



CITY OF MCKINNEY, TEXAS

Legislation Text

File #: 20-0010SUP2, Version: 1

Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow for a Self-Storage Facility (Virginia Self Storage), Located on the North Side of Virginia Parkway and Approximately 515 Feet West of Jordan Road and Accompanying Ordinance

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: March 2, 2021

DEPARTMENT: Development Services - Planning Department

CONTACT: Jennifer Arnold, AICP, Director of Planning
Caitlyn Strickland, Planning Manager
Joe Moss, Planner I

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

APPLICATION SUBMITTAL DATE: November 23, 2020 (Original Application)
January 19, 2021 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting a specific use permit to allow a self-storage facility (Virginia Self Storage) located on the north side of Virginia Parkway and approximately 515 feet west of Jordan Road.

The zoning for the subject property ("BG" - General Business District) requires that a specific use permit be granted for a self-storage facility to be operated on the subject property. As part of the specific use permit request, the applicant has submitted an exhibit, which details building locations, parking areas, ingress/egress points, and screening.

SURROUNDING ZONING AND LAND USES:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"BG" General Business District (Commercial Uses)	Undeveloped Land
North	"BG" General Business District (Commercial Uses)	Imagine International Academy

South	"AG" Agriculture District (Agricultural Uses)	Undeveloped Land
East	"BG" General Business District (Commercial Uses)	Service First Automotive
West	"AG" Agriculture District (Agricultural Uses) "PD" Planned Development District 2014-03-020 (Single Family Residential)	Bonnie Wenk Park, McKinney Christian Academy

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 appropriate for the proposed use and that it is compatible with the existing land uses on the adjacent properties.

The proposed site is bounded on its west by floodplain. This floodplain forms the eastern boundary of a city park (Bonnie Wenk) and the southern boundary of McKinney Christian Academy. To the east, the proposed site would share a common access drive with an existing service use, Service First Automotive. Directly north of the proposed self-storage facility is the parking lot for Imagine International Academy of North Texas and the primary school building, which is approximately 350 away.

The applicant proposes to orient any bay doors away from the right-of-way and will screen the site with a wrought iron fence with masonry columns and screening shrubs, which should help minimize any potential visual impact. With these things in mind, Staff recommends approval of the proposed specific use permit request.

IMPACT ON EXISTING DEVELOPMENT: Staff does not anticipate that the specific use permit request would have a negative impact on adjacent developments.

SITE LAYOUT: The attached exhibit provides a general layout of the proposed building as well as the associated parking and internal site circulation. The site circulation, parking, and sanitation requirements are in general conformance with the Zoning Ordinance.

ACCESS/CIRCULATION:

Adjacent Streets: Virginia Parkway, Variable Width Right-of-Way, Major Arterial

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

BOARD OR COMMISSION RECOMMENDATION: On February 9, 2021, the Planning and Zoning Commission voted 6-0-1 to recommend approval of the proposed rezoning request. Commissioner Mantzey abstained.