

AGENDA ITEM

TO: Planning and Zoning Commission

FROM: Brandon Opiela, Senior Planner

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Gary and Natalya Fagan, for Approval of the Site Plan for an Alternate Screening Device for a Multi-Family Development, Approximately 0.40 Acres, Located on the East Side of Tennessee Street and Approximately 200 Feet South of Elm Street.

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 receive approval of a 6 foot tall wood fence along the southern and eastern property lines.

APPLICATION SUBMITTAL DATE: August 10, 2012 (Original Application)

ITEM SUMMARY: A site plan for the subject property was previously approved by the Planning and Zoning Commission on April 24, 2001, which proposed 4 multiple family dwelling units to be placed on an approximately 0.40 acre parcel of land. The previously approved masonry screening wall was recently removed, and the applicant is requesting to replace the masonry wall with an alternate screening device (6' tall wood fence) along the southern and eastern property lines. Per Section 146-132 of the Zoning Ordinance, alternate screening devices must be approved by the Planning and Zoning Commission.

It is important to note that although the site plan is being approved a second time, the only change to the plan involves the alternate screening device, and has not altered any other site elements previously approved.

PLATTING STATUS: The subject property is currently platted Lot 1, Block A of the Lee Landers Addition #2. No additional easements are necessary for the proposal.

SURROUNDING ZONING AND LAND USES:

Subject Property: “BN” – Neighborhood Business District

North	“BN” – Neighborhood Business District	Multiple Development	Family
South	“BN” – Neighborhood Business District	Single Residence	Family
East	“RD 30” – Duplex Residence District	Multiple Development	Family
West	“RS 60” – Single Family Residence District	Single Residence	Family

ACCESS/CIRCULATION:

Adjacent Streets: Tennessee Street, 70’ Right-of-Way, Collector

Discussion: The subject property takes direct access off of Tennessee Street.

PARKING: The applicant is not proposing any changes to the parking previously approved on April 24, 2001.

LOADING SPACES: No loading spaces are required for multiple family dwelling units.

SOLID WASTE CONTAINERS: The applicant will continue to utilize trash totes in-lieu of a solid waste container as was previously approved on April 24, 2001.

LANDSCAPING REQUIREMENTS: The applicant is not proposing any changes to the site landscaping previously approved on April 24, 2001.

SCREENING REQUIREMENTS: Screening devices are required to be constructed and maintained along any property line between any single family or two-family zoning or use and non-residential uses. Allowed screening devices per Section 146-132 (Fences, Walls, and Screening Requirements) of the Zoning Ordinance include the following:

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

- Living plant screen, upon approval by the Planning and Zoning Commission and/or City Council, depending on which body has the final approval authority as indicated in section 146-45(a)(2) through the site plan process; or
- Alternate equivalent screening, upon approval by the Planning and Zoning Commission and/or City Council, depending on which body has the final approval authority as indicated in section 146-45(a)(2) through the site plan process.

When the site plan was previously approved by the Planning and Zoning Commission on April 24, 2001, the plan showed a 6' tall masonry wall along the southern and eastern property lines. Over time, the masonry wall deteriorated to the point that removal of this wall was required. The applicant is now proposing to replace this masonry wall with a 6' tall wood fence (Red Cedar Dog-Ear) along the southern (approximately 200') and eastern (approximately 100') property lines to satisfy the screening requirements of the Zoning Ordinance.

Staff does not anticipate any negative impacts to current or future adjacent developments by utilizing the proposed screening and is comfortable supporting the alternate screening device.

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.

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.

PUBLIC IMPROVEMENTS:

Sidewalks:	Existing along Tennessee Street
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:

- Maps
- Letter of Intent
- Proposed Site Plan
- PowerPoint Presentation