



18-0087SP

TITLE: Consider/Discuss/Act on a Site Plan for a Multi-Family Development (Heritage Multi-Family), Located South of the Intersection of Pearson Avenue and Heritage Drive

COUNCIL GOAL: Direction for Strategic and Economic Growth
(1C: Provide a Strong City Economy by Facilitating a Balance Between Industrial, Commercial, Residential, and Open Space)

MEETING DATE: July 17, 2018

DEPARTMENT: Planning

CONTACT: Melissa Spriegel, Planner I
Matt Robinson, AICP, Planning Manager
Jennifer Arnold, AICP, Interim Director of Planning

STAFF RECOMMENDATION: 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.

Prior to issuance of a building permit:

2. The applicant revise the site and landscape plans to provide the required screening for HVAC equipment.
3. The applicant revise the site plan to revise the labels for the fencing around the dog park and pool amenities.
4. The applicant revise the site plan to provide the required amenity details.
5. The applicant revise the site plan to revise the Building Areas, Floor Area Ratio, Parking Spaces Required and Setbacks information within the Site Data Table.

6. The applicant revise the site and landscape plans to revise the dimensions of the dumpster enclosure.
7. The applicant revise the landscape plan to revise the parking lot screening note within the Minimum Landscape Requirements Table.
8. The applicant revise the landscape plan to revise the spacing for required 6' evergreen shrubs for screening from 5' to 3' on center.
9. The applicant revise the site plan and water/wastewater plan to relocate the FDC and fire hydrants and add fire hydrants, subject to review and approval of the Fire Marshal's Office.

APPLICATION SUBMITTAL DATE: June 14, 2018 (Original Application)
 July 2, 2018 (Revised Submittal)
 July 10, 2018 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct an eleven building multi-family development (Heritage Multi-Family) on 8.94 acres south of the intersection of Pearson Avenue and Heritage Drive.

Site plans can typically be approved by Staff; however, the governing ordinance (Ordinance No. 2007-01-004) requires the site plan to be reviewed and acted upon by the City Council. The property was originally zoned in 1983 as part of an ordinance allowing multi-family residential uses in certain areas, including the subject property, within the total zoned area. The 2007 amendment did not change or remove the entitlement of the subject property to develop multi-family uses, just added a provision for maximum density of 20 dwelling units per acre.

PLATTING STATUS: The subject property is currently platted as Lots 2R1, 4, and 5, Block E of the Heritage Addition. An amending 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	"PD" - Planned Development District Ordinance No. 2007-01-004 (Multi-Family Uses)	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 1463 (Multi-Family Uses)	Heritage Premier Office and Heritage Place Apartments

South	"RD-30" - Duplex Residence District (Duplex Uses), "PD" - Planned Development District Ordinance No. 96-06-24 (Office Uses), and "PD" - Planned Development District (Residential Uses)	Brookwood Fourplexes, First Presbyterian Church, Central Church of Christ, and Undeveloped Land
East	"PD" - Planned Development District Ordinance No. 1463 (Multi-Family Uses)	Homestead of McKinney
West	"PD" - Planned Development District Ordinance No. 1463 (Office Uses) and "CC" - Corridor Commercial Overlay District	Red Cross

ACCESS/CIRCULATION:

Adjacent Streets: Heritage Drive, 60' Right-of-Way, Collector Pearson Avenue, 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: 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 submitted a tree survey, subject to review and approval of the City's Landscape Architect.

PUBLIC IMPROVEMENTS:

Sidewalks:	Required along Heritage Drive and Pearson Avenue
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.

BOARD OR COMMISSION RECOMMENDATION: Not Applicable

SUPPORTING MATERIALS:

[Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)

[Ex. PD Ord. No. 2007-01-004](#)

[Ex. PD Ord. No. 1332](#)

[Proposed Site Plan](#)

[Proposed Landscape Plan](#)

[Presentation](#)