



17-0234SP

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for a Medical Office Building (Lake Forest Plaza), Located Approximately 265 Feet West of Lake Forest Drive and on the North Side of Collin McKinney 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: December 11, 2018

DEPARTMENT: Planning

CONTACT: David Soto, 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 to utilize an alternate screening device, composed of 5' tall Pencil Point Juniper and an existing masonry device, to screen HVAC equipment from view from the public right-of-way and adjacent residential property.

Prior to issuance of a building permit:

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

APPLICATION SUBMITTAL DATE: August 8, 2017 (Original Application)
September 8, 2017 (Revised Submittal)
September 21, 2017 (Revised Submittal)

September 27, 2017 (Revised Submittal)
 October 5, 2017 (Revised Submittal)
 October 9, 2017 (Approval)
 February 27, 2018 (Post Submittal)
 March 5, 2018 (Post Submittal)
 May 22, 2018 (Post Submittal)
 May 30, 2018 (Post Submittal)
 November 1, 2018 (Post Submittal)
 November 21, 2018 (Post Submittal)
 November 28, 2018 (Post Submittal)

ITEM SUMMARY: The applicant is proposing to construct two offices on the subject property. The site plan was originally approved on October 9, 2017; however, the applicant is requesting approval of an alternate screening device to screen HVAC equipment from the public right-of-way. The variance request is detailed further below.

PLATTING STATUS: The subject property is currently platted as Lot 18, Block A, of the Village Park Addition.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"C1" - Neighborhood Commercial District (Commercial Uses)	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 2002-05-038 and "REC" - Regional Employment Center Overlay District (Single Family Residential Uses)	Village Park Subdivision
South	"C1" - Neighborhood Commercial District (Commercial Uses); "PD" - Planned Development District Ordinance No. 2006-02-010 and "REC" - Regional Employment Center Overlay District (Mixed Uses)	Undeveloped Land
East	"C1" - Neighborhood Commercial District (Commercial Uses)	Victory at Lake Forest Plaza
West	"C1" - Neighborhood Commercial District (Commercial Uses)	Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Collin McKinney Pkwy, 60' Right-of-Way Width, 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: 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: Per the Zoning Ordinance, a variance to the requirements of certain sections can be granted during site plan approval 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.

Mechanical and heating and air conditioning (HVAC) equipment in non-residential districts shall be screened from view from the public right-of-way and adjacent residential property. The applicant is seeking approval of a living screen device, composed of 5' tall Pencil Point Juniper to screen the HVAC equipment from the view from the public right-of-way. It is Staff's professional opinion that the proposed living screen, especially given the small area of exposure to the right-of-way, will serve as an adequate screening device. As such, Staff recommends approval proposed variance request.

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 stated on a signed affidavit that there are no protected trees on the subject property.

PUBLIC IMPROVEMENTS:

Sidewalks:	Required along Collin McKinney Parkway
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:	Applicable along Collin McKinney Parkway
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](#)