



18-0052SP

TITLE: Consider/Discuss/Act on a Site Plan for a Library Expansion (John and Judy Gay Library), Located at 6861 Eldorado Parkway

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: September 4, 2018

DEPARTMENT: Planning

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

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

1. Prior to the issuance of a building permit, the City satisfy the conditions as shown on the Standard Conditions for Site Plan Approval Checklist, attached.

APPLICATION SUBMITTAL DATE: April 05, 2018 (Original Application)
April 14, 2018 (Revised Submittal)
May 29, 2018 (Revised Submittal)
July 18, 2018 (Revised Submittal)
July 30, 2018 (Revised Submittal)

ITEM SUMMARY: The City of McKinney is proposing to expand John and Judy Gay Library by 15,215 square feet and add additional parking, located within Gabe Nesbitt Community Park. The expansion will include additional stacks for adults and children's books as well as multipurpose room.

The proposed library expansion will be maintained and operated by the City of McKinney. All proposed site plans for City-owned property must be considered by the City Council. The recommendation of the Planning & Zoning Commission will be forwarded to the City Council for consideration at their September 4, 2018 meeting.

PLATTING STATUS: The subject property is currently platted as Lot 1R, Block A, of the McKinney Community Park Addition. An amending plat will be required to be approved prior to the issuance of a building permit, and filed with the County Clerk prior to the issuance of a Certificate of Occupancy.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" - Planned Development District Ordinance No. 98-11-59, "PD" - Planned Development District Ordinance No. 2003-02-015, (Park Uses), and "AG" - Agricultural District	John and Judy Gay Library, Apex Centre, PSA McKinney, and Gabe Nesbitt Community Park
North	"PD" - Planned Development District Ordinance No. 2003-02-015 (School Uses)	Evan Middle School
South	"PD" - Planned Development District Ordinance No. 98-11-59, "PD" - Planned Development District Ordinance No. 2011-12-081, and "PD" - Planned Development District Ordinance No. 2014-09-061 (Single Family Residential Uses)	Stone Hollow Subdivision and Wynngate Subdivision
East	"PD" - Planned Development District Ordinance No. 98-11-59 (Single Family Residential and Multi-Family Residential Uses) and "PD" - Planned Development District Ordinance No. 2003-08-069 (Office Uses)	Wynngate Subdivision, Villas of El Dorado Apartments, and Tranquility Dental
West	"PD" - Planned Development District Ordinance No. 2005-11-114 (Retail Uses), "PD" - Planned Development District Ordinance No. 2003-02-015 (Single Family Residential, Multi-Family Residential and Light Manufacturing Uses) and "RG-27" General Residence Townhome District (Townhomes Uses)	Villas at Willow Grove Condominiums, Life Storage, Builders Carpet & Design Center, Provence Subdivision, Aspendale Subdivision and Undeveloped Land

ACCESS/CIRCULATION:

Alma Road, 120' Right-of- Way, Greenway
Arterial Eldorado Parkway, 120' Right-of-
Way, Greenway Arterial

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

LOADING SPACES: The City 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 City 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 City has submitted two potential sets of elevations, both of which meet the requirements of Section 146-139 (Architectural and Site Standards) of the City of McKinney Zoning Ordinance and have been attached as a supporting documents.

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:	Not Applicable
Hike and Bike Trails:	Existing along Eldorado Parkway and Alma Road
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 City 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:	Not Applicable (Ordinance No. 2013-11-108)
Utility Impact Fees:	Not 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

BOARD OR COMMISSION RECOMMENDATION: On August 14, 2018, the Planning and Zoning Commission voted 7-0-0 to recommend approval of the proposed site plan.

SUPPORTING MATERIALS:

[PZ Minutes](#)
[Location Map and Aerial Exhibit](#)
[Standard Conditions Checklist](#)
[Letter of Intent](#)
[Proposed Site Plan](#)
[Proposed Landscape Plan](#)
[Facade Plan Option A](#)
[Facade Plan Option B](#)
[PowerPoint Presentation](#)
[Presentation 2](#)