

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 Retail Buildings Inc., for Approval of a Site Plan for a 5,756 Square Foot Restaurant with Drive-Through Window and Grocery Store, Approximately 1.34 Acres, Located Approximately 154 feet West of Hudson Crossing and on the South Side of Eldorado Parkway.

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 the proposed architectural elevations, ensuring that the elevations have architectural continuity among all of the buildings located within the immediate development, and to ensure reasonable continuity and harmony for all four sides of the proposed building, especially where visible from streets, internal drives, or residential districts.

Prior to the approval of a building permit:

3. The applicant revise the plat to show the Fire Department Connection (FDC) facing the fire lane instead of the drive-through lane, subject to review and approval by the Fire Marshal.
4. The applicant revise the landscape plan to add the standard note: All required landscape areas shall be provided with an automatic underground irrigation system with rain and freeze sensors and evapotranspiration (ET) weather based controllers and said irrigation system shall be designed by a qualified professional and installed by a licensed contractor.

5. The applicant revise the landscape plan to modify the “City Landscape Requirements” table to reflect both the City’s requirements and what has been provided on site.

APPLICATION SUBMITTAL DATE: August 15, 2011 (Original Application)
October 19, 2011 (Revised Submittal)
January 9, 2012 (Revised Submittal)
April 19, 2012 (Revised Submittal)
April 26, 2012 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct a 5,756 square foot grocery store and restaurant with drive-through building (Braum’s) on approximately 1.34 acres, located approximately 154 feet west of the intersection of Eldorado Parkway and Hudson Crossing. The subject property was recently rezoned in May of 2011 (“PD” – Planned Development District Ordinance No. 2011-05-31) and was granted a specific use permit (SUP Ordinance No. 2011-06-043) for a restaurant with drive-through in June of 2011.

PLATTING STATUS: The subject property is currently unplatted. Prior to issuance of a building permit, a preliminary-final plat must be submitted by the applicant and approved by the Planning and Zoning Commission. 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 No. 2011-05-031 (commercial uses) and Specific Use Permit Ordinance No. 2011-06-043 (restaurant with drive-through)

North	“PD” – Planned Development District No. 97-06-36 (residential uses)	Live Oak Village (Single Family Residences)
South	“PD” – Planned Development District Ordinance No. 99-05-44 (office uses)	Texas Best Gymnastics and McKinney Executive Suites
East	“PD” - Planned Development District Ordinance No. 2011-05-031 (commercial uses)	Undeveloped
West	“PD” – Planned Development District Ordinance No. 2001-05-031 (commercial uses)	Undeveloped

Discussion: The subject property is located within “PD” – Planned Development District Ordinance No. 2011-05-031. The proposed grocery store use is consistent with the “R-1” zoning designation for the area and the proposed restaurant with drive-through is an allowed use with the approved SUP (2011-06-043) for the subject property.

ACCESS/CIRCULATION:

Adjacent Streets: Eldorado Parkway, 108’ Right-of-Way, 4-Lane Greenway Arterial

Discussion: The subject property has direct access to Eldorado Parkway. The property also has access through a mutual access and firelane easement that straddles the southern property line of the subject property that continues east to Hudson Crossing.

PARKING:

Proposed Use: Restaurant with Drive-Through (2,798 square feet)
Grocery Store (2,958 square feet).

Required Number of Spaces: 1 parking space per every 150 square feet of floor area (restaurant).

1 parking space per every 250 square feet of floor area (retail)

Total Required: 31 Parking Spaces

Total Provided: 54 Parking Spaces (Including 3 Handicapped Spaces)

LOADING SPACES:

Proposed Use: Restaurant with Drive-Through (2,798 square feet)
Grocery Store (2,958 square feet).

Required Number of Spaces: 0 Loading Spaces

Provided: 0 Loading Spaces

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 Red Oak and Live Oak trees as well as a

variety of shrubs. Prior to the issuance of a building permit the applicant will need to revise the landscape plan to modify the "City Landscape Requirements" table to accurately reflect what the City requires and what the applicant is providing.

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. 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 governing planned development district references Planned Development District Ordinance No. 98-11-59, which requires the site plan be accompanied by elevation drawings to ensure architectural continuity among all of the buildings located within the immediate development, and to ensure reasonable continuity and harmony for all four sides of the proposed building, especially where visible from streets, internal drives, or residential districts.

The Planning and Zoning Commission is required, per the governing planned development district, to review the proposed elevations and pictures of the surrounding buildings (see attached) for conformance with the aforementioned requirements. Staff feels that the proposed elevations meet the intent of the aforementioned PD standards due to the use of brick and stone in a consistent manner on all four sides of the building and by providing architectural continuity among the other buildings nearby.

Even though the applicant submitted proposed elevation drawings so that Staff could review these standards, the applicant is still responsible for submitting a full elevations package to the Building Inspections Department. At that time, the elevations must meet the requirements of Section 146-139 (Architectural and Site Standards) of the City of McKinney Zoning Ordinance and the governing planned development district as well as meeting the minimum point score for non-residential/non-industrial projects, subject to the review and approval by the Chief Building Official.

TREE PRESERVATION ORDINANCE: The applicant will be responsible for complying with the Tree Preservation Ordinance. The applicant has submitted and received approval of an Affidavit of No Trees for the subject property by the City Arborist.

PUBLIC IMPROVEMENTS:

Sidewalks:	Required along Eldorado 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:

Roadway Impact Fees:	Applicable (Ordinance No. 2008-10-173)
Utility Impact Fees:	Applicable (Ordinance No. 2008-10-174)
Median Landscape Fees:	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
- Proposed Architectural Elevations
- Pictures of Surrounding Buildings
- PowerPoint Presentation