



17-127SUP

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for Indoor Commercial Amusement (Exit Plan), Located at 218 East Louisiana Street, and Accompanying Ordinance

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: June 6, 2017

DEPARTMENT: Planning

CONTACT: Matt Robinson, AICP, Planning Manager
Brian Lockley, AICP, Director of Planning

RECOMMENDED CITY COUNCIL ACTION: Staff recommends approval of the proposed specific use permit.

APPLICATION SUBMITTAL DATE: May 1, 2017 (Original Application)

ITEM SUMMARY: The applicant is requesting a specific use permit in order to operate an escape room adventure business as an indoor commercial amusement at 218 E. Louisiana Street (Exit Plan).

The zoning on the property ("MTC" - McKinney Town Center Zoning District) requires that a specific use permit be granted in order for an indoor commercial amusement to be operated on the subject property.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"MTC" - McKinney Town Center Zoning District - Downtown Core (Mixed Uses)	Vacant
North	"MTC" - McKinney Town Center Zoning District - Historic Core (Mixed Uses)	Doug & Lynda's Ski Shop
South	"MTC" - McKinney Town Center Zoning District - Downtown Core (Mixed Uses)	Parking Lot

East	"MTC" - McKinney Town Center Zoning District - Downtown Core (Mixed Uses)	Parking Lot
West	"MTC" - McKinney Town Center Zoning District - Downtown Core (Mixed Uses)	Filtered

SPECIFIC USE PERMITS: When acting on a request for a specific use permit, the following factors should be considered:

- Compatibility with adjacent and neighboring land uses in the immediate area
- Adaptability of building structures to the proposed use
- Infrastructure requirements: roads, sidewalks, access to public streets, parking, and drainage
- Elements such as screening, open space, building heights, and compatibility of existing buildings to the proposed use

Staff has evaluated the request based on the above mentioned parameters and has no objections to the proposed use and is of the opinion that the use is compatible with existing land uses of the adjacent properties.

ACCESS/CIRCULATION:

Adjacent Streets: Louisiana Street, 57' Right-of-Way, Pedestrian Priority "A" Street

PARKING: The McKinney Town Center (MTC) zoning district is intended to implement the Town Center Master Plan, which calls for pedestrian oriented, mixed-use, urban infill redevelopment, providing shopping, employment, housing, and business and personal services. This is achieved by promoting an efficient, compact and walkable development pattern that encourages pedestrian activity and reducing the reliance on private automobiles. To implement the vision, the requirements for on-site parking within the Town Center are lessened and in most cases not required. More specifically, for the Downtown Core Character District, existing buildings that contain non-residential or residential uses are not required to provide off-street parking. There is no off-street parking proposed or provided.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no comments in support of or opposition to this request.

BOARD OR COMMISSION RECOMMENDATION: On May 23, 2017 the Planning and Zoning Commission voted 6-0-0 to recommend approval of the proposed specific use permit request.

SUPPORTING MATERIALS:

[DRAFT PZ Minutes 05.23.pdf](#)

[Location Map & Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Ordinance](#)

[Proposed Exhibit A](#)

[PowerPoint Presentation](#)