



18-0018SUP

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Restaurant with Drive-Through Window (Virginia Heights), Located Approximately 200 Feet North of Virginia Parkway and on the East Side of Coit Road

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, Interim Director of Planning

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the January 15, 2018 meeting.

STAFF RECOMMENDATION: Staff recommends approval of the specific use permit.

APPLICATION SUBMITTAL DATE: September 20, 2018 (Original Application)
October 31, 2018 (Revised Submittal)
November 19, 2018 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting approval of a specific use permit (SUP) to allow for a restaurant with drive-through window (Virginia Heights) on the subject property. The applicant is proposing to construct two buildings totaling 19,310 square feet, of which 13,510 square feet shall be retail uses, and the remaining 6,600 square feet will be for restaurant uses, including a drive-through window on the north side of the proposed building.

The existing zoning on the subject property ("PD" - Planned Development Ordinance No. 2001-02-024) contains a base zoning of "BN" - Neighborhood Business District

which requires that a specific use permit be granted in order for a restaurant with drive-through window be operated on the subject property. As part of the specific use permit request, the applicant has submitted a site layout exhibit detailing the building and parking locations, as well as the internal site circulation.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" - Planned Development District Ordinance No. 2001- 02-024 (Commercial Uses)	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 2001- 02-024 (Commercial Uses)	Undeveloped Land
South	"PD" - Planned Development District Ordinance No. 2001- 02-024 (Commercial Uses)	Undeveloped Land
East	"PD" - Planned Development District Ordinance No. 2001-02-024 (Commercial Uses)	Undeveloped Land
West	City of Frisco	Undeveloped Land

SPECIFIC USE PERMITS: When acting on a request for a specific use permit, the following factors should be considered:

- Compatibility with adjacent and neighboring land uses in the immediate area
- Adaptability of building structures to the proposed use
- Infrastructure requirements: roads, sidewalks, access to public streets, parking, and drainage
- Elements such as screening, open space, building heights, and compatibility of existing buildings to the proposed use

The surrounding area are under development for a variety of commercial uses, including service station, restaurants, retail, offices and a daycare. The proposed restaurant with drive-through is located on the northeast side of the subject property. The drive-through is surrounded by commercial development and is approximately at least 300' from any proposed single family residences.

Staff has evaluated the request based on the above mentioned parameters and is of the professional opinion that the site is appropriate for the proposed restaurant with drive-through window and should remain compatible with existing and future

surrounding land uses.

SITE LAYOUT: The attached exhibit provides a general layout of the proposed retail/restaurant building as well as the associated parking and internal site circulation. The site circulation, screening, parking, and sanitation requirements are in general conformance with the Zoning Ordinance.

IMPACT ON EXISTING DEVELOPMENT: Staff does not anticipate that the specific use permit request would have a negative impact on adjacent developments. A concept plan for the entire tract (including the subject property) was approved by City Council on July 17, 2018.

CONFORMANCE TO ONE MCKINNEY 2040: A key aspect of the ONE McKinney 2040 Comprehensive Plan is to provide direction related to the desired development patterns and to inform decisions related to the timing and phasing for future infrastructure investments in the City. To assist in guiding these decisions, the Preferred Scenario and Land Use Diagram establishes distinctive districts, each with a clear intent and market focus that are reinforced through character-defining placetypes. In conjunction with the Preferred Scenario, there will be a series of district diagrams which outline the desired development patterns for each unique area of McKinney. Per the Preferred Scenario, the subject property is located in the Established Community District. General placetypes included in this district are Suburban Living, Employment, and Neighborhood Commercial.

The proposed use should be compatible with the surrounding land uses, including those called for within the Preferred Scenario.

ACCESS/CIRCULATION:

Adjacent Streets: Coit Road, Variable Width, Right-Of-Way, Major Arterial

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no comments in support of or opposition to this specific use permit request.

SUPPORTING MATERIALS:

[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Established Community District](#)
[Placetype Definitions](#)
[Ex. PD Ord. No. 2001-02-024](#)
[Proposed Specific Use Permit Exhibit](#)
[Presentation](#)