



17-172SP

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for a Parking Garage, Located at the Southeast Corner of Chestnut Street and Herndon Street

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: January 9, 2018

DEPARTMENT: Planning

CONTACT: Matt Robinson, AICP, Planning Manager

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(s):

1. The applicant satisfy the conditions as shown on the Standard Conditions for Site Plan Approval Checklist, attached.
2. The applicant receive approval of the following Design Exceptions to:
 - Allow for a driveway off of a Pedestrian Priority "B" Street (Chestnut Street)
 - Allow frontage along a Pedestrian Priority "B" Street (Chestnut Street) without active commercial uses on the ground floor to a minimum depth of 25'
 - Allow for garage facades along Pedestrian Priority "B" Streets to not maintain a traditional façade rhythm of 20'-30' or multiples thereof (Chestnut Street).
 - Allow for cars and parking garage ramps to not be screened from adjacent streets or buildings.

APPLICATION SUBMITTAL DATE: June 12, 2017 (Original Application)
August 10, 2017 (Revised Submittal)
August 29, 2017 (Revised Submittal)
December 6, 2017 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct a 129,025 square foot parking garage on 0.636 acres located at the southeast corner of Chestnut Street and Herndon Street.

Typically site plans within the “MTC” - McKinney Town Center Zoning District can be approved administratively by Staff; however, the applicant has requested Design Exceptions to the site layout and architectural design.

PLATTING STATUS: The subject property is currently platted as Lots 1 and 2, Block A of the Chestnut Commons Addition. An associated preliminary-final replat (CASE #17-178PFR) is being considered concurrently at the January 9, 2018 Planning and Zoning Commission meeting. A record plat 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	“MTC” - McKinney Town Center Zoning District (Downtown Core - Office, Commercial and Residential Uses)	Parking Lot
North	“MTC” - McKinney Town Center Zoning District (Downtown Core - Office, Commercial and Residential Uses)	Thomason Tire
South	“MTC” - McKinney Town Center Zoning District (Downtown Core - Office, Commercial and Residential Uses)	Retail/Office Buildings, Comedy Arena
East	“MTC” - McKinney Town Center Zoning District (Downtown Core - Office, Commercial and Residential Uses)	Best Price Auto Group
West	“MTC” - McKinney Town Center Zoning District (Downtown Core - Office, Commercial and Residential Uses)	Offices

ACCESS/CIRCULATION:

Adjacent Streets: Chestnut Street, 40’ Right-of-Way, Pedestrian Priority “B” Street
Herndon Street, 40’ Right-of-Way, Service Street

PARKING: No off-street parking spaces are required as specified within the “MTC” -

McKinney Town Center Zoning District of the Zoning Ordinance. However, the site plan proposes 316 off-street parking spaces within a structured parking garage.

LOADING SPACES: No loading spaces are required per 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 Appendix G ("MTC" - McKinney Town Center District) 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. However, the applicant has request a design exception to the screening of cars and ramps for the structured parking facility.

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.

BUILDING SITE AND DESIGN STANDARDS: Within the "MTC" - McKinney Town Center Zoning District, the Architectural and Site Standards (Section 146-139) of the Zoning Ordinance do not apply. The applicant is instead responsible for meeting the requirements of the Building Site and Design Standards of the MTC. With the submission of a site plan, the MTC requires that elevations are provided and approved with the site plan.

DESIGN EXCEPTION: A Design Exception is a requested deviation from any Building Form and Site Development Standards, Building Design Standards, or Open Space Standards, beyond minor deviations specified in the Minor Modifications section of the "MTC" - McKinney Town Center Zoning District. All requests for a Design Exception are forwarded to the Planning and Zoning Commission for discretionary approval.

In reviewing any site plan applications or Design Exception requests, the Planning and Zoning Commission shall use the following criteria:

- 1) The goals, intent, and vision of the adopted McKinney Town Center Master Plan;

- 2) The extent to which the proposal fits the adjoining design context by providing appropriate building scale and use transitions;
- 3) The extent to which the proposal provides public benefits such as usable civic and open spaces, livable streets, structured and/or shared parking, and linkages to transit;
- 4) The extent to which the proposal hinders future opportunities for higher intensity Town Center development; and
- 5) Considerations of health and welfare of the general public.

While several Design Exceptions have been requested, Staff is of the opinion that given the location of the site and the constraints of the property the project warrants the requested Design Exceptions. As such, Staff recommends approval of the request.

TREE PRESERVATION ORDINANCE: The applicant will be responsible for complying with the Tree Preservation Ordinance.

PUBLIC IMPROVEMENTS:

Sidewalks:	5' Sidewalk exists along Chestnut 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. 2013-11-108)
Utility Impact Fees:	Applicable (Ordinance No. 2017-02-021)
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 & Aerial](#)

[Letter of Intent](#)

[Proposed Site Plan](#)

[Proposed Landscape Plan](#)

[Proposed Elevations](#)

[PowerPoint Presentation](#)