

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Michael Quint, Senior Planner

FROM: Brooks Wilson, AICP Planner

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by the City Of McKinney, for Approval of a Site Plan for the Veterans Memorial Park in McKinney, Approximately 0.57 Acres, Located on the Northeast Corner of Weiskopf Avenue and Collin David South Drive.

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to City Council for consideration at the July 20, 2010 meeting.

STAFF RECOMMENDATION: Staff recommends approval of the proposed site plan with the following conditions:

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

APPLICATION SUBMITTAL DATE: May 10, 2010 (Original Application)
May 24, 2010 (Revised Submittal)

ITEM SUMMARY: The City of McKinney is proposing to construct a park (Veterans Memorial Park) on 0.57 acres, located at the northeast corner of Weiskopf Avenue and Collin David South Drive. The park is intended to honor all veterans and memorialize the citizens of Collin County who have lost their lives in the line of duty. Special trees are being planted to represent each of the armed services. Intersecting walkways will cross the park and a memorial wall will be erected. There are currently a total of 319 names that are planned for the wall, which will be the focal point of the park. Only pedestrian access to the park will be provided. Parking will be offsite and is not required by Ordinance.

PLATTING STATUS: The subject property is currently platted as Lot 2, Block D of the Van Tuyl Plaza Addition at Craig Ranch. No additional platting is required by the proposed site plan.

SURROUNDING ZONING AND LAND USES:

Subject Property: "PD" - Planned Development District Ordinance No. 2001-02-017 (mixed uses) and "REC" - Regional Employment Center Overlay District.

North	"PD" - Planned Development District Ordinance No. 2001-02-017 (commercial and residential mixed use) and "REC" - Regional Employment Center Overlay District	Times Square
South	"PD" - Planned Development District Ordinance No. 2001-02-017 (commercial and residential mixed use) and "REC" - Regional Employment Center Overlay District	Undeveloped Land
East	"PD" - Planned Development District Ordinance No. 2001-02-017 (commercial and residential mixed use) and "REC" - Regional Employment Center Overlay District	Undeveloped Land
West	"PD" - Planned Development District Ordinance No. 2007-04-039 and "REC" - Regional Employment Center Overlay District	Undeveloped Land

Discussion: The proposed use is permitted by the governing zoning district.

ACCESS/CIRCULATION:

Adjacent Streets: Weiskopf Avenue, 80 Foot Right-of-Way, 2 Lane Divided Local Street
Dr. Kenneth Cooper Drive, 60 Foot Right-of-Way, 2 Lane Undivided Local Street

Discussion: The proposed Veterans Memorial Park will have direct pedestrian access from Weiskopf Avenue and Dr. Kenneth Cooper Drive. In addition, two named fire lane and mutual access easements, Collin David Drive North and Collin David Drive South, function as public streets and will also provide vehicular access to the park. No vehicular movement is planned on the subject property.

PARKING: No parking spaces are required for park uses as specified within Section 146-130 (Vehicle Parking) of the Zoning Ordinance.

LOADING SPACES: No loading spaces are required for park uses as specified within Section 146-131 (Off-Street Loading) of the Zoning Ordinance.

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

SCREENING REQUIREMENTS: There is no screening required on the subject property per 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) and Appendix B (Regional Employment Center Overlay District) 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.

PUBLIC IMPROVEMENTS:

Sidewalks: Required along Weiskopf Avenue and Dr. Kenneth Cooper Drive.

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: Not Applicable (Ordinance No. 2008-10-173)

Utility Impact Fees: Not Applicable (Ordinance No. 2008-10-174)

Median Landscape Fees: Not Applicable

Park Land Dedication Fees: Not Applicable

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.

ATTACHMENTS:

- Standard Conditions for Site Plan Approval Checklist
- Location Map
- Aerial Exhibit
- Letter of Intent
- Property Owner Notice
- Property Owner Notification List
- Proposed Site Plan
- Proposed Landscape Plan