



17-0011SP

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for an Office Building (Independent Bank Headquarters), Located on the Southeast Corner of Henneman Way and Grand Ranch Parkway

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: March 13, 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 variance to allow the loading spaces to be located more than 25 feet from the building.
2. The applicant receive approval of a variance to allow an increase in the maximum height of a screening device from eight feet four inches (8'4") to ten (10') feet.
3. The applicant revise the legend to match the symbol used for the alternate fire lane paving on the site plan exhibit.

Prior to issuance of a building permit:

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

APPLICATION SUBMITTAL DATE: November 17, 2017 (Original Application)
December 22, 2017 (Revised Submittal)

January 11, 2018 (Revised Submittal)
February 22, 2018 (Revised Submittal)
March 2, 2018 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct a 6-story, 160,000 square-foot office building (Independent Bank Headquarters), located on the southeast corner of Henneman Way and Grand Ranch Parkway.

Site plans can typically be approved by Staff; however the applicant is requesting approval of two variances. The first variance is to allow loading spaces to be located more than 25 feet from the building. The second variance is to allow for an increase in the maximum height for a screening device from eight feet four inches to ten feet. The variance requests are detailed further below.

PLATTING STATUS: The subject property is currently conveyance platted as Lot 4, Block B of the Parkside at Craig Ranch Addition. An associated minor plat (18-0056MP) 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	"PD" - Planned Development District Ordinance No. 2008-06-054, "REC" - Regional Employment Center Overlay District and "CC" - Corridor Commercial Overlay District (Commercial Uses)	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 2005-02-016 (Office Uses), "PD" - Planned Development District Ordinance No. 2008-06-054 (Residential Uses), "REC" - Regional Employment Center Overlay District and "CC" - Corridor Commercial Overlay District	Undeveloped Land
South	"PD" - Planned Development District Ordinance No. 2008-06-054, "REC" - Regional Employment Center Overlay District and "CC" - Corridor Commercial Overlay District (Commercial Uses)	Crossroads Park and Trail
East	"PD" - Planned Development District Ordinance No. 2008-06-054, "REC" - Regional Employment Center Overlay District and "CC" - Corridor Commercial Overlay District (Commercial Uses)	Crossroads Park and Trail

West	"PD" - Planned Development District Ordinance No. 2008-06-054, "REC" - Regional Employment Center Overlay District and "CC" - Corridor Commercial Overlay District (Commercial Uses)	Undeveloped Land
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ACCESS/CIRCULATION:

Adjacent Streets: Henneman Way, 60' Right-of-Way, Collector

Grand Ranch 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: 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 two of the three loading spaces required for development more than 25 feet from the building, approximately 72 and 75 feet away. The Zoning Ordinance states that a variance may be granted to increase the distance between the loading spaces and associated building beyond 25 feet if the Planning and Zoning Commission finds that:

- Unique circumstances exist on the property that make application of specific items in this section (Sec. 146-131) 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 two of the three required loading spaces be located approximately 72 and 75 feet from the building. The applicant has indicated their intent to locate the loading spaces on the west side of the building, within the service yard area, along with the dumpsters, HVAC units (AC Chillers), transformers and generators. One loading space abuts the building; however the remaining two are situated at a greater distance from the building (72 feet and 75 feet, respectfully). It is Staff's professional opinion that the location of these two loading spaces within the service area will allow for adequate access to the office building. Additionally, screening has been provided for a portion of the service yard, which will further reduce the impact on adjacent properties. As such, Staff has no objections to the applicant's request.

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: 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), the maximum height of a screening device in all districts, other than industrial, is eight feet four inches. The applicant is seeking a variance to increase the height of the screening device to 10 feet. The Zoning Ordinance states that a variance can be granted during site plan approval to increase the height of a screening device 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 height of the screen wall around the service yard area be increased from the maximum height of eight feet four inches to ten feet. Per Section 146-132, mechanical and heating and air conditioning equipment shall be screened from view from the public right-of-way and from adjacent residential property. The applicant has indicated their intent to increase the screen wall height in order to effectively screen two HVAC equipment units (AC chillers) at a height of eight feet six inches, as well as the generator at a height of nine feet six inches tall. In an effort to fully screen the equipment, the applicant has indicated their desire to construct a ten-foot tall stone veneer screen wall around the service yard area. It is Staff's professional opinion that the increase in height of the screen wall will provide a visual barrier and screen the equipment located within the service yard area effectively. As such, Staff has no objections to the applicant's request.

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. The applicant received approval of a Façade Plan Appeal by the Planning and Zoning Commission on January 9, 2018.

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 Henneman Way and Grand Ranch 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) **(None due)**

per the VCIM Development Agreement)

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](#)