



17-196SP2

TITLE: Consider/Discuss/Act on Site Plan for a Multi-Family Residential Development, Located on the Southeast Corner of Rockhill Road and North Brook Drive

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: October 17, 2017

DEPARTMENT: Planning

CONTACT: Brian Lockley, Director of Planning, AICP, CPM
Samantha Pickett, Planning Manager, AICP
Danielle Quintanilla, Planner I

RECOMMENDED CITY COUNCIL ACTION: Staff recommends approval of the proposed site plan with the following condition:

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

APPLICATION SUBMITTAL DATE: July 11, 2017 (Original Application)
August 8, 2017 (Revised Submittal)
August 29, 2017 (Revised Submittal)
September 11, 2017 (Revised Submittal)
September 14, 2017 (Revised Submittal)
September 25, 2017 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct a 64,000 square foot multi-family residential development on 3.58 acres located at the southeast corner of Rockhill Road and North Brook Drive.

Site plans can typically be approved by Staff; however, the governing ordinance (Ordinance No. 1423) requires the site plan and landscape plan to be approved by the Planning and Zoning Commission and City Council.

PLATTING STATUS: The subject property is currently unplatted. A record plat or plats,

subject to review and approval by the Director of Planning, must be filed for recordation with the Collin County Clerk, prior to issuance of a certificate of occupancy.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"RG 18" - General Residence District (Residential Uses)	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 99-10-80 (Single Family Residential Uses) and "RS-84" - Single Family Residence District (Single Family Residential Uses)	Single Family Residences and High Meadows Subdivision
South	"PD" - Planned Development District Ordinance No. 1400 (Multi-Family Residential Uses)	The Rustic of McKinney Apartments
East	"PD" - Planned Development District Ordinance No. 1486 (Single Family Residential Uses)	Undeveloped Land
West	"RG 18" - General Residence District (Residential Uses) and "AG" - Agricultural District (Agricultural Uses)	Undeveloped Land and City-owned Parkland

ACCESS/CIRCULATION:

Adjacent Streets: Rockhill Road, Variable Right-of-Way, Collector

North Brook Drive, 60' Right-of-Way, Collector

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

LOADING SPACES: The applicant has satisfied the minimum loading space requirements as specified within 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: 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 the 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 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. The applicant has submitted a tree survey, subject to review and approval of the City's Landscape Architect.

PUBLIC IMPROVEMENTS:

Sidewalks: Required along Rockhill Road and North Brook Drive

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)

Utility Impact Fees: Applicable (Ordinance No. 2017-02-021)

Median Landscape Fees: Not Applicable

Park Land Dedication Fees: 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.

BOARD OR COMMISSION RECOMMENDATION: On October 10, 2017, the Planning and Zoning Commission voted 7-0-0 to recommend approval of the proposed site plan request.

SUPPORTING MATERIALS:

[PZ Minutes](#)

[Standard Conditions Checklist](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Ex. Ord. No. 1423](#)

[Proposed Site Plan](#)

[Proposed Landscape Plan](#)