



CITY OF MCKINNEY, TEXAS

Legislation Text

File #: 18-0034SP, **Version:** 1

Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for an Elementary School (Prosper Independent School District No. 10), Located Approximately 1,275 Feet South Of Virginia Parkway and Approximately 600 Feet West of Independence Parkway

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: May 8, 2018

DEPARTMENT: Planning

CONTACT: David Soto, Planner I
Samantha Pickett, Planning Manager, AICP
Brian Lockley, Director of Planning, AICP, CPM

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 to utilize an alternate screening device, composed of Spartan Juniper, to screen the proposed Elementary School from the adjacent single family residential properties located to the northeast of the subject property.

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.
2. The applicant satisfy the requirements per Engineering Department regarding the 24' gated drive aisle.

APPLICATION SUBMITTAL DATE: February 12, 2018 (Original Application)
March 27, 2018 (Revised Submittal)
April 06, 2018 (Revised Submittal)
April 17, 2018 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct an elementary school (Prosper Independent School District No. 10) on a 10.816 acres, located approximately 1,275 feet south of Virginia Parkway and approximately 600 feet west of Independence Parkway.

Site plans can typically be approved by Staff; however, the applicant is requesting approval of an alternate screening device to screen the proposed elementary school from the adjacent residential uses located northeast of the subject property. The variance request is detailed further below.

PLATTING STATUS: The subject property is currently unplatted. A minor plat for the subject property is currently under review by Staff (18-0131MP). Prior to development on the subject property, the minor plat must be approved, and a record plat, subject to review and approval by the Director of Planning, must be filed for recordation with the Collin County Clerk.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" - Planned Development District Ordinance No. 2001-02-024 (School Uses)	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 2001-02-024 (Single Family Residential Uses)	Valor Pointe at Westridge Subdivision
South	"PD" - Planned Development District Ordinance No. 2001-02-024 (Single Family Residential Uses)	Reserve at Westridge Subdivision
East	"PD" - Planned Development District Ordinance No. 2001-02-024 (Park and Open Space Uses)	Undeveloped Land
West	"PD" - Planned Development District Ordinance No. 2001-02-024 (Single Family Residential Uses)	Reserve at Westridge Subdivision

ACCESS/CIRCULATION:

Adjacent Streets: Hidden Haven Drive, 60' Right-of-Way, Collector

Bluestem Drive, 60' Right-of-Way, Collector

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 has satisfied all landscaping requirements as specified in Section 146-135 (Landscape Requirements) of the Zoning Ordinance.

SCREENING REQUIREMENTS: Per Section 146-132 (Fences, Walls, and Screening Requirements) of the Zoning Ordinance, screening devices shall be placed along any property line or district boundary between single family residential uses and non-residential uses. Since the proposed elementary school is adjacent to single family residential uses, the applicant is required to screen the proposed development with either an approved screening device or an alternate screening device with approval of the Planning and Zoning Commission. Allowed screening devices per Section 146-132 (Fences, Walls, and Screening Requirements) of the Zoning Ordinance include the following:

- Brick masonry, stone masonry, or other architectural masonry finish;
- Tubular steel (primed and painted) or wrought iron fence with masonry columns spaced a maximum of 20 feet on center with structural supports spaced every ten feet, and with sufficient evergreen landscaping to create a screening effect;
- Living plant screen, upon approval by the Planning and Zoning Commission and/or City Council, depending on which body has the final approval authority as indicated in section 146-45(a)(2) through the site plan process; or
- Alternate equivalent screening, upon approval by the Planning and Zoning Commission and/or City Council, depending on which body has the final approval authority as indicated in section 146-45(a)(2) through the site plan process.

The applicant is seeking approval of an alternate screening device, consisting of 87 Juniper Spartan trees (spaced approximately 4' 6" on center and to be 6' feet tall at time of planting), to screen the non-residential property from the single family residential properties to the northeast. These trees will be provided in conjunction with the canopy trees required within the 10' landscape buffer, as well as the existing residential wood fence along the rear property lines of the residential properties. The Zoning Ordinance states that a variance can be granted during site plan approval 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 the existing wood fence, required trees, and multiple easements along the property line, it is Staff's professional opinion that the proposed alternate screening device will serve as adequate screening between the elementary school and the adjacent single family residential uses. As such, Staff recommends approval the applicant's request.

The applicant has satisfied all other 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 the 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: Not Applicable

Hike and Bike Trails: Required along Hidden Haven and Bluestem Drive

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: Not Applicable per Custer West Agreement

Utility Impact Fees: Not Applicable per Custer West Agreement

Median Landscape Fees: Not Applicable

Park Land Dedication Fees: Applicable (Required to offset reduced parkland acreage)

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.