



18-0082SP

TITLE: Consider/Discuss/Act on a Site Plan for an Office/Warehouse Building (Expert Services), Located on the South East Corner of Mercury Circle and Power House Street

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: August 14, 2018

DEPARTMENT: Planning

CONTACT: David Soto, Planner I
Samantha Pickett, Planning Manager, AICP
Jennifer Arnold, AICP, Interim 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 condition:

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

APPLICATION SUBMITTAL DATE: June 04, 2018 (Original Application)
June 22, 2018 (Revised Submittal)
June 29, 2018 (Revised Submittal)
July 30, 2018 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct 3 office/warehouse buildings (total of 14,052 square feet) on a 1.242 acres, located on the southeast corner of Mercury Circle and Power House Street.

Site plans can typically be approved by Staff; however, the governing zoning on the property (Ordinance No. 1518) requires that the site plan be approved by the Planning

and Zoning Commission.

PLATTING STATUS: The subject property is currently platted as Lot 7B, Block A, of the Power House Business Park Addition. An amending plat for the subject property is currently under review by Staff (18-0186AP). The plat must be filed prior to Certificate of Occupancy.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"ML" - Light Manufacturing District per Ordinance No. 1518 (Light Manufacturing Uses)	Undeveloped Land
North	"ML" - Light Manufacturing District per Ordinance No. 1518 (Light Manufacturing Uses)	Q Concepts, McKinney Auto Glass, and Undeveloped Land
South	"ML" - Light Manufacturing District per Ordinance No. 1518 (Light Manufacturing Uses)	Undeveloped Land
East	"ML" - Light Manufacturing District per Ordinance No. 1518 (Light Manufacturing Uses)	Undeveloped Land
West	"ML" - Light Manufacturing District per Ordinance No. 1518 (Light Manufacturing Uses)	Trinity Credit Services

ACCESS/CIRCULATION:

Power House Street, 60' Right-of- Way,
Collector Mercury Circle, 60' Right-of-Way,
Local

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 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 Power House Street and Mercury Circle
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](#)
[Ex. Ord. No. 1518](#)
[Proposed Site Plan](#)
[Proposed Landscape Plan](#)