

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Michael Quint, Senior Planner

**FROM:** Nathaniel Barnett, Planner

**SUBJECT:** Conduct a Public Hearing to Consider/Discuss/Act on the Request by Winkelmann & Associates, Inc., on Behalf of ML2 Limited Partnership and Rose Retta J. Family, Ltd., for Approval of a Site Plan for a Medical Office Complex of Nine Buildings (Wilson Creek Crossing), Approximately 6.58 Acres, Located on the South Side of U.S. Highway 380 (University Drive) and Approximately 1,250 Feet West of Lake Forest Drive.

**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.

**APPLICATION SUBMITTAL DATE:** December 15, 2008 (Original Application)  
January 26, 2009 (Revised Submittal)  
February 3, 2009 (Revised Landscape Plan)  
February 4, 2009 (Revised Site Plan)

**ITEM SUMMARY:** The applicant is proposing to construct 9 medical office buildings totaling approximately 72,400 square feet (Wilson Creek Crossing) on 6.58 acres on the south side of U.S. Highway 380 (University Drive) and approximately 1,250 feet west of Lake Forest Drive. Located just south of the future Baylor Medical Center, this proposed development of medical and professional offices would be a complementary use to the hospital.

**PLATTING STATUS:** The subject property is currently unplatted. An associated preliminary-final plat (08-409PF), identifying the subject property as Lot 2, Block A of the Wilson Creek Crossing has been approved by the Commission. An associated record plat (08-427RP) is being considered concurrently by Staff. The record plat of the subject property must be filed for recordation with the Collin County Clerk, prior to the issuance of a building permit.

**SURROUNDING ZONING AND LAND USES:**

Subject Property: "BG" – General Business District

North	"PD" – Planned Development District Ordinance No. 2007-07-068 (hospital uses) and "O" – Office District/"C" – Planned Center District	Site of future Baylor Medical Center, Undeveloped land
South	"AG" – Agricultural District	Undeveloped land
East	"BG" – General Business District	Undeveloped land
West	"AG" – Agricultural District	Undeveloped land

Discussion: The proposed development is an allowable use within the existing zoning classification for the subject property.

**ACCESS/CIRCULATION:**

Adjacent Streets: U.S. Highway 380 (University Drive), Variable Width Right-of-Way, Major Regional Highway

Discussion: The applicant is proposing one point of access from U.S. Highway 380 to the subject property. Because of the number of vehicle trips that will be generated by the development of the subject property, the applicant is providing an approximately 260' long entry drive aisle coupled with the 410' long right-turn lane off of U.S. Highway 380 to avoid congestion entering the site. A second point of access to the subject property will be provided by a cross access point to the adjacent eastern property. The applicant is proposing to use a series of fire lane/mutual access easements and drive aisles for circulation around the subject property.

**PARKING:**

Proposed Use:	Medical Office (9 buildings totaling 72,400 Square Feet of Floor Area)
Required Number of Spaces:	1 Parking Space per 200 Square Feet of Medical Office Floor Area with a 10% reduction for developments over 50,000 Square Feet
Total Required:	326 Parking Spaces (with a 10% reduction)
Total Provided:	355 Parking Spaces (Including 22 Handicapped Spaces)

Discussion: The total number of required parking spaces for 72,400 square feet of medical office uses is 362. The Zoning Ordinance allows multi-tenant office developments in excess of 50,000 square feet of floor area to reduce the required parking by ten percent (10%) with site plan approval. With the 10% reduction, the required number of parking spaces would then be 326. The applicant is proposing to provide 355 parking spaces. Because the Zoning Ordinance does not place a limit on the number of parking spaces that can be provided, the applicant is not subjected to a maximum number of parking spaces. Thus, the applicant satisfactorily meets the reduced parking requirement. The applicant has satisfied the minimum parking requirements as specified within Section 146-130 Vehicle Parking of the Zoning Ordinance.

**LOADING SPACES:**

Proposed Use: Medical Office (9 buildings totaling 72,400 Square Feet of Floor Area)

Required Number of spaces: 1 Loading Space

Provided: 1 Loading Space

Discussion: The total number of loading spaces required for offices between 50,001 and 100,000 square feet is 2. The Zoning Ordinance allows for a reduction in the number of loading spaces required for multi-tenant office developments over 50,000 square feet. The applicant has provided one loading space within 25' of the largest (Office "A" at 15,000 square feet) building within the development. Staff believes one loading space is sufficient for this development. Thus, the applicant has satisfied the minimum loading space requirements as specified within Section 146-131 Off-Street Loading of the Zoning Ordinance.

**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 proposed a mixture of Chinese Pistache, Lacebark Elm, Southern Live Oak, and Chinquapin Oak trees. These trees are located at the terminus of parking rows, within the required landscape buffer, and throughout the site. The applicant has also provided Dwarf Burford Holly and Indian Hawthorne Clara shrubs to screen both the off-street parking rows adjacent to U.S. Highway 380 (University Drive) and the dumpster enclosure walls. The applicant has met all other minimum requirements as found within 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 satisfied the minimum requirements of Section 146-132 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 submitted a Construction Tree Permit Application and a Tree Preservation Plan displaying trees to be removed and trees to remain on site. The Tree Preservation Plan also shows the location of the tree protection fencing to be placed on the site during construction. The applicant is required to mitigate 18 caliper inches of protected trees that are to be removed from the site. The proposed landscape plan shows that these trees have been successfully mitigated as there are 7 canopy trees (measuring 21 caliper inches) above the required number of trees on the site.

**PUBLIC IMPROVEMENTS:**

- |                       |   |
|-----------------------|---|
| Sidewalks:            | Required along U.S. Highway 380 (University 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:**

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

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

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 opposition to this request.

**ATTACHMENTS:**

- Standard Conditions for Site Plan Approval Checklist
- Location Map
- Aerial Exhibit
- Letter of Intent
- Property Owner Notice
- Property Owner Notification List
- Proposed Site Plan
- Proposed Landscape Plan