



CITY OF MCKINNEY, TEXAS

Legislation Text

File #: 18-0122SP2, **Version:** 1

Conduct a Public Hearing to Consider/Discuss/Act on a Design Exception for a Site Plan for Multi-Family Residential Uses (Lamar Street Lofts), Located at the Northeast Corner of Lamar Street and Chestnut Street

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: April 23, 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 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 design exception to allow for cementitious (fiber cement) siding and shingles.

Prior to issuance of a building permit:

1. The applicant meet the Engineering Department's condition to not build within easement locations.
2. The applicant provide the appropriate fire hydrant location per the Fire Department's recommendation.
3. The applicant satisfy the conditions as shown on the Standard Conditions for Site Plan Approval Checklist, attached.

APPLICATION SUBMITTAL DATE: September 10, 2018 (Original Application)
December 11, 2018 (Revised Submittal)

January 4, 2019 (Revised Submittal)
February 15, 2019 (Revised Submittal)
March 18, 2019 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct twenty three-multi-family residences on approximately 0.45 acres at the northeast corner of Lamar Street and Chestnut Street. Both site and facade plans within the “MTC” - McKinney Town Center Zoning District can be approved administratively by Staff; however, the applicant has requested a Design Exception to utilize cementitious (fiber cement) siding and shingles as the building’s primary finishing material. This is discussed in further detail below.

On April 9, 2019 the design exception request was tabled at the Planning and Zoning Commission meeting (5-0-0) per Staff recommendation due to a noticing error.

PLATTING STATUS: The subject property is currently platted as Lot 2A, Block 79 of the McKinney Original Donation. An associated amending plat has been submitted for the property.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“MTC” - McKinney Town Center District (Downtown Core)	Undeveloped Land
North	“MTC” - McKinney Town Center District (Downtown Edge)	Single Family Residences
South	“MTC” - McKinney Town Center District (Downtown Core)	McKinney Mini Storage
East	“MTC” - McKinney Town Center District (Downtown Core)	Yazmin’s Hair Salon, La Morena Western Wear, Covington Credit, Med Pro, and World Finance Loans and Taxes
West	“MTC” - McKinney Town Center District (Downtown Core)	Single Family Residences, Warehouse

ACCESS/CIRCULATION:

Adjacent Streets: Lamar Street, 40’ Right-of-Way, Local Street Chestnut Street, 40’ Right-of-Way, Local Street

PARKING: The applicant has satisfied the minimum parking requirements as specified within the associated development agreement and Appendix G (“MTC” - McKinney Town Center District) of the Zoning Ordinance.

LOADING SPACES: No loading spaces are required per 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 Appendix G ("MTC" - McKinney Town Center District) of the Zoning Ordinance, except as otherwise noted in the exceptions above.

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.

TREE PRESERVATION ORDINANCE: The applicant will be responsible for complying with the Tree Preservation Ordinance. The applicant has submitted a tree survey, subject to review and approval of the City's Landscape Architect.

PUBLIC IMPROVEMENTS:

Sidewalks:	Required along Chestnut Street and Lamar Street
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 Applicable
Park Land Dedication Fees:	Not Applicable
Pro-Rata:	As determined by the City Engineer

DESIGN EXCEPTION: A Design Exception is a requested deviation from any Building Form and Site Development Standards, Building Design Standards, or Open Space Standards, beyond minor deviations specified in the Minor Modifications section of the “MTC” - McKinney Town Center Zoning District. All requests for a Design Exception are forwarded to the Planning and Zoning Commission for discretionary approval.

In reviewing any site plan applications or Design Exception requests, the Planning and Zoning Commission shall use the following criteria:

- 1) The goals, intent, and vision of the adopted McKinney Town Center Master Plan;
- 2) The extent to which the proposal fits the adjoining design context by providing appropriate building scale and use transitions;
- 3) The extent to which the proposal provides public benefits such as usable civic and open spaces, livable streets, structured and/or shared parking, and linkages to transit;
- 4) The extent to which the proposal hinders future opportunities for higher intensity Town Center development; and
- 5) Considerations of health and welfare of the general public.

Within the Downtown Core Character District of the MTC, lap or shingle siding of any material including wood, vinyl and cementitious fiber are prohibited as a primary material. That said, the use of cementitious (fiber cement) siding compliments the surrounding residential buildings, which utilize wood and cementitious lap siding. From Staff’s perspective, the use of cementitious siding continues the transition of the look of the buildings from the residential areas located immediately to the north and west inward towards the core of downtown. As such, Staff is in support of the requested design exception to use cementitious siding as the primary finishing material.

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