan to ensure that all proposed trees are planted a minimum of 8' from any public utility line. In particular, the proposed tree next to the existing storm sewer line will need to be shifted.

LIGHTING AND GLARE REGULATIONS: The City will be responsible for complying with Chapter 58 Lighting and Glare Regulations of the City of McKinney Code of Ordinances. The City shall provide 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 prior to the issuance of a building permit.

ARCHITECTURAL STANDARDS: The City 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 City will be responsible for complying with the Tree Preservation Ordinance. Prior to the removal of any existing trees on site, a Construction Tree Permit must be reviewed and approved the City Arborist.

PUBLIC IMPROVEMENTS:

Sidewalks: 8' wide Hike and Bike Trail provided along Westridge Boulevard, Memory Lane, and Harry Truman Drive in lieu of sidewalks.

Hike and Bike Trails: Existing along Reagan Drive.

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

DRAINAGE: The City 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: Not applicable

Utility Impact Fees: Not applicable

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 opposition to this request.

ATTACHMENTS:

- Standard Conditions for Site Plan Approval Checklist
- Maps
- Letter of Intent
- Proposed Site Plan

- Proposed Landscape Plan
- PowerPoint Presentation