



18-0118SP

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for Victory at Stonebridge Office Park, Approximately 220 Feet East of Stonebridge Drive and Approximately 445 Feet South 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 conditions:

1. The applicant receive approval of a variance to locate the loading space more than 25' from the building.
2. The applicant receive approval of a variance to the hose lay requirement, subject to review and approval by the Fire Marshal.
3. The applicant receive approval of a shared parking agreement, subject to review and approval by the City Attorney.

Prior to issuance of a building permit:

4. The applicant satisfy the conditions as shown on the Standard Conditions for

Site Plan Approval Checklist, attached.

APPLICATION SUBMITTAL DATE: August 21, 2018 (Original Application)
November 1, 2018 (Revised Submittal)
November 15, 2018 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct three office/retail buildings (16,713 square feet, 7,792 square feet, and 5,237 square feet) on 2.63 acres at approximately 220 feet east of Stonebridge Drive and approximately 445 feet south of U.S. Highway 380 (University Drive).

PLATTING STATUS: The subject property is currently platted as part of Lot 1, Block A, of Victory at Stonebridge. 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	"C2" - Local Commercial District (Commercial Uses) and "CC" - Corridor Commercial Overlay District	Undeveloped Land
North	"C2" - Local Commercial District (Commercial Uses) and "CC" - Corridor Commercial Overlay District	E.J. Wills Gastropub, McKinney Coffee Company, Fuzzy's Taco Shop, Circle K Gas Station, and Majestic Nail Spa
South	"PD" - Planned Development District Ordinance No. 2000-11-092 (Mixed Uses)	Dermatology & Skin Cancer Surgery Center and Stonebridge Endodontics
East	"PD" - Planned Development District Ordinance No. 2000-11-092 (Mixed Uses)	Undeveloped Land
West	"PD" - Planned Development District Ordinance No. 2001-07-080 (Mixed Uses)	Lake La Cima and Villages of La Cima

ACCESS/CIRCULATION:

Adjacent Streets: North Stonebridge Drive, 120' Right-of-Way, Greenway Arterial

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 proposed Building approximately 48 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 east of the building across the fire lane and adjacent to parking. Given the layout of the site and the pending hose lay variance, Staff believes locating the loading space outside of the 25' distance is a reasonable request in the interest of public/life safety. Due to such circumstances, Staff recommends approval of the variance 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 North Stonebridge 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](#)