



19-0090SP

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for Recioto Montessori School, Located at the Northeast Corner of Stacy Road and Recioto 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: February 11, 2020

DEPARTMENT: Development Services - Planning Department

CONTACT: Joe Moss, Planner I
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 of a variance to reduce the landscape setback along Stacy Road from 20' to 18'.

Prior to issuance of a building permit:

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

APPLICATION SUBMITTAL DATE:	October 8, 2019	(Original Application)
	November 26, 2019	(Revised Submittal)
	December 17, 2019	(Revised Submittal)
	January 7, 2020	(Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct an 11,550 square foot Montessori School on 2.49 acres at the Northeast corner of Stacy Road and Recioto Drive. The applicant is requesting a landscape variance along Stacy Road to reduce the landscape setback from 20' to 18' in order to match existing infrastructure and access points.

PLATTING STATUS: The subject property is currently unplatted. A minor plat of the subject property must be approved prior to the commencement of any development activity on the subject property.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" Planned Development 2019-07-057 (Retail uses)	Undeveloped Land
North	"PD" Planned Development 2002-05-038 (Single Family Residential and Multifamily uses)	Springs of McKinney, Village Park 2D
South	"PD" Planned Development 2019-07-057 (Retail uses)	Undeveloped Land
East	"PD" Planned Development 2013-03-028 (Retail uses)	Villas at Stacy
West	"PD" Planned Development 2019-04-029 (Educational uses)	Frisco ISD High School #11

ACCESS/CIRCULATION:

Adjacent Streets: Stacy Road, 130' Right-of-Way, Principle Arterial Recioto Drive, 60' Right-of-Way, Collector Street Naphill Road, 50' Right-of-Way, Local Street

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 is requesting a variance to the landscaping setback along Stacy Road. According to Section 146-135 of the zoning ordinance, a 20' setback is required. In order to accommodate an existing right turn lane and cross access easement, while also providing necessary parking for the proposed development, the applicant is requesting that the landscape setback be reduced from 20' to 18' for a portion of the frontage along Stacy Road. Per Section 146-135, variances may be considered when unique circumstances exist which prevent strict adherence to the landscape setback requirements. Given the unique circumstances of the existing infrastructure, easements, and site constraints, it is Staff's professional opinion that the applicant's variance request and proposed site plan meet the requirements for a landscape setback variance. As such, we recommend approval of the request.

SCREENING REQUIREMENTS: The applicant has provided the required notation stating that all mechanical, heating, and air conditioning equipment shall be screened from the public right-of-way and from adjacent residential properties. The applicant has properly screened the sanitation container and has satisfied the minimum requirements as specified in Section 146-132 (Fences, Walls, and Screening Requirements) of the Zoning Ordinance.

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 all applicable 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, subject to review and approval of the City's Landscape Architect.

PUBLIC IMPROVEMENTS:

Sidewalks:	Required along Stacy Road, Recioto Drive, and Naphill Road
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:	Not Required
Park Land Dedication Fees:	Not Required
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](#)