



18-0060SP

TITLE: Consider/Discuss/Act on a Site Plan for Two Office/Warehouse Buildings, Located Approximately 500 Feet East of Redbud Boulevard and on the North Side of Corporate Drive

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: October 2, 2018

DEPARTMENT: Planning

CONTACT: Jennifer Arnold, AICP, Interim Director of Planning
Samantha Pickett, AICP, Planning Manager
Melissa Spriegel, AICP, Planner I

RECOMMENDED CITY COUNCIL ACTION: Staff recommends approval of the proposed site plan with the following conditions:

1. The applicant revise the site plan to remove "Preliminary" from the title block.
2. The applicant revise the title block to include the acreage of the subject property.
3. The applicant revise the site plan to ghost all off-site properties and clearly delineate the subject property (3.94 acres, Proposed Lot 8, Block E).
4. The applicant satisfy the conditions as shown on the Standard Conditions for Site Plan Approval Checklist, attached.

APPLICATION SUBMITTAL DATE: April 4, 2018 (Original Application)
May 25, 2018 (Revised Submittal)
June 6, 2018 (Revised Submittal)
June 11, 2018 (Revised Submittal)

June 14, 2018 (Revised Submittal)
June 26, 2018 (Revised Submittal)
July 9, 2018 (Revised Submittal)
July 16, 2018 (Revised Submittal)
July 20, 2018 (Revised Submittal)
July 25, 2018 (Revised Submittal)
August 2, 2018 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct two office/warehouse buildings, Building 1 (28,000 square feet) and Building 2 (25,102 square feet) on 3.94 acres located approximately 500 feet east of Redbud Boulevard and on the north side of Corporate Drive.

Typically site plans can be approved by Staff; however, the governing zoning ordinance "PD" - Planned Development District Ordinance No. 1563 requires that the site plan receive approval by the Planning and Zoning Commission and City Council.

PLATTING STATUS: The subject property is currently platted as Lot 1RB, Block E of the Bray Central Two Addition. An associated minor replat (PLAT2018-0139) was approved by the Planning and Zoning Commission on July 10, 2018.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" - Planned Development District Ordinance No. 1563 (Office and Industrial Uses)	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 1563 (Office and Industrial Uses)	Magnetic Technology
South	"PD" - Planned Development District Ordinance No. 1563 (Office and Industrial Uses)	Undeveloped Land
East	"PD" - Planned Development District Ordinance No. 98-05-30 (Office and Industrial Uses)	TPUSA, Inc. and Telconus Group
West	"PD" - Planned Development District Ordinance No. 1563 (Office and Industrial Uses)	Caliber Collision and Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Corporate Drive, 65' 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: 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.

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 submitted a tree survey, subject to review and approval of the City's Landscape Architect.

PUBLIC IMPROVEMENTS:

Sidewalks:	Required along Corporate 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:	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

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

BOARD OR COMMISSION RECOMMENDATION: On September 11, 2018 the Planning and Zoning Commission voted 7-0-0 to recommend approval/denial of the proposed site plan.

SUPPORTING MATERIALS:

[PZ Minutes 09.11.pdf](#)
[Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Ex. PD Ord. No. 1563](#)
[Proposed Site Plan](#)
[Proposed Landscape Plan](#)