

PLANNING & ZONING COMMISSION MEETING OF 1-22-13 AGENDA ITEM #12-215SP

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Samantha Gleinser, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Dallas Design Build, on Behalf of VFB Family Limited Partnership, for Approval of a Site Plan for Two Office/Warehouse Buildings, Being Less than 1 Acre, Located Approximately 1,075 Feet West of Bois D'Arc Road and on the South Side of U.S. Highway 380 (University 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 a variance from the Planning and Zoning Commission to allow bay doors to be oriented towards street frontage.

Prior to issuance of a building permit:

3. The applicant receive approval of a Hold Harmless Agreement for the proposed monument sign and proposed screening device, subject to the review of the City Engineer.
4. The applicant ensure all street trees along U.S. Highway 380 (University Drive) frontage are planted at least 8' from a public utility line, or if no other alternative is available, be permitted to space the trees closer to the public utility line as determined by the City Arborist.
5. The applicant verify that all water sewer and drainage be designed and constructed in accordance with the City design standards.

APPLICATION SUBMITTAL DATE: November 26, 2012 (Original Application)
January 7, 2013 (Revised Submittal)
January 16, 2013 (Revised Submittal)
January 18, 2013 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct two buildings totaling 11,860 square feet to be used as office/warehouse flex space on approximately 0.80 acres, located approximately 1,075 feet west of Bois D’Arc Road and on the south side of U.S. Highway 380 (University Drive).

Typically site plans can be administratively approved by Staff; however, the applicant is requesting a variance to allow the bay doors of southernmost building to be oriented towards University Drive (U.S. Highway 380), which must be approved by the Planning and Zoning Commission. The applicant has proposed to construct a 6’ tall wrought iron fence with masonry columns and evergreen screening shrubs to screen the proposed bay doors.

PLATTING STATUS: The subject property is currently unplatted. The applicant has submitted an associated preliminary-final plat (12-178PF), which is being considered by the Planning and Zoning Commission concurrently. 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. 2012-12-063 and “CC” –Corridor Commercial Overlay District (Light Manufacturing Uses)

North	“PD” – Planned Development District Ordinance No. 93-12-46 and “CC” – Corridor Commercial Overlay District (Commercial Uses)	McKinney Trade Days
South	“AG” – Agricultural District and “CC” – Corridor Commercial Overlay District	Undeveloped Land
East	“PD” – Planned Development District Ordinance No. 2006-10-120 and “CC” – Corridor Commercial Overlay District (Light Manufacturing Uses)	Eagle Transmission
West	“AG” – Agricultural District and “CC” – Corridor Commercial Overlay District	Undeveloped Land

Discussion: The governing planned development district ordinance (2012-12-063) for the property allows the proposed office/warehouse flex use on the subject property.

ACCESS/CIRCULATION:

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

Discussion: The proposed site will take direct access off of U.S. Highway 380 (University Drive) and will provide cross access to the adjacent properties to the east and west via a mutual access drive.

PARKING:

Proposed Uses: Office: 4,904 square feet
Warehouse: 6,956 square feet

Required Number of Spaces: Office: 1 space per 400 square feet (12.26 Spaces)
Warehouse: 1 space per 4,000 square feet (1.74 Spaces)

Total Required: 14 Parking Spaces

Total Provided: 14 Parking Spaces (Including 1 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:

Proposed Use: Office/Warehouse Flex (11,860 Square Feet)

Required Number of Spaces: One 12' x 60' Loading Space

Provided: One 12' x 60' Loading Space

Discussion: 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 governing “PD” – Planned Development District Ordinance No. 2012-12-063, street trees will be provided at one tree per 30 linear feet as opposed to standard Zoning Ordinance requirement of one tree per 40 linear feet. This requires 4 trees along the 118’ of street frontage along U.S. Highway 380 (University Drive). Additionally these trees will need to be located more than 8’ from any utility line, or, if no alternative is available, be permitted to plant the trees closer than 8’ to a utility line as determined by the City Arborist.

The applicant has satisfied all landscaping requirements as specified in Section 146-135 (Landscape Requirements) of the Zoning Ordinance.

SCREENING REQUIREMENTS: Per the governing zoning district, the applicant is required to orient bay doors away from street frontage. The applicant is proposing the bay doors for the southernmost building to orient towards U.S. Highway 380 (University Drive) with a 6’ tall wrought iron fence with masonry columns and evergreen screening shrubs to screen the proposed bay doors. In addition, the bay doors will be set back from the street approximately 215 feet and canopy trees will be provided along the street frontage. Per the Zoning Ordinance, a variance may be granted if the Planning and Zoning Commission finds that unique circumstances exist on the property that make the application of specific items unduly burdensome, the variance will have no adverse impact on current or future development, the variance is in keeping with the spirit of the zoning regulations and the variance will have no adverse impact on the public health, safety and general welfare. Staff feels that the proposed location of the bay doors, in conjunction with the proposed screening and landscaping along the street frontage, should mitigate any negative impacts on future or existing adjacent development.

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 provided a Tree Survey showing the existing trees to be protected.

PUBLIC IMPROVEMENTS:

Sidewalks:	Required along U.S. Highway 380 (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.

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

MISCELLANEOUS: The applicant has requested and received approval of a variance from the Fire Marshal to allow a section of the proposed fire lane to have radii of less than the minimum 30 feet. The variance allows for the 8' and 25' radii as shown on the site plan.

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