

PLANNING & ZONING COMMISSION MEETING OF 12-9-14 AGENDA ITEM #14-317SUP

AGENDA ITEM

TO: Planning and Zoning Commission

FROM: Matt Robinson, AICP, Planning Manager

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for an Event Center (Five Star Concierge), Located Approximately 80 Feet East of Tennessee Street and on the North Side of Davis Street

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the January 6, 2015 meeting.

STAFF RECOMMENDATION: Staff recommends approval of the proposed specific use permit for an event center use.

APPLICATION SUBMITTAL DATE: November 10, 2014 (Original Application)

ITEM SUMMARY: The applicant is requesting a specific use permit so that the office building, located at 207 E. Davis Street, can be utilized as an office and event center (Five Star Concierge). The applicant has four offices in the building and is proposing to utilize a space of 58' x 27' (approximately 1,566 square feet) for conferences, meetings and special events. The applicant has indicated that no food will be prepared on site and that alcohol will not be sold.

The McKinney Town Center zoning ordinance requires that a specific use permit be granted in order for an indoor commercial amusement, which includes an event center, to be operated on the subject property.

ZONING NOTIFICATION SIGNS: Section 146-164 (Changes and Amendments) of the Zoning Ordinance states that all zoning changes or amendments, including zoning, rezoning, amendments to Planned Developments, meritorious exceptions to the architectural standards, specific use permits and the like shall be required to post zoning change signs. The applicant has posted the required public hearing notification signs on the subject property as specified in Section 146-164.

SPECIFIC USE PERMITS: When acting on a request for a specific use permit, the following factors should be considered:

- Compatibility with adjacent and neighboring land uses in the immediate area

- Adaptability of building structures to the proposed use
- Infrastructure requirements: roads, sidewalks, access to public streets, parking, and drainage
- Elements such as screening, open space, building heights, and compatibility of existing buildings to the proposed use

Staff has evaluated the request based on the above mentioned parameters and has no objections to the proposed use and is of the opinion that the use is compatible with existing land uses of the adjacent properties.

ZONING:

| Location | Zoning District (Permitted Land Uses) | Existing Land Use |
|------------------|--|---|
| Subject Property | “MTC” – McKinney Town Center - Downtown Core District (Office, Retail, Commercial and Residential Uses) | Office Building and Parking Lot |
| North | “MTC” – McKinney Town Center - Downtown Core District (Office, Retail, Commercial and Residential Uses) | Parking Lot |
| South | “MTC” – McKinney Town Center - Downtown Core District (Office, Retail, Commercial and Residential Uses) | Parking Lot |
| East | “MTC” – McKinney Town Center - Downtown Core District (Office, Retail, Commercial and Residential Uses) | McKinney Municipal Court |
| West | “MTC” – McKinney Town Center - Historic Core District (Office, Retail, Commercial and Multi-Family Residential Uses) | Cross Engineering Consultants Office Building |

ACCESS/CIRCULATION:

Adjacent Streets: Davis Street, 50’ Right-of-Way, Pedestrian Priority “B” Street

PARKING: The McKinney Town Center (MTC) zoning district is intended to implement the Town Center Master Plan, which calls for pedestrian oriented, mixed-use, urban infill redevelopment, providing shopping, employment, housing, and business and personal services. This is achieved by promoting an efficient, compact and walkable development pattern that encourages pedestrian activity and reducing the reliance on private automobiles. To implement the vision, the requirements for on-site parking within the Town Center are lessened and in most cases not required. More specifically, for the Downtown Core Character District, existing buildings that contain non-residential or residential uses are not required to provide off-street parking. While off-street parking is not required, the applicant currently has 25 dedicated parking spaces existing on the site.

SCREENING: All parking spaces currently exist on site and no changes are proposed to the overall site. As such, no additional screening is required to be provided on the site.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no comments in support of or opposition to this request.

ATTACHMENTS:

- Location Map and Aerial Exhibit
- Letter of Intent
- Photo of 207 E. Davis Street
- PowerPoint Presentation