



18-0083SP

TITLE: Consider/Discuss/Act on a Site Plan for a Retail and Restaurant Building, Located on the North East Corner of Stonebridge Drive and Plainfield Drive

COUNCIL GOAL: Direction for Strategic and Economic Growth
(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential, and open space)

MEETING DATE: February 12, 2019

DEPARTMENT: Planning

CONTACT: David Soto, Planner I
Samantha Pickett, AICP, Planning Manager
Jennifer Arnold, AICP, Director of Planning

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

STAFF RECOMMENDATION: 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: June 13, 2018 (Original Application)
August 22, 2018 (Revised Submittal)
November 20, 2018 (Revised Submittal)
December 3, 2018 (Revised Submittal)
January 11, 2019 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct two medical offices (14,495sqft and a 7,000 sqft) on a 2.1 acres, located on the northeast corner of Stonebridge Drive and Plainfield Drive.

Typically site plans can be administratively approved by Staff; however, the governing planned development ordinance ("PD" - Planned Development Ord. No. 1621) requires

the site plan to be approved by the Planning and Zoning Commission.

PLATTING STATUS: The subject property is currently platted as two separate lots, Lots 5 and 16, Block A of the Stonebridge Parcel 903 Addition. A replat of the subject property must be approved prior to the commencement of any development activity on the subject property.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" - Planned Development District Ordinance No. 2003-02-015 (Commercial Uses)	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 2003-02-015 (Commercial Uses)	Stonebridge Veterinary Clinic
South	"PD" - Planned Development District Ordinance No. 2003-02-015 (Commercial Uses)	Sorrento Subdivision and Undeveloped Land
East	"PD" - Planned Development District Ordinance No. 2003-02-015 (Commercial and Single Family Residential Uses)	Parkview Estates Subdivision and Sorrento Subdivision
West	"PD" - Planned Development District Ordinance No. 2003-02-015 (Commercial and Single Family Residential Uses)	Eagle Creek Subdivision

ACCESS/CIRCULATION:

Adjacent Streets:	Stonebridge Drive, 120' Right-of-Way, Greenway Arterial
	Plainfield Drive, 50' 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 Arborist.

PUBLIC IMPROVEMENTS:

Sidewalks:	Required along Stonebridge Drive and Plainfield Drive
Hike and Bike Trails:	Not Applicable
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 Stonebridge Development Agreement)
Utility Impact Fees:	Applicable (Ordinance No. 2017-02-021) (Waived per Stonebridge Development Agreement)
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.

SUPPORTING MATERIALS:

[Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Ex. PD Ord. No. 2003-02-015](#)
[Proposed Site Plan](#)
[Proposed Landscape Plan](#)