

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Samantha Pickett, Planner II

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Meritorious Exception for Millennium McKinney, Located on the East Side of McKinney Ranch Parkway and at the Terminus of Silverado Trail

APPROVAL PROCESS: The Planning and Zoning Commission is the final approval authority for the proposed meritorious exception.

STAFF RECOMMENDATION: Staff recommends denial of the proposed meritorious exception request due to the proposed building elevations' inability to ensure that an innovative or exceptional quality building will be constructed.

APPLICATION SUBMITTAL DATE: February 24, 2014 (Original Application)
June 25, 2014 (Revised Submittal)
September 3, 2014 (Revised Submittal)
September 23, 2014 (Revised Submittal)
October 9, 2014 (Revised Submittal)
October 13, 2014 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting a meritorious exception to Section 146-139 (Architectural and site standards) of the Zoning Ordinance for the Millennium McKinney Apartments, a multi-family residential development, located on the east side of McKinney Ranch Parkway and at the terminus of Silverado Trail. The applicant has indicated that the proposed elevations for the multiple-family residential development will utilize a combination of brick, stone, and Hardie siding (due to durability and ease of maintenance).

The meritorious exception is being requested because the proposed architectural elevations:

1. Do not meet the required minimum 85 percent masonry for each exterior wall visible from public right-of-way or adjacent properties used or zoned for residential purposes.

2. Do not meet the required minimum 50 percent masonry for each exterior wall located within a courtyard or not visible from public right-of-way or adjacent properties used or zoned for residential purposes.
3. Feature Hardie siding on the west and east sides of Building 2; the east, west, south and north sides of Building 3; the west, north, and south sides of Building 4; the east and west sides of joint Building 5/6; and the north, south, and east sides of joint Building 7/8.

The applicant has submitted and received approval of an associated site plan (12-052SP) and record plat (13-118RP).

COMPLIANCE WITH ARCHITECTURAL STANDARDS: The purpose of the architectural standards is to set minimum standards for the appearance of multi-family buildings and corresponding site elements, which are recognized as enhancing property values and are in the interest of the general welfare of the City of McKinney. Due to the proposed masonry percentages provided per wall and the proposed prohibited exterior finishing material (Hardie siding), the Millennium McKinney Apartments do not satisfy the minimum requirements of the architectural standards.

The provisions within the Architectural and site standards section of the Ordinance regarding meritorious exceptions states that “it is not the intent of this ordinance to discourage innovation. An architectural and site design that does not conform with the specific requirements of this ordinance, but which has merit by marking a positive contribution to the visual environment and which is appropriate to the site and use, may be submitted for consideration as a meritorious exception.”

The Architectural and Site Standards section of the Zoning Ordinance pertaining to granting a meritorious exception states that the Planning and Zoning Commission shall consider the following factors in determining the extent of any exception to be granted:

1. The extent to which the application meets other specific standards of this ordinance;
2. The extent to which the application meets the spirit and intent of this ordinance through the use of building materials, colors, and façade design to create a building of exceptional quality and appearance;
3. The positive or negative impact of the proposed project on surrounding property use and property values, in comparison to the expected impact of a project which could be built in conformance with the standards of this ordinance; and
4. The extent to which the proposed project accomplishes City goals.

MERITORIOUS DESIGN: The intent of the Architectural Standards Ordinance is to set standards for the appearance of multiple family buildings and corresponding site elements, which are recognized as enhancing property values and are in the interest of the general welfare of the City.

While the proposed elevations have incorporated multiple colors and exterior finishing materials (including the use of Hardie siding), Staff is of the opinion that a similar design can be accomplished through the use of other approved finishing materials (meeting the required masonry percentages per wall) and therefore is unable to support the request. Furthermore, Staff does not feel that the addition of Hardie siding alone constitutes a project of exceptional quality or innovative design.

IMPACT ON EXISTING DEVELOPMENT: The adjacent multi-family projects have developed in a manner that utilizes masonry and approved secondary materials on the buildings. Staff feels that the applicant could utilize similar approved exterior finishing materials on the proposed elevations and achieve a similar look, which can promote continuity with future and existing developments surrounding the subject property.

MISCELLANEOUS DISCUSSION: A meritorious exception shall not be granted to serve as a convenience to the applicant or for reasons related to economic hardship. Staff believes that this is not the case with the proposed architectural design and meritorious exception.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received six letters in opposition to this request.

ATTACHMENTS:

- Location Map and Aerial Exhibit
- Letter of Intent
- Letters of Opposition
- Existing PD Ordinance No. 2012-11-059
- Proposed Architectural Elevations
- PowerPoint Presentation