

AGENDA ITEM

TO: Planning and Zoning Commission

FROM: Michael Quint, Senior Planner

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Corwin Engineering, Inc., on Behalf of Allen Independent School District, for Approval of a Site Plan for an Elementary School (Allen Independent School District Elementary #17), Approximately 15.00 Acres, Located on the Northwest Corner of Berkley Drive and Wilford Drive.

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 6 foot tall (3 foot tall at the time of planting) living plant screen with a 6 foot tall painted black chain link fence along the western and northern property lines.

APPLICATION SUBMITTAL DATE: November 28, 2011 (Original Application)
December 15, 2011 (Revised Submittal)
January 9, 2012 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct an 115,327 square foot elementary school (Allen ISD Elementary School No. 17) on 15 acres located at the northwest corner of Berkley Drive and Wilford Drive.

PLATTING STATUS: The subject property is currently unplatted. Prior to the issuance of a certificate of occupancy for the proposed structure, an associated minor plat must be filed for record with the Collin County Clerk, subsequent to review and approval by the Director of Planning.

SURROUNDING ZONING AND LAND USES:

Subject Property: "PD" – Planned Development District Ordinance No. 2002-03-019 (educational uses) and "REC" – Regional Employment Center Overlay District

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| North | "PD" – Planned Development District Ordinance No. 2002-03-019 (residential uses) and "REC" – Regional Employment Center Overlay District | Saddle Club Residential Development |
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| South | "PD" – Planned Development District Ordinance No. 2002-03-019 (residential uses) and "REC" – Regional Employment Center Overlay District | Village Park Residential Development |
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| East | "PD" – Planned Development District Ordinance No. 2002-03-019 (residential uses) and "REC" – Regional Employment Center Overlay District | Village Park Residential Development |
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| West | "PD" – Planned Development District Ordinance No. 2002-03-019 (residential uses) and "REC" – Regional Employment Center Overlay District | Saddle Club Residential Development |
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Discussion: The governing planned development district ordinance reserved the subject property for an Allen ISD school site upon its adoption in March of 2002. As such, the proposed use is allowed by right by the governing zoning district.

ACCESS/CIRCULATION:

Adjacent Streets: Berkley Drive, 60' Right-of-Way, Residential Collector

Wilford Drive, 60' Right-of-Way, Residential Collector

Discussion: The proposed elementary school will have three access points onto Berkley Drive and two access points on Wilford Drive. Internal circulation will be served via a series of fire lanes and drive aisles. The proposed site plan conforms to the approved access management plan (11-180AMP).

The City of McKinney's Fire and Engineering Departments have closely examined the vehicular circulation to and from this site with Allen ISD. Increased traffic volumes during peak hours are expected upon the completion and opening of this elementary school. With that said, traffic volumes and circulation patterns will be continually

monitored and regulated through a partnership with the City of McKinney and Allen ISD to ensure that any negative impacts are minimized to the extent possible.

PARKING:

Proposed Use: Elementary School (115,327 Square Feet and 57 classrooms)

Required Number of Spaces: 2.5 parking spaces for each classroom, plus 1 pick-up/drop-off lane consisting of at least 10 stacking spaces

Total Required: 143 Parking Spaces

Total Provided: 209 Parking Spaces (Including 10 Handicapped Spaces)

Discussion: The applicant has satisfied the minimum parking requirements as specified within Section 146-130 (Vehicle Parking) of the Zoning Ordinance.

LOADING SPACES: No loading spaces are required for elementary schools. As such, 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 is proposing to plant a series of Oak, Chinese Pistache, Bald Cypress and Lacebark Elm trees to satisfy the various applicable landscaping requirements. The applicant has satisfied all landscaping requirements as specified in Section 146-135 (Landscape Requirements) of the Zoning Ordinance.

SCREENING REQUIREMENTS: Section 146-132 of the Zoning Ordinance requires a 6 foot tall screening device to be installed along any property line or district boundary between any single family residential use and any non-residential use. The Zoning Ordinance specifies that the required screening device shall consist of one of the following:

1. Brick masonry, stone masonry, or other architectural masonry finish;
2. Tubular steel (primed and painted) or wrought iron fence with masonry columns spaced a maximum of 20 feet on center with structural supports space every 10 feet, and with sufficient evergreen landscaping to create a screening effect;

3. Living plant screen, upon approval by the Planning and Zoning Commission; or
4. Alternative equivalent screening, upon approval by the Planning and Zoning Commission.

The subject property has directly adjacency to single family residential uses on its north and west sides. The applicant has proposed to install a living plant screen consisting of 544 Nellie R. Stevens Holly shrubs (3 foot tall at the time of planting and growing to a height of 6 feet) and a 6 foot tall painted black chain link fence along its northern and western property lines to satisfy the screening requirements of the Zoning Ordinance. Staff is comfortable supporting the applicant's request to install a living plant screen.

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 stated on a signed affidavit that there are no protected trees on the subject property.

PUBLIC IMPROVEMENTS:

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| Sidewalks: | Required along Berkley Drive and Wilford 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.

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: 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