



CITY OF MCKINNEY, TEXAS

Legislation Details (With Text)

File #: 16-379SP/FR **Name:** Grocery Store Site Plan and Facade Plan
Type: Agenda Item **Status:** Approved
In control: Planning & Zoning Commission
On agenda: 2/14/2017 **Final action:** 2/14/2017
Title: Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan and Façade Plan Appeal for a Grocery Store, Located on the Northwest Corner of Virginia Parkway and Custer Road

Indexes:

Attachments: 1. PZ Report, 2. Standard Conditions Checklist, 3. Location Map and Aerial Exhibit, 4. Letter of Intent Site Plan, 5. Letter of Intent Facade Plan, 6. Proposed Site Plan, 7. Proposed Landscape Plan, 8. Proposed Elevations, 9. PowerPoint Presentation

Date	Ver.	Action By	Action	Result
2/14/2017	2	Planning & Zoning Commission	Close the public hearing	Pass
2/14/2017	2	Planning & Zoning Commission	Approved	Pass

Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan and Façade Plan Appeal for a Grocery Store, Located on the Northwest Corner of Virginia Parkway and Custer Road

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: February 14, 2017

DEPARTMENT: Planning

CONTACT: Samantha Pickett, Planning Manager
Melissa Spriegel, Planner I

APPROVAL PROCESS: The action of the Planning and Zoning Commission for the proposed site plan and façade plan appeal may be appealed to the City Council.

STAFF RECOMMENDATION: Staff recommends approval of the proposed site plan and façade plan appeal with the following conditions:

1. The applicant receive approval of a variance request to allow the loading docks and associated spaces to be less than 200 feet from adjacent residential zones or uses.
2. The applicant receive approval of a variance request to allow the loading docks and associated spaces to be oriented toward street frontage (Virginia Parkway).
3. The applicant receive approval to utilize a living screen to screen the loading docks and associated spaces from view of public right-of-way (Virginia Parkway).
4. The applicant receive approval of a variance request to waive the required screening along

the western property line, where adjacent to single-family residential zone or use.

5. The applicant receive approval of a Façade Plan Appeal to allow 75% glass curtain wall on the east elevation.

Prior to issuance of a building permit:

6. The applicant satisfy the conditions as shown on the Standard Conditions for Site Plan Approval Checklist, attached.

APPLICATION SUBMITTAL DATE: December 12, 2016 (Original Application)
January 11, 2017 (Revised Submittal)
January 30, 2017 (Revised Submittal)
February 3, 2017 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct a 35,962 square foot retail building (grocery) on 5.10 acres at the northwest corner of Virginia Parkway and Custer Road.

Site plans can typically be approved by Staff; however, the applicant is requesting variances for the loading docks and associated loading spaces to be located 117 feet from single family residential uses and to be oriented toward street frontage (Virginia Parkway), to utilize a living screen to screen the loading docks and associated spaces from view of public right-of-way (Virginia Parkway), and to waive the required screening along the western property line where adjacent to single family residential uses, all of which must be considered by the Planning and Zoning Commission.

The applicant is also requesting approval of a Façade Plan Appeal due to the proposed elevations not conforming to the requirements of the City's Architectural Standards for non-residential uses in non-industrial districts. The applicant has requested to utilize a glass curtain wall in lieu of masonry as the primary finishing material on the eastern façade facing Custer Road. Typically facade plans can be approved by Staff; however, the applicant is requesting approval of a facade plan appeal, which must be considered by the Planning and Zoning Commission.

The requested variances and Façade Plan Appeal are detailed further below.