



16-095SP

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for a Medical Office (OBGYN Medical Clinic), Located Approximately 1,000 Feet South of U.S. Highway 380 (University Drive) and on the East Side of Lake Forest Drive

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: August 8, 2017

DEPARTMENT: Planning

CONTACT: Melissa Spriegel, Planner I
Samantha Pickett, Planning Manager, AICP
Brian Lockley, Directory of Planning, AICP, CPM

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 conditions:

1. The applicant receive approval to utilize an alternative screening device, composed of 6' tall Eastern Red Cedars, to screen the proposed medical office building from the adjacent single family residential properties located to the east of the subject property.

Prior to issuance of a building permit:

2. 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)
July 17, 2017 (Revised Submittal)
July 21, 2017 (Revised Submittal)
July 28, 2017 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct a 11,015 square foot medical office building (OBGYN Medical Clinic) on 1.51 acres located approximately 1,000 feet south of U.S. Highway 380 (University Drive) and on the east side of Lake Forest Drive.

Site plans can typically be approved by Staff; however, the applicant is requesting approval to utilize an alternative screening device to screen the proposed medical office building from the single family residential uses located to the east of the subject property, which must be considered by the Planning and Zoning Commission.

PLATTING STATUS: The subject property is currently platted as Lot 2R, Block A of the Craig Children Trust Addition. An amending plat (case #16-195AP) has been submitted and approved. The amending plat 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	"PD" - Planned Development District Ordinance No. 2013-06-053 (Office Uses)	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 2010-06-016 and "CC" - Corridor Commercial Overlay District (Office Uses)	Envision Imaging
South	"C" - Planned Center District (Commercial Uses)	Pinnacle Eye Association and Alliance Bank Loan Center
East	"AG" - Agricultural District (Agricultural Uses)	Meadow Ranch Estates
West	"AG" - Agricultural District (Agricultural Uses) and "BG" - General Business District (Commercial Uses)	Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Lake Forest Drive, 120' Right-of-Way, Greenway Arterial

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: Per Section 146-132 (Fences, Walls, and Screening requirements) of the Zoning Ordinance, screening devices shall be placed along any property line or district boundary between single family residential uses and non-residential uses. Since the proposed medical office development is adjacent to single family residential uses located to the east of the subject property, the applicant is required to screen the proposed development with either an approved screening device or an alternate screening device with approval of the Planning and Zoning Commission. Allowed screening devices per Section 146-132 (Fences, Walls, and Screening Requirements) of the Zoning Ordinance include the following:

- Brick masonry, stone masonry, or other architectural masonry finish;
- Tubular steel (primed and painted) or wrought iron fence with masonry columns spaced a maximum of 20 feet on center with structural supports spaced every ten feet, and with sufficient evergreen landscaping to create a screening effect;
- Living plant screen, upon approval by the Planning and Zoning Commission and/or City Council, depending on which body has the final approval authority as indicated in section 146-45(a)(2) through the site plan process; or
- Alternate equivalent screening, upon approval by the Planning and Zoning Commission and/or City Council, depending on which body has the final approval authority as indicated in section 146-45(a)(2) through the site plan process.

The applicant is proposing an alternate screening device, consisting of Eastern Red Cedars, planted 6' on center, to screen the non-residential property from the single family residential properties to the east. The Zoning Ordinance states that a variance to the required screening may be granted if the Planning and Zoning Commission finds that:

- Unique circumstances exist on the property that make application of specific items in this section (Sec. 149-132) unduly burdensome on the applicant;
- The variance will have no adverse impact on current or future development;
- The variance is in keeping with the spirit of the zoning regulations, and will have a minimal impact, if any, on the surrounding land uses; and

- The variance will have no adverse impact on public health, safety, and general welfare.

It is Staff's professional opinion that the proposed alternative screening, along with the existing vegetation along the creek on the east side of the property, will serve as adequate screening between the medical office use and adjacent single family residential uses and remain consistent with the screening device on the property to the south. As such, Staff has no objection to the applicant's request.

The applicant has satisfied all other 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 Lake Forest 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:	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](#)
[Proposed Site Plan](#)
[Proposed Landscape Plan](#)
[PowerPoint Presentation](#)