



17-285SP

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for an Office/Warehouse Building (Paradigm Roofing), Located Approximately 480 Feet East of State Highway 5 (McDonald Street) and on the South Side of McKinney Parkway

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: January 9, 2018

DEPARTMENT: Planning

CONTACT: Danielle Quintanilla, Planner I
Samantha Pickett, AICP, Planning Manager
Brian Lockley, AICP, CPM, 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 conditions:

1. The applicant receive approval of a living plant screen (composed of Sweet Viburnum shrubs) to screen the proposed overhead doors from public right-of-way.

Prior to issuance of a building permit:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Site Plan Approval Checklist, attached.

APPLICATION SUBMITTAL DATE: October 3, 2017 (Original Application)
November 28, 2017 (Revised Submittal)
December 14, 2017 (Revised Submittal)
December 19, 2017 (Revised Submittal)
December 22, 2017 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct an 11,633 square foot office/warehouse building (Paradigm Roofing) on 1.00 acre of land, located approximately 480 feet east of State Highway 5 (McDonald Street) and on the south side of McKinney Parkway.

Site plans can typically be approved by Staff; however, the applicant is requesting approval of a variance to allow for a living plant screen (composed of Sweet Viburnum shrubs) to be used to screen the proposed overhead doors from public right-of-way. The variance request is detailed further below.

PLATTING STATUS: The subject property is currently platted as Lot 13, Block B of the Metro Industrial Park No. 2 Addition. An amending 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	"ML" - Light Manufacturing District (Light Manufacturing Uses)	Undeveloped Land
North	"ML" - Light Manufacturing District (Light Manufacturing Uses)	Vector Systems Inc.
South	"ML" - Light Manufacturing District (Light Manufacturing Uses)	USDA Service Center
East	"ML" - Light Manufacturing District (Light Manufacturing Uses)	Undeveloped Land
West	"ML" - Light Manufacturing District (Light Manufacturing Uses)	Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: McKinney Parkway, 60' 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: Per Section 146-132 (Fencing, walls, and screening requirements), loading docks, bays, and bay doors shall be screened from view of public right-of-way, from adjacent residential property and from adjacent non-residential property, other than industrial.

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 requesting approval of a variance to allow for a living plant screen (composed of Sweet Viburnum shrubs) to be used to screen the proposed overhead doors from public right-of-way. The Zoning Ordinance states that a variance can be granted during site plan approval if the Planning and Zoning Commission finds that:

- Unique circumstances exist on the property that make application of specific items in this section (Sec. 146-132) 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.

The applicant is proposing to utilize a living plant screen, composed of Sweet Viburnum

shrubs located 36" on center, and to be 36" tall at the time of planting (6' tall minimum at maturity), to screen the proposed overhead doors located on the west, east and south sides of the building from public right-of-way (McKinney Parkway and Metro Park Drive). The proposed building is adjacent to vacant lots both east and west of the subject property, which, once developed, will provide additional screening of the overhead doors from public right-of-way.

Given the location of the building and future development adjacent to the subject property, Staff is of the professional opinion that the proposed living plant screen will serve as adequate screening of the overhead doors from public right-of-way. As such, Staff has no objections 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 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 McKinney Parkway

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 proposed site plan request.

SUPPORTING MATERIALS:

[Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Site Plan](#)
[Proposed Landscape Plan](#)
[PowerPoint Presentation](#)