

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Samantha Pickett, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Claymoore Engineering, on Behalf of University Joint Venture, for Approval of a Site Plan for Medical Office Buildings (ASC / Medical Office Business Park), Being Fewer than 4 Acres, Located on the North Side of U.S. Highway 380 (University Drive) and Approximately 125 Feet West of Wisteria Way

APPROVAL PROCESS: The City Council 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.

Prior to the issuance of a building permit:

2. The applicant revise the landscape plan to show the four (4) required canopy trees within the terminus islands in the parking area.
3. The applicant revise the site plan and landscape plan to show a six-foot wide sidewalk for the width of the subject property along U.S. Highway 380 (University Drive).
4. The applicant receive a TXDOT Driveway Permit for the proposed driveway on U.S. Highway 380 (University Drive).

APPLICATION SUBMITTAL DATE: March 24, 2014 (Original Application)
April 7, 2014 (Revised Submittal)
April 16, 2014 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct four medical office buildings in multiple phases, totaling 29,470 square feet, located on the north side of U.S. Highway 380 (University Drive) and approximately 125 feet west of Wisteria Way. An

associated preliminary-final plat (14-080PF) received approval at the April 22, 2014 Planning and Zoning Commission meeting.

Site plans can typically be approved by Staff; however, the zoning on the property (“PD” – Planned Development District Ordinance No. 97-06-35) requires that a site plan and landscape plan be reviewed and approved by the City Council for development within the “C” Zoning District of the ordinance. This item was not heard by the Planning and Zoning Commission as it was not required by the PD.

PLATTING STATUS: The subject property is currently conveyance platted as Lot 2, Block A, of the Skyline-University Addition. 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. 97-06-35 (Office Uses)

North	“PD” – Planned Development District Ordinance No. 97-06-35 (Multiple Family Residential Uses)	Skyway Apartments	Villas
South	“PD” – Planned Development District Ordinance No. 1281 (Office and Manufacturing Uses)	Raytheon Company	
East	“RS 84” – Single Family Residence District (Single Family Residential Uses)	McKinney Heights #2 Subdivision	
West	“PD” – Planned Development District Ordinance No. 97-06-35 (Commercial Uses)	Undeveloped Land	

ACCESS/CIRCULATION:

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

Discussion: The subject property will have direct access via U.S. Highway 380 (University Drive) and access to Skyline Drive via a mutual access easement through Lot 1, Block A, of the Skyline-University Addition.

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: Per the Landscape Requirements section, a landscape island must be located at the end of each parking row, and should contain at least one canopy tree. Prior to the issuance of a building permit, the landscape plan shall be revised to show the four (4) required canopy trees within the central parking area adjacent to the proposed decorative tower. The applicant has satisfied all other 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 must submit a signed affidavit verifying that there are no protected trees on the subject property prior to the issuance of a building permit

PUBLIC IMPROVEMENTS:

Sidewalks: Required along 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. Per Section 146-105 (Improvements) of the Subdivision Ordinance, paved sidewalks must be provided along and adjacent to both sides of a major thoroughfare. As such, the applicant will be required to revise the site and landscape plans to show a six-foot sidewalk along U.S. Highway 380 (University Drive).

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