



19-0004SUP

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Day Care Facility, Located on the Northeast Corner of Alma Road and Eldorado 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: July 23, 2019

DEPARTMENT: Planning

CONTACT: David Soto, Planner I
Samantha Pickett, AICP, Planning Manager
Jennifer Arnold, AICP, 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 August 20, 2019 meeting.

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

APPLICATION SUBMITTAL DATE: May 5, 2019 (Original Application)
June 25, 2019 (Revised Submittal)
July 8, 2019 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing a specific use permit (SUP) to allow a day care facility on the subject property. The proposed day care is approximately 12,087 square feet, located on the northeast corner of Alma Road and Eldorado Parkway.

The governing zoning district ("C1" - Neighborhood Commercial District) requires that a specific use permit be granted in order for a day care facility to 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	"C1" - Neighborhood Commercial District (Commercial uses)	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 2008-11-109 (Office Uses) and "SUP" - Specific Use Permit Ordinance No. 2009-01-005 (Assisted Living Facility Uses)	Stonefield Assisted Living Facility
South	"PD" - Planned Development District Ordinance No. 2003-02-015 (Open Space Uses)	Gabe Nesbitt Park and Apex Centre
East	"PD" - Planned Development District Ordinance No. 2003-02-015 (Office Uses)	McKinney Medical Village
West	"PD" - Planned Development District Ordinance No. 2001-02-014 (Single Family Residential Uses) and "PD" - Planned Development District Ordinance No. 2003-02-015 (Commercial Uses)	Parkview Estates Phase 1 and Serene Dentistry

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

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 day care facility. Given that a day care facility is primarily a daytime use and is proposed to be situated and serve nearby residential subdivisions, Staff is of the professional opinion that the proposed day care facility is a compatible and complementary use to the existing and future adjacent land uses. As such, Staff recommends approval of the proposed request.

IMPACT ON EXISTING DEVELOPMENT: Staff does not anticipate that the specific

use permit request would have a negative impact on adjacent developments.

CONFORMANCE TO THE FUTURE LAND USE PLAN (FLUP): 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, Commercial Center, Professional Campus, Neighborhood Commercial, Mixed Use, and Employment Mix.

The proposed specific use permit request is not in conflict with the Preferred Scenario.

ACCESS/CIRCULATION:

Adjacent Streets: Alma Road, 90' Right-of-Way, Minor Arterial Eldorado Parkway, 120' Right-of-Way, Greenway Arterial

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

SUPPORTING MATERIALS:

[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Established Community District](#)
[Placetype Definitions](#)
[Proposed Specific Use Permit Exhibit](#)
[Presentation](#)