



**17-0022SP**

**TITLE:** Consider/Discuss/Act on a Site Plan for Two Medical Office Buildings (McKinney Ortho), Located Approximately 200 Feet South of Eldorado Parkway and Approximately 275 Feet East of Highlands Drive

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

**MEETING DATE:** May 1, 2018

**DEPARTMENT:** Planning

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

**RECOMMENDED CITY COUNCIL ACTION:** Staff recommends approval of the proposed site plan with the following conditions:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Site Plan Approval Checklist, attached.
2. The applicant revise the zoning in the site data table to "PD" - Planned Development Ordinance No. 1522.

**APPLICATION SUBMITTAL DATE:** December 15, 2017 (Original Application)  
February 26, 2018 (Revised Submittal)  
March 5, 2018 (Revised Submittal)  
March 13, 2018 (Revised Submittal)  
March 19, 2018 (Revised Submittal)  
March 21, 2018 (Revised Submittal)  
March 28, 2018 (Revised Submittal)  
April 3, 2018 (Revised Submittal)  
April 5, 2018 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to construct two medical office buildings (McKinney Ortho), Building I (approximately 11,000 square feet) and Building II (approximately 7,175 square feet), on 1.68 acres located approximately 200 feet south

of Eldorado Parkway and approximately 275 feet east of Highlands Drive.

Typically site plans can be approved by Staff; however, the governing zoning ordinance, "PD" - Planned Development District Ordinance No. 1522, requires site plan approval by City Council.

**PLATTING STATUS:** The subject property is currently platted as Lot 3R, Block 1 of the SBT Addition. A minor replat 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. 1522 (Commercial Uses)	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 1522 (Commercial Uses)	Kessinger Medical Building and Primrose School of Eldorado
South	"PD" - Planned Development District Ordinance No. 1522 (Single Family Residential Uses)	Seville of the Highlands Subdivision
East	"PD" - Planned Development District Ordinance No. 1522 (Commercial Uses)	Alpha Optical
West	"PD" - Planned Development District Ordinance No. 1522 (Commercial Uses)	Primrose School of Eldorado, Eldorado-Highland Veterinary Clinic, and McKinney Ortho

**ACCESS/CIRCULATION:**

Adjacent Streets: Highlands Drive, 80' 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:** 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 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:	Not Required
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](#)  
[Existing PD Ord. No. 1499](#)  
[Existing PD Ord. No. 1522](#)  
[Proposed Site Plan](#)  
[Proposed Landscape Plan](#)