

AGENDA ITEM

TO: Planning and Zoning Commission

FROM: Matt Robinson, AICP, Planning Manager

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for the McKinney Flour Mill, Located West of Throckmorton and on the North Side of Louisiana Street

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 Design Exception to not meet the transparency requirement for facades facing Pedestrian Priority "A" Streets (Louisiana Street) for the proposed silo structure with internal stairwells.

However, the applicant has also requested approval of a Design Exception to utilized corrugated metal as the primary external finishing material for the proposed silo structure with internal stairwells. Staff has concerns about the use of corrugated metal as it attempts to replicate historic features as opposed to creating a differentiated compatible structure. As such, Staff recommends denial of the proposed use of corrugated metal as the primary external finishing material.

APPLICATION SUBMITTAL DATE: June 9, 2014 (Original Application)
July 11, 2014 (Revised Submittal)
November 19, 2014 (Revised Submittal)
December 18, 2014 (Revised Arch Submittal)
December 22, 2014 (Revised Arch Submittal)
December 30, 2014 (Revised Arch Submittal)
January 16, 2015 (Revised Arch Submittal)

ITEM SUMMARY: The applicant is proposing to redevelop the McKinney Flour Mill consisting of multi-family residential, office and commercial uses on 2.05 acres located west of Throckmorton Street and on the north side of Louisiana Street. Site plans within the "MTC" – McKinney Town Center Zoning District can be approved administratively by

Staff; however, the applicant has requested Design Exceptions in order to utilize corrugated metal as a primary external finishing material and to not be required to meet the transparency requirement for facades facing Pedestrian Priority “A” streets (Louisiana Street) for the proposed silo structure with internal stairwells. These items are discussed in further detail below.

PLATTING STATUS: The subject property is currently platted as Lot1R and 2R, Block A of the McKinney Flour Mill Addition.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“MTC” – McKinney Town Center Zoning District (Transit Village Core – Office, Commercial and Residential Uses)	Office, Commercial, Event Center
North	“MTC” – McKinney Town Center Zoning District (Transit Village Core – Office, Commercial and Residential Uses)	Industrial
South	“MTC” – McKinney Town Center Zoning District (Transit Village Edge – Office, Commercial, Light Industrial and Residential Uses)	Commercial, Industrial
East	“MTC” – McKinney Town Center Zoning District (Transit Village Core – Office, Commercial and Residential Uses)	Industrial, Warehouse
West	“MTC” – McKinney Town Center Zoning District (Transit Village Core – Office, Commercial and Residential Uses)	Parking Lot

ACCESS/CIRCULATION:

Adjacent Streets: Virginia Street , 80’ Right-of-Way, Pedestrian Priority A
Louisiana Street, 80’ Right-of-Way, Pedestrian Priority A
Throckmorton Street, 80’ Right-of-Way, Pedestrian Priority B

PARKING: No off-street parking spaces are required as specified within the “MTC” – McKinney Town Center Zoning District of the Zoning Ordinance.

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

SOLID WASTE CONTAINERS: Sanitation containers currently exist on the site and are screened in accordance with the City of McKinney Design Specifications. In addition, the applicant has provided the required notation on the proposed site plan.

LANDSCAPING REQUIREMENTS: The applicant has satisfied all landscaping requirements of the “MTC” – McKinney Town Center Zoning District 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.

BUILDING DESIGN STANDARDS: Within the “MTC” – McKinney Town Center Zoning District, the Architectural and Site Standards (Section 146-139) of the Zoning Ordinance do not apply. The applicant is instead responsible for meeting the requirements of the Building Design Standards of the MTC. With the submission of a site plan, the MTC requires that elevations are provided and approved with the site plan. The proposed elevations are in general conformance with the Building Design Standards of the MTC; with exception to the requirements of primary external finishing materials and transparency for facades along Pedestrian Priority “A” streets for the silo structure. Section 8.3 (Façade Composition) of the MTC requires that all ground floor facades along all Pedestrian Priority “A” streets have transparent storefront windows covering no less than 65% of the façade area, and that all upper floor facades have transparent windows covering at least 30% of the upper floor façade area. Additionally, Section 8.4 (Building Material) requires that at least 80% of each façade facing a Pedestrian Priority “A” Street be externally finished with either Masonry or Pre-cast concrete panels to replicate stone. Other primary building materials may be approved on a case-by-case basis, but corrugated sheet metal is specifically prohibited.

The applicant has requested Design Exceptions to these requirements, discussed further below.

DESIGN EXCEPTION: A Design Exception is a requested deviation from any Building Form and Site Development Standards, Building Design Standards, or Open Space

Standards, beyond minor deviations specified in the Minor Modifications section of the “MTC” – McKinney Town Center Zoning District. All requests for a Design Exception are forwarded to the Planning and Zoning Commission for discretionary approval.

In reviewing any site plan applications or Design Exception requests, the Planning and Zoning Commission shall use the following criteria:

- 1) The goals, intent, and vision of the adopted McKinney Town Center Master Plan;
- 2) The extent to which the proposal fits the adjoining design context by providing appropriate building scale and use transitions;
- 3) The extent to which the proposal provides public benefits such as usable civic and open spaces, livable streets, structured and/or shared parking, and linkages to transit;
- 4) The extent to which the proposal hinders future opportunities for higher intensity Town Center development; and
- 5) Considerations of health and welfare of the general public.

Staff is of the opinion that the transparency requirement for the proposed silo structure with internal stairwells is not necessary as the building is to be used for the purposes of resident access and fire access, and does not act as a commercial storefront. As such, Staff feels that the requested Design Exception for the transparency requirement satisfies the intent of the ordinance and will not hinder the development or redevelopment of properties in close proximity.

Staff has concerns regarding the requested Design Exception to utilize corrugated metal as the primary exterior finishing material for the proposed silo structure with internal stairwells. Per the “MTC” – McKinney Town Center Zoning District, corrugated sheet metal as a primary external finishing material is prohibited. While the applicant is not requesting to use corrugated sheet metal, per se, the proposed metal is corrugated in nature and Staff does not feel that it has the authority to approve the building material. In addition, the Secretary of Interior’s Standards for the Rehabilitation of Historic Structures states that:

“New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment”

It is Staff’s opinion that the use of corrugated metal as the exterior finishing material on the silo structure with internal stairwells seeks to replicate the existing grain silos as opposed to creating a differentiated, but compatible structure. Staff is not opposed to

the use of architectural metal as the primary external finishing material on the silo structure with internal stairwells, but feels that the use of corrugated metal is not the most appropriate option. As such, Staff recommends denial of the proposed Design Exception to utilize corrugated metal as the primary external finishing material for the silo structure with internal stairwells.

TREE PRESERVATION ORDINANCE: The applicant will be responsible for complying with the Tree Preservation Ordinance.

PUBLIC IMPROVEMENTS:

Sidewalks:	Required along Throckmorton Street, Virginia Street and Louisiana Street
Hike and Bike Trails:	Not Applicable
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 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
- Architectural Elevations
- PowerPoint Presentation
- Applicant PowerPoint Presentation