



18-0139SP

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for Skyline 380 Retail, Approximately 660 Feet West of Skyline Drive and on the North Side of U.S. Highway 380 (University 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: December 11, 2018

DEPARTMENT: Planning

CONTACT: Derrick Rhys Wilson, Planner I
Samantha Pickett, AICP, Planning Manager
Jennifer Arnold, AICP, 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(s):

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

APPLICATION SUBMITTAL DATE: October 18, 2018 (Original Application)
November 6, 2018 (Revised Submittal)
November 19, 2018 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct a 11,969 square foot retail building on 1.71 acres at approximately 660 feet west of Skyline Drive and on the north side of US Highway 380 (University Drive).

PLATTING STATUS: The subject property is currently platted as Lot 4, Block A, of the Skyline/380 Addition. A record plat(s) 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. 2012-10-054 (Commercial/Retail Uses) and "CC" - Corridor Commercial Overlay District	Undeveloped Land
North	"PD" - Planned development District Ordinance No. 2013-08-078 (Multi-Family Residential Uses) and "CC" - Corridor Commercial Overlay District	Undeveloped Land
South	"PD" - Planned Development District Ordinance No. 1281 (Mixed Uses) and "CC" - Corridor Commercial Overlay District	Dermatology & Skin Cancer Surgery Center Stonebridge Endodontics
East	"PD" - Planned Development District Ordinance No. 2012-10-054 (Commercial Uses) and "CC" - Corridor Commercial Overlay District	Autozone The Wash Factory Car Wash
West	"C2" - Local Commercial District Ordinance No. 2016-11-131 (Commercial/Retail/Restaurant Uses) and "CC" - Corridor Commercial Overlay District	Dillas Quesadillas Smoothie King Five Guys

ACCESS/CIRCULATION:

Adjacent Streets: U.S. Highway 380 (University Drive), Variable Width Right-of-Way, Major Regional Highway/Multi-Modal

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 the loading spaces required for development of the retail building approximately 40-50 feet from the building. The Zoning Ordinance states that a variance can be granted during site plan approval to decrease the distance of the loading docks and associated loading spaces from the proposed building and to allow the loading space to be located more than 25 feet from the building 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 loading space be located approximately 40-50 feet from the main building. Given the limited size of the property and established access, Staff understands the difficulty of locating the loading spaces within 25 feet of the building. As such, Staff has no objection 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: 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 U.S. Highway 380 (University Drive)
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](#)
[Proposed Site Plan](#)
[Proposed Landscape Plan](#)
[Presentation](#)