

PLANNING & ZONING COMMISSION MEETING OF 05-24-16 AGENDA ITEM #16-137SP

**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 Site Plan for Bonnie Wenk Park, Phase Two, Located Approximately 800 Feet East of Hardin Boulevard and on the North Side of Virginia Parkway

**APPROVAL PROCESS:** The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the June 7, 2016 meeting.

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**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:** April 27, 2016 (Original Application)  
May 9, 2016 (Revised Submittal)  
May 13, 2016 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to construct park improvements for Bonnie Wenk Park on 116 acres located approximately 800 feet East of Hardin Boulevard and on the North Side of Virginia.

The proposed park will be maintained and operated by the City of McKinney. All proposed site plans for city-owned property must be considered by the City Council. The recommendation of the Planning & Zoning Commission will be forwarded to the City Council for consideration at the June 7, 2016 meeting.

**ZONING:**

<b>Location</b>	<b>Zoning District (Permitted Land Uses)</b>	<b>Existing Land Use</b>
Subject Property	“AG” Agricultural District (Park Uses)	Bonnie Wenk Park
North	“PD” – Planned Development District Ordinance No. 2014-03-020 (Single-Family Residential, School, and Agricultural Uses)	McKinney Christian Academy and Undeveloped Land
South	“PD” – Planned Development District Ordinance No. 2008-04-037 and “AG” – Agricultural District (Commercial and Agricultural Uses)	Undeveloped Land
East	“PD” – Planned Development District Ordinance No. 2014-03-020 (Single-Family Residential, School, and Agricultural Uses)	McKinney Christian Academy and Undeveloped Land
West	“PD” – Planned Development District Ordinance No. 2008-04-037 and “PD” – Planned Development District Ordinance No. 2000-01-05 (Commercial and Single Family Residential Uses)	Inwood Hills, Wal-Mart, and Undeveloped Land

**ACCESS/CIRCULATION:**

Adjacent Streets: Virginia Pkwy, 120’ Right-of-Way, Major Arterial

Hardin Blvd, 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:** 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 satisfied all landscaping requirements as specified in 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 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, subject to review and approval of the City's Landscape Architect.

**PUBLIC IMPROVEMENTS:**

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|-----------------------|--|
| Sidewalks:            | Required along Hardin Boulevard  |
| Hike and Bike Trails: | Existing within the park   |
| 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