

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 Keller Salons of Volterra, L.L.C., on Behalf of Liberty Federal Savings Bank, for Approval of a Site Plan for the Salons of Volterra at Stonebridge Ranch, Approximately 2.45 Acres, Located on the North Side of Virginia Parkway and Approximately 1,400 Feet East of Ridge Road.

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.
2. The applicant receive approval of a variance to allow the loading space to be located approximately 60' from the proposed building.

Prior to the issuance of a Building Permit:

3. The applicant revise the site plan, landscape plan, and tree preservation plan to coordinate changes in the location on the drainage easement, subject to review and approval by the City Engineer.
4. The applicant revise the grading plan so that the grade at the western fire lane entrance to the site does not exceed 6% with transitions not to exceed 5%, subject to review and approval by the City Engineer and Fire Marshal.

APPLICATION SUBMITTAL DATE: January 17, 2012 (Original Application)
February 2, 2012 (Revised Submittal)
February 6, 2012 (Revised Submittal)
February 8, 2012 (Revised Submittal)
February 9, 2012 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct an 11,333 square foot, 2-story, spa/salon building on approximately 2.45 acres, located on the north side of Virginia Parkway and approximately 1,400 feet east of Ridge Road. In accordance with the “PD” - Planned Development District Ordinance No. 1621 (the governing ordinance for Stonebridge Ranch and the subject property), the applicant must receive approval of a concept plan (12-007CP) prior to any building permits being released. The concept plan is running concurrently with this site plan at the February 14, 2012 Planning and Zoning Commission meeting and is scheduled for the March 6, 2012 City Council meeting.

PLATTING STATUS: The subject property is currently unplatted. A Boundary Plat for Parcel 506, Phase 2, has been filed with the County in accordance with the regulations set forth by the Stonebridge Planned Development District. A preliminary-final plat (12-009PF) has been submitted by the applicant and is running concurrently with this site plan at the February 14, 2012 Planning and Zoning Commission meeting. Subsequent to the approval of the preliminary-final plat, a record plat or plats, subject to review and approval by the Director of Planning, must be filed for recordation with the Collin County Clerk, prior to issuance of a Certificate of Occupancy.

SURROUNDING ZONING AND LAND USES:

Subject Property: “PD” – Planned Development District Ordinance No. 2007-05-053
(Commercial Uses)

North	“PD” – Planned Development District Ordinance No. 2007-05-053	Open Space
South	“PD” – Planned Development District Ordinance No. 97-06-036	Open Space Stonebridge Ranch Amenity Center – Beach and Tennis Club
East	“PD” – Planned Development District Ordinance No. 2007-05-053 (Commercial Uses)	Undeveloped Land
West	“PD” – Planned Development District Ordinance No. 2000-11-092 (Multi Family Residential and Commercial Uses)	The Venue at Stonebridge Ranch City of McKinney Fire Station #5

Discussion: The subject property is located within “PD” – Planned Development District Ordinance No. 2007-05-053. The applicant is proposing to develop the property with retail/personal service establishment uses. The proposed uses are consistent with the “R-1” zoning designation for the area.

ACCESS/CIRCULATION:

Adjacent Streets: Virginia Parkway, 120’ Right-of-Way, 4-Lane Major Arterial (M6D)

Discussion: The subject property has access to Virginia Parkway through a mutual access and firelane easement that straddles the interior property line of proposed Lots 1 and 2, Block A. The subject property has a second point of access through an offsite mutual access to the west of the property. Access to the site matches the approved access management plan (12-008AMP).

PARKING:

Proposed Use: Spa/Salon (professional service establishment)

Required Number of Spaces: 1 parking space per every 200 square feet of floor area

Total Required: 57 Parking Spaces

Total Provided: 89 Parking Spaces (Including 4 Handicapped Spaces)

Discussion: The applicant has satisfied the minimum parking requirements as specified in the “R-1” Retail District Regulations of the “PD” – Planned Development District Ordinance No. 1621, and as amended.

LOADING SPACES:

Proposed Use: Spa/Salon (11,333 square feet)

Required Number of Spaces: 1 Loading Space

Provided: 1 Loading Space

Discussion: The subject property has approximately 11,333 square feet of commercial space that will require one loading space. The applicant is requesting a variance to allow the loading space to be located approximately 60’ away from the building. The Zoning Ordinance requires loading spaces to be located within 25’ of the building unless a variance is granted with site plan approval. Staff considers the proposed loading

space usable, and believes there will be no adverse impact on current or future 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 applicable landscaping requirements as specified in Section 146-135 (Landscape Requirements) of the Zoning Ordinance through the use of Shumard Oak, Live Oak, Lacebark Elm trees as well as a variety of shrubs.

SCREENING REQUIREMENTS: Per “PD” – Planned Development District Ordinance No. 1621 (Stonebridge Ranch and base zoning district of the subject property), where the side, rear or service side of a multiple family or non-residential zoning district is adjacent to another residential district, the applicant is required to provide a screening device. Adjacent to the subject property along the northern portion of the western property line is a multi family development. Therefore, a screening device is required along the western property line where adjacent to the multi family tract. The applicant is proposing to construct a 6 foot masonry screening wall along the western property line where adjacent to multi family. This is in compliance with Screening Alternative A of “PD” - Planned Development District Ordinance No. 1621.

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. Also, the applicant has properly screened the sanitation container and has satisfied the 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 submitted a Tree Survey and Tree Preservation Plan. Prior to approval of a Tree Permit, the applicant must submit a

revised Tree Preservation Plan showing the change in the location of the drainage easement, subject to review and approval by the City Engineer.

PUBLIC IMPROVEMENTS:

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| Sidewalks: | Required along Virginia Parkway |
| 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 associated 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. 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 in opposition to this request.

ATTACHMENTS:

- Standard Conditions for Site Plan Approval Checklist
- Maps
- Letter of Intent
- Proposed Site Plan
- Proposed Landscape Plan
- Planning and Zoning Commission PowerPoint Presentation