



**17-061SP**

**TITLE:** Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for a Multi-Family Development (Springs of McKinney), Located on the Northeast Corner of Ridge Road and Stacy Road

**COUNCIL GOAL:** Direction for Strategic and Economic Growth

**MEETING DATE:** September 12, 2017

**DEPARTMENT:** Planning

**CONTACT:** Melissa Spriegel, Planner I  
Samantha Pickett, Planning Manager, AICP  
Brian Lockley, Director 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 a living screen, composed of Foster's Holly, to screen the mechanical, heating and cooling equipment from view of public right-of-way and adjacent residential properties.

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 24, 2017 (Original Application)  
August 10, 2017 (Revised Submittal)  
August 22, 2017 (Revised Submittal)  
August 25, 2017 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to construct a 274,131 square foot multi-family development (Springs of McKinney) on 14.53 acres at the northeast corner of

Stacy Road and Ridge Road.

Site plans can typically be approved by Staff; however, the applicant is requesting approval to utilize a living screen to screen the mechanical, heating and air conditioning equipment from view of public right-of-way and adjacent residential properties, which must be considered by the Planning and Zoning Commission.

**PLATTING STATUS:** The subject property is currently unplatted. A preliminary-final plat (17-097PF) has been approved. A conveyance plat (17-205CVP) is being considered concurrently on the consent agenda, and a record plat (17-153RP) is currently under review. A record plat, 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	"PD" - Planned Development District Ordinance No. 2002-05-038 and "REC" - Regional Employment Center Overlay District (Mixed Uses)	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 2002-03-019 and "REC" - Regional Employment Center Overlay District (Mixed Uses)	Undeveloped Land
South	"PD" - Planned Development District Ordinance No. 2002-03-019, "PD" - Planned Development District Ordinance No. 2013-03-028, and "REC" - Regional Employment Center Overlay District (Mixed Uses)	Undeveloped Land
East	"PD" - Planned Development District Ordinance No. 2002-05-038 and "REC" - Regional Employment Center Overlay District (Mixed Uses)	Village Park Subdivision
West	"PD" - Planned Development District Ordinance No. 2014-02-012 and "REC" - Regional Employment Center Overlay District (Commercial Uses)	Undeveloped Land

**ACCESS/CIRCULATION:**

Adjacent Streets: Stacy Road, 130' Right-of-Way, Principal Arterial Ridge Road, 130' Right-of-Way, Major Arterial Future Silverton Road, 50' Right-of-Way, Local

**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, mechanical and heating and air conditioning equipment in non-residential, mixed use, and multi-family residential uses shall be screened from view from the public right-of-way and from adjacent residential property. The applicant is required to screen the proposed mechanical, heating and air conditioning equipment with either an approved screening device or a living plant screen 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 a living plant screen, consisting of Foster's Holly, to screen the mechanical, heating and air conditioning equipment from view of public right-of-way

and adjacent residential properties. 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 living plant screen, along with the proposed perimeter fencing and landscaping, will serve as adequate screening of the mechanical, heating and air conditioning equipment from view of public right-of-way and adjacent residential properties. As such, Staff recommends approval of 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 stated on a signed affidavit that there are no protected trees on the subject property, subject to review and approval of the City's Landscape Architect.

**PUBLIC IMPROVEMENTS:**

Sidewalks:	Required along Stacy Road, Ridge Road, and Silverton Road
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.

**SUPPORTING MATERIALS:**

[Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Site Plan](#)  
[Proposed Landscape Plan](#)  
[Screening Exhibit - Info Only](#)  
[Perimeter Fence Detail](#)  
[PowerPoint Presentation](#)