



24-0001SUP

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow for Independent Living (Elevated Independent Living), Located on the North Side of Silverado Trail and Approximately 1,300 Feet East of South Custer Road

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: June 25, 2024

DEPARTMENT: Development Services - Planning Department

CONTACT: Araceli Botello, Planner I
Caitlyn Strickland, AICP, Planning Manager
Jennifer Arnold, AICP, Director of Planning

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the July 16, 2024 meeting.

STAFF RECOMMENDATION: Staff recommends approval of the proposed specific use permit request with the following special ordinance provision:

1. The property shall generally develop in accordance with the attached specific use permit exhibit and all applicable development requirements of the city.

APPLICATION SUBMITTAL DATE: January 17, 2024 (Original Application)
May 14, 2024 (Revised Submittal)
May 29, 2024 (Revised Submittal)
June 05, 2024 (Revised Submittal)
June 07, 2024 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing a Specific Use Permit to allow for Independent Living (Elevated Independent Living) located on the north side of Silverado

Trail and approximately 1,300 feet east of South Custer Road

The zoning for the subject property (C2 - Local Commercial District) requires that a specific use permit be granted for an independent living to be operated on the subject property.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	C2 - Local Commercial District (Commercial Use)	Undeveloped Land
North	PD Ord. No. 2006-06-071 and 2008-09-097 (Multifamily Use and Commercial Uses)	Undeveloped Land (Parkland) and Multifamily (Discovery at Craig Ranch)
South	PD Ord. No. 2013-08-075 and 1756 (Single Family Residential Use)	Single Family Residential (Creekside at Craig Ranch)
East	PD Ord. No. 2008-09-097 and 2006-06-071 (Commercial Uses)	Undeveloped Land (Parkland)
West	C2 - Local Commercial District (Commercial Uses)	Assisted Living Facility (Beehive Homes of McKinney)

SPECIFIC USE PERMITS: Pursuant to Section 203C.3.e of the McKinney UDC, the following factors should be considered when evaluating a Specific Use Permit (SUP) request:

- Whether the request complies with all site specifications adopted by the City, including the base zoning district and/or the PD entitlements;
- Whether the site, buildings, and use meet the criteria specified for the use in §205C, Use Definitions and Use-Specific Standards;
- Whether the proposed use will be detrimental to the adjacent properties or to the City as a whole;
- Whether the proposed uses are compatible in terms of scale (building massing, form, orientation, and location), intensity, and operating characteristics with uses and structures on adjacent properties and properties in the vicinity of the proposed application; and
- Whether potential impacts associated with such use are adequately mitigated through enhanced site or building design, including but not limited to additional landscaping, buffers, or screening, to minimize adverse impacts on surrounding uses and the City.

Staff has evaluated the request based on the above-mentioned parameters and feels that the site is appropriate for the proposed use and is compatible with existing land uses of the adjacent properties. The site is on a minor arterial and in proximity to a principal arterial roadway (Silverado Trail and South Custer Road). It is surrounded by existing and proposed commercial uses and multifamily uses. The applicant proposes to plant 6' evergreen shrubs as alternative screening along all rear and side property lines to create a cohesive development that utilizes the existing natural buffers on the site. Staff feels that the proposed independent living should complement the existing development and add to the diverse residential in the area.

As such, staff recommends approval of the SUP request.

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: Silverado Trail, 100' (4-lane divided) Right-of-Way, Major Arterial and South Custer Road, 130' (6-lane) Right-of-Way, Principal Arterial

OPPOSITION TO OR SUPPORT OF REQUEST: Staff have received no letters of support to this request and no letters of opposition. This does not include emails or letters that may have been sent directly to members of the Council. Staff have not received any citizen comments through the online citizen portal.

SUPPORTING MATERIALS:

- [Location Map and Aerial Exhibit](#)
- [Letter of Intent](#)
- [Proposed Specific Use Permit Exhibit](#)
- [Metes and Bounds](#)
- [Presentation](#)