

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Aaron Bloxham, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for Sewell Audi of McKinney, Located Approximately 1,500 West of Stacy Road and on the North Side of State Highway 121

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the August 3, 2015 meeting.

STAFF RECOMMENDATION: Staff recommends approval of the proposed site plan and associated variances with the following conditions:

1. The applicant receive approval of a variance for an alternate screening device (prefinished welded wire mesh fence with evergreen screen) to screen the proposed bay doors and overnight vehicle storage areas from Henneman Way.
2. The applicant receive approval of a variance permitting the proposed loading space to be located a distance greater than the required 25 feet from the proposed building.

Prior to issuance of a building permit:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Site Plan Approval Checklist, attached.
2. The applicant submit a tree survey, subject to the review and approval of the City's Landscape Architect.

APPLICATION SUBMITTAL DATE: June 15, 2015 (Original Application)
June 29, 2015 (Revised Submittal)
July 6, 2015 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct a 60,037 square foot automobile sales facility (Sewell Audi of McKinney), an 8,500 square foot pre-owned

automobile sales facility, and a 4,677 square foot car wash on approximately 10.80 acres.

Site plans can typically be approved by Staff; however, the ordinance requires that the site plan be approved by the Planning and Zoning Commission and City Council. Also, the applicant is requesting variances for an alternate screening device and to place the loading spaces outside the required 25 feet, which must be considered by the Planning and Zoning Commission and City Council. The requested variances are detailed further below.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" – Planned Development District Ordinance No. 2004-12-123 and "REC" – Regional Employment Center Overlay District and "PD" – Planned Development District Ordinance No. 1755 (Commercial and Industrial Uses)	Undeveloped Land
North	"PD" – Planned Development District Ordinance No. 2004-12-123 and "REC" – Regional Employment Center Overlay District (Mixed Use and Commercial Uses)	La Quinta and Undeveloped Land
South	City of Allen	Undeveloped Land
East	"PD" – Planned Development District Ordinance No. 1726 (Industrial Uses)	Undeveloped Land
West	"PD" – Planned Development District Ordinance No. 2007-12-117, "PD" – Planned Development District Ordinance No. 2004-12-123 and "PD" – Planned Development District Ordinance No. 2012-06-027 and "REC" – Regional Employment Center Overlay District (Mini-Warehouse, Commercial, and Canine Boarding Uses)	Advantage Storage, La Quinta, and 2 nd Family Dogs

ACCESS/CIRCULATION:

Adjacent Streets: State Highway 121, 320' Right-of-Way, Tollway

Henneman Way, 80' Right-of-Way, Minor Arterial

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

LOADING SPACES: Per Section 146-131 (Off-Street Loading), of the Zoning Ordinance, any loading space shall be located within 25 feet of the proposed building; The applicant is seeking a variance to locate the loading space outside the required 25 feet (approximately 442 feet) from the proposed building.

The Zoning Ordinance states that a variance can be granted during site plan approval to increase the distance of the loading space from the proposed building if the Planning and Zoning Commission finds that:

- Unique circumstances exist on the property that make application of specific items in this section (Sec. 149-132) unduly burdensome on the applicant;
- 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 will have a minimal impact, if any, on the surrounding land uses; and
- The variance will have no adverse impact on public health, safety, and general welfare.

The applicant has proposed the loading space to be located on the main fire lane on the eastern property line that runs north-south between Henneman Way and State Highway 121. The proposed location provides adequate space for unloading inventory on site out of the public right-of-way and easy maneuverability for trucks and trailers, which could not be accommodated elsewhere on the site. Staff feels that the proposed location of the loading space should not have a negative impact on the functionality of the loading space, should provide for easy maneuverability for the trucks and trailers to unload cars onsite and out of the public right-of-way, and as such, Staff has no objection to the applicant's request.

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

SCREENING REQUIREMENTS: Per Section 146-132 (Fences, Walls, and Screening Requirements) of the Zoning Ordinance, bay doors and overnight vehicle storage areas are required to be screened from view of the public right-of-way. Since the proposed bay doors and overnight vehicle storage area are visible from Henneman Way, the applicant is required to screen the proposed development with either an approved screening device or an alternate screening device with approval of the Planning and Zoning Commission. 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.

The applicant is proposing an alternate screening device, consisting of a 6' tall prefinished welded wire mesh fence with an evergreen screen consisting of 5' tall Nellie R. Stevens shrubs planted at 5' on center, to screen the bay doors and overnight vehicle storage area from Henneman Way. The Zoning Ordinance states that a variance to the required screening may be granted if the Planning and Zoning Commission finds that:

- Unique circumstances exist on the property that make application of specific items in this section (Sec. 149-132) unduly burdensome on the applicant;
- 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 will have a minimal impact, if any, on the surrounding land uses; and

- The variance will have no adverse impact on public health, safety, and general welfare.

Staff feels that the proposed prefinished welded wire mesh fence, in conjunction with an evergreen living screen, will adequately screen the proposed bay doors and overnight vehicle storage from Henneman Way. As such, Staff has no objection to the applicant's request.

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 all of the other 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 has submitted an associated Facade Plan Appeal (15-155FR) that is being heard by the Planning and Zoning Commission concurrently at the July 14, 2015 meeting. If the Facade Plan Appeal is not approved, then 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: Required along State Highway 121 and Henneman Way

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. 2013-11-108) (**Waived per the approved VCIM Development Agreement**)

Utility Impact Fees: Applicable (Ordinance No. 2013-11-109 and Ordinance No. 2013-12-118)

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