



19-0002SUP

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for an Automobile Repair (Meineke Car Care Center), Located on the Southwest Corner of Ridge Road and McKinney Ranch 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: September 10, 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 October 1, 2019 meeting.

STAFF RECOMMENDATION: Staff recommends denial of the proposed specific use permit request due to the intensity of the proposed use and incompatibility with the surrounding area.

However, if the specific use permit is approved, the applicant is also requesting approval of an alternate screening device to shield the view of bay doors from the adjacent properties to the south and west.

APPLICATION SUBMITTAL DATE: April 3, 2019 (Original Application)
May 7, 2019 (Revised Submittal)
May 17, 2019 (Revised Submittal)
July 26, 2019 (Revised Submittal)
August 16, 2019 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing a specific use permit to allow an

automobile repair (Meineke Car Care Center) on the subject property. The proposed automobile repair is approximately 4980 square feet, located on the southwest corner of Ridge Road and McKinney Ranch Parkway.

The governing zoning district ("C2" - Local Commercial District) requires that a specific use permit be granted in order for an automobile repair 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. Additionally, the applicant is seeking a variance to use an alternate screening device to screen the said doors from adjacent non-residential properties. This request is detailed below.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"C2" - Local Commercial District (Commercial Uses)	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 2007-10-103 (Commercial Uses)	SD Donuts, CK Dental City, and Vacant Retail Space
South	"PD" - Planned Development District Ordinance No. 2016-03-021 (Commercial Uses)	Ridge Commons Shopping Center
East	"PD" - Planned Development District Ordinance No. 2014-02-012 (Commercial Uses)	Undeveloped Land
West	"PD" - Planned Development District Ordinance No. 2016-03-021 (Assisted and Independent Living Uses)	Undeveloped Land

SCREENING REQUIREMENTS: Per Section 146-132 (Fences, Walls, and Screening Requirements) of the Zoning Ordinance, loading docks and bay doors are required to be screened from view of the public right-of-way and adjacent non-residential property. The applicant is required to screen the proposed development with either an approved screening device (6' tall solid masonry wall or wrought iron fence with masonry columns and shrubs), or receive approval of an alternate device from the Planning and Zoning Commission.

The applicant is seeking approval of an alternate screening device, consisting of Nelly R. Stevens shrubs to screen the overhead doors from non-residential property to the west and south. The Zoning Ordinance states that a variance to the required screening may be granted 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.

Given that the bay doors back to a mutual access drive, locating a solid masonry wall or wrought iron fence may be difficult and could potential cause maneuvering concerns within the property. Additionally, the applicant is proposing 1 canopy tree per 30 linear feet in comparison to 1 canopy tree per 40 linear feet to further screen the use and provide additional trees on the subject property. Staff is of the opinion that the proposed living screen will adequately screen the view of the overhead doors, while providing a more flexible option on the property. As such, Staff has no objections to the variance request.

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 feels that the site is inappropriate for the proposed use and is incompatible with existing land uses on the adjacent properties. At the time that the property was originally rezoned in 2014, Staff was in the process of bringing forward the new zoning districts that are in use today, including "SO", "C1", "C2", etc. As these were not yet available, the uses permitted within the PD were designed to mimic what "C2" - Local Commercial District would likely allow. The intent of the 2014 PD was to continue and build upon the design and principles set forth by the "REC" - Regional Employment Center Overlay District to create a high quality and walkable mix of uses. This PD established neighborhood-appropriate uses while also specifically excluding certain uses such as mini-warehouse, pawnshops and automotive repair. Given the location and size of the property, as well as the nearby residential uses and small-scale retail, Staff has concerns the proposed automotive repair facility would not be of an intensity appropriate for the area, nor would it be in line with the vision originally established for the property. As such, Staff

recommends denial of the proposed specific use permit request.

IMPACT ON EXISTING DEVELOPMENT: Staff has concerns that intensity of the proposed use may have a negative impact on the adjacent development.

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 Collin McKinney Commercial District. General placetypes included in this district are Urban Living, Entertainment Center, Professional Campus, and Mixed Use.

The subject property falls within the Urban Living placetype, which generally calls for a mix of residential land uses, but also permits a limited amount of neighborhood retail to support the area. The proposed specific use permit request is of a higher intensity than that envisioned within the Urban Living placetype and as such, is in conflict with the Preferred Scenario.

ACCESS/CIRCULATION:

Adjacent Streets: Ridge Road, 120' Right-of-Way, Major Arterial McKinney Ranch Pkwy, 120' Right-of-Way, Major 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](#)
[Collin McKinney Commercial District](#)
[Proposed Specific Use Permit Exhibit](#)
[Proposed Landscape Plan](#)
[Presentation](#)