

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Eleana Galicia, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for Lake Forest Office Building, Located Approximately 650 Feet South of U.S. Highway 380 (University Drive) and on the East Side of Lake Forest 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 and associated variances with the following condition:

1. The applicant receive a variance to allow an alternate screening device (evergreen living screen composed of Eastern Red Cedars) to screen the proposed medical office building from the single family residential properties along the eastern property line.
2. The applicant receive a variance permitting the proposed loading space to be located approximately 50 feet from the proposed building.

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: June 15, 2016 (Original Application)
June 25, 2016 (Revised Submittal)
July 1, 2015 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct a 12,000 square foot building for medical office uses on approximately 2.61 acres, located approximately 650 feet South of U.S. Highway 380 (University Drive) and on the East side of Lake Forest Drive.

Site plans can typically be approved by Staff; however, the two variance requests to locate the loading space further than 25 feet from the proposed building and to use an alternate screening device to screen the proposed office building from the residential

properties along the eastern property line, requires that the site plan be receive approval from the Planning and Zoning Commission. The variance requests are detailed further below.

PLATTING STATUS: The subject property is currently platted as Lot 1R, Block A of the Craig Children Trust Addition. An amending plat, will be required to dedicate the easements for the proposed development, subject to review and approval by the Director of Planning. The amending plat must be filed for recordation with the Collin County Clerk, prior to issuance of a certificate of occupancy.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" – Planned Development District Ordinance No. 2010-06-016 (Office Uses) and "CC" – Corridor Commercial Overlay District	Envision Imaging of McKinney and Undeveloped Land
North	"C" – Planned Center District (Commercial Uses), "PD" – Planned Development District Ordinance No. 2008-05-052 (Commercial Uses), and "CC" – Corridor Commercial Overlay District	McKinney Pediatrics and Advantage Storage McKinney
South	"PD" – Planned Development District Ordinance No. 2013-06-053 (Commercial Uses)	Undeveloped Land
East	"AG" – Agricultural District (Single Family Residential Uses) and "CC" – Corridor Commercial Overlay District	Meadow Ranch Estates Subdivision
West	"BG" – General Business District (Commercial Uses) and "CC" – Corridor Commercial Overlay District	Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Lake Forest Drive, 120' Right-of-Way, Greenway Arterial

PARKING: The applicant has satisfied the minimum parking requirements as specified within Section 146-130 (Vehicle Parking) of the Zoning Ordinance.

LOADING SPACES: Per Section 146-131 (Off-Street Loading), of the Zoning Ordinance, any loading space shall be located within 25 feet of the proposed building; The applicant is seeking a variance to locate the loading space approximately 50 feet behind the proposed medical office building.

The Zoning Ordinance states that a variance can be granted during site plan approval to increase the distance of the loading space from the proposed building if the Planning and Zoning Commission finds that:

- Unique circumstances exist on the property that make application of specific items in this section (Sec. 149-132) 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, and general welfare.

The applicant has proposed the loading space to be located approximately 50 feet behind the proposed building. Staff feels that the proposed location of the loading space should not have a negative impact on the functionality of the loading space, and as such, Staff has no objection to the applicant's request.

The applicant has satisfied all other minimum requirements as specified in 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 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) of the Zoning Ordinance, nonresidential uses are required to be screened from adjacent residential uses or residential zoning districts. Since the proposed medical office development is adjacent to single family residential uses located to the east of the subject property, the applicant is required to screen the the proposed development with either an approved screening device or an alternate screening device with approval of the Planning and Zoning Commission. Allowed

screening devices per Section 146-132 (Fences, Walls, and Screening Requirements) of the Zoning Ordinance include the following:

- Brick masonry, stone masonry, or other architectural masonry finish;
- Tubular steel (primed and painted) or wrought iron fence with masonry columns spaced a maximum of 20 feet on center with structural supports spaced every ten feet, and with sufficient evergreen landscaping to create a screening effect;
- Living plant screen, upon approval by the Planning and Zoning Commission and/or City Council, depending on which body has the final approval authority as indicated in section 146-45(a)(2) through the site plan process; or
- Alternate equivalent screening, upon approval by the Planning and Zoning Commission and/or City Council, depending on which body has the final approval authority as indicated in section 146-45(a)(2) through the site plan process.

The applicant is proposing an alternate screening device, consisting of 10' tall (at the time of planting) Eastern Red Cedars, planted 6' on center, to screen the nonresidential property from the single family residential to the east. The Zoning Ordinance states that a variance to the required screening may be granted if the Planning and Zoning Commission finds that:

- Unique circumstances exist on the property that make application of specific items in this section (Sec. 149-132) 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, and general welfare.

Staff feels that the proposed evergreen living screen will adequately screen the proposed use from the adjacent single family residential properties located to the east, and is identical to the living screen approved in December of 2013 for the Envision Imaging of McKinney building on the southern portion of the subject property. As such, Staff has no objection to the applicant's 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 submitted a tree survey, subject to review and approval of the City's Landscape Architect.

PUBLIC IMPROVEMENTS:

Sidewalks:	Required along Lake Forest 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. 2013-11-108)
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