



18-0158FR2

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Façade Plan for Springstone McKinney Hospital, Located Approximately 1,000 Feet East of Lake Forest Drive and Approximately 300 Feet North 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: March 12, 2019

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 façade plan may be appealed to the City Council.

STAFF RECOMMENDATION: Staff recommends approval of the proposed façade plan appeal with the following conditions:

1. The applicant receive approval of a variance to waive the 50% masonry requirement on the southern elevation.

APPLICATION SUBMITTAL DATE: January 29, 2019 (Original Application)
February 11, 2019 (Revised Submittal)
February 18, 2019 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting a façade plan appeal for a 70,710 square foot hospital (Springstone McKinney Hospital), located approximately 1,000 feet east of Lake Forest Drive and approximately 300 feet north of U.S. Highway 380 (University Drive), due to the proposed elevations not conforming to the requirements of the City's Architectural Standards for non-residential uses in non-industrial districts.

Typically façade plans can be approved by Staff; however, the applicant is requesting approval of a façade plan appeal, which must be considered by the Planning and Zoning Commission. The façade plan appeal is detailed further below.

On February 26, 2019, the Planning and Zoning Commission voted 6-0-0 to continue the public hearing and table the item to the March 12, 2019 Planning and Zoning Commission Meeting.

COMPLIANCE WITH ARCHITECTURAL STANDARDS: The purpose of the architectural standards is to set minimum standards for the appearance of non-residential and multi-family buildings and corresponding site elements, which are recognized as enhancing property values and are in the interest of the general welfare of the City of McKinney. The standards are intended to serve as a baseline for the minimum design expectations of the City. These standards are not intended to prohibit architectural innovation nor are they intended to mandate specific architectural styles and concepts. Rather, they are intended to provide for development of enduring quality that provides visual character and interest.

Façade Plan Appeals state that the Planning and Zoning Commission shall consider the following factors in determining the extent of any exception to be granted:

1. The extent to which the application meets other specific standards of this ordinance;
2. The extent to which the application meets the spirit and intent of this chapter through the use of building materials, colors, and façade design to create a building of exceptional quality and appearance;
3. The positive or negative impact of the proposed project on surrounding property use and property values, in comparison to the expected impact of a project which could be built in conformance with the standards of this ordinance;
4. The extent to which the proposed project accomplishes City goals as stated in the Comprehensive Plan or other approved documents; and
5. Convenience to the applicant and/or reasons related to economic hardship shall not be grounds for approval of an application.

The applicant has requested the following variances to the façade plan:

- Waive masonry requirements on the southern elevation of the building.
 - Section 146-139 (Architectural and Site Standards) of the Zoning Ordinance states that all elevations for buildings that are three stories or

smaller in height shall be finished with at least fifty (50) percent masonry finishing materials. The applicant is proposing to use 32% masonry finishing materials on the southern elevation while using concrete, fiber cement, and metal for the remainder of the elevation. It is Staff's professional opinion that the proposed use of finishing materials creates a unique and innovative building design that meets the intent of the ordinance. As such, Staff has no objections to the request.

IMPACT ON EXISTING DEVELOPMENT: It is Staff's professional opinion that the proposed design would not have a negative impact on existing developments surrounding the subject property.

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

SUPPORTING MATERIALS:

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Existing Site Plan](#)

[Proposed Facade Plan](#)

[Presentation](#)