



17-0016SP

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for a Retail Building (Ridge/U.S. 380 Retail), Located Approximately 300 Feet East of Ridge Road and on the South Side of U.S. Highway 380 (University Drive)

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: February 27, 2018

DEPARTMENT: Planning

CONTACT: Melissa Spriegel, 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 variance to reduce the landscape buffer along U.S. Highway 380 (University Drive) from 20 feet to 19 feet.
2. The applicant receive approval of a variance to allow the loading space to be located more than 25 feet from the building.

Prior to issuance of a building permit:

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

APPLICATION SUBMITTAL DATE: December 6, 2017 (Original Application)
January 24, 2018 (Revised Submittal)
February 2, 2018 (Revised Submittal)
February 8, 2018 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct an 8,026 square foot retail building on 0.97 acres, located approximately 300 feet east of Ridge Road and on the south side of U.S. Highway 380 (University Drive).

PLATTING STATUS: The subject property is currently conveyance platted as Lot 3, Block A of the CVS Ridge Addition. A preliminary-final plat and 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	"BG" - General Business District and "CC" - Corridor Commercial Overlay District (Commercial Uses)	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 2004-06-068 and "CC" - Corridor Commercial Overlay District (Park/Open Space Uses)	Undeveloped Land
South	"BG" - General Business District and "CC" - Corridor Commercial Overlay District (Commercial Uses)	Undeveloped Land
East	"BG" - General Business District and "CC" - Corridor Commercial Overlay District (Commercial Uses)	Undeveloped Land
West	"BG" - General Business District and "CC" - Corridor Commercial Overlay District (Commercial Uses)	CVS Pharmacy

ACCESS/CIRCULATION:

Adjacent Streets: U.S. Highway 380 (University Drive), Variable Width Right-of-Way, Major Regional Highway

PARKING: The applicant has satisfied the minimum parking requirements as specified within Section 146-130 (Vehicle Parking) of the Zoning Ordinance.

LOADING SPACES: Per Section 146-131 (Off-Street Loading), All loading spaces shall be located within 25 feet of the building. The applicant is seeking a variance to locate the loading space more than 25 feet from the building, approximately 36 feet from the building. The Zoning Ordinance states that a variance can be granted during site plan approval to decrease the distance of the loading docks and associated loading spaces from the proposed building and to allow the loading space to be located more than 25 feet from the building 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 has proposed that the loading space be located approximately 36 feet from the main building. Given the lot size and existing drive aisle configuration (constructed with adjacent development to the west), Staff understands the difficulty of locating the loading space within 25 feet of the building. As such, Staff has no objection to the applicant's requests.

The applicant has satisfied all other minimum requirements as specified in 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: Per Section 146-135 (Landscape Requirements) of the Zoning Ordinance, for non-residential and multiple family parcels, a minimum 20-foot landscape buffer adjacent to the right-of-way of any major thoroughfare is required. If unique circumstances exist which prevents strict adherence with this requirement, the Planning and Zoning Commission may consider a granting of a variance during the site plan approval process to reduce the minimum 20-foot landscape buffer to a minimum of ten feet, provided that site design considerations have been incorporated to mitigate the impact of the variance. Unusual circumstances include, but are not limited to: insufficient lot depth or size of the existing lot, existing structures and drives, and floodplain and existing trees to be preserved.

The applicant is requesting to reduce the landscape setback from a minimum of 20 feet to a minimum of 19 feet along U.S. Highway 380 (University Drive). A 30' fire lane and mutual access drive currently exists on the subject property, providing through access to the property to the west. In order to maintain the full width of the existing drive aisle and provide a consistent design with the adjacent development by placing parking on the north side of the drive aisle, the applicant is requesting a reduction in the required 20' landscape buffer to 19'. The Zoning Ordinance states that a variance to the required screening may be granted if the City Council finds that:

- Unique circumstances exist on the property that makes application of this section 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 the public health, safety and general welfare.

Staff feels that the proposed request to reduce the minimum landscape setback from 20 feet to 19 feet should not have an adverse impact for the site and the adjacent land uses. The applicant has satisfied all other landscaping requirements as specified in Section 146-135 (Landscape Requirements) of the Zoning Ordinance, and as such, Staff recommends approval of the variance request.

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. The applicant has properly screened the sanitation container and has satisfied the 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 is required to submit a signed affidavit that there are no protected trees on the subject property or a tree survey, subject to review and approval of the City's Landscape Architect during the Civil review process.

PUBLIC IMPROVEMENTS:

Sidewalks:	Required along U.S. Highway 380 (University 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 the 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](#)