

August 22, 2023

Public Hearing – Frisco MarketCenter, Block A, Lot 24
Specific Use Permit: (SUP23-0003)
Owner(s): FNP Financial Group, LLC.

DESCRIPTION:

A request for a Specific Use Permit for an Assisted Living and Nursing/Convalescent Home on one lot on 3.3± acres on the south side of Printers Way, 395± feet east of Legacy Parkway. Zoned Planned Development-215-Retail/Office-2/Multifamily-15. Neighborhood #46. KC

HISTORY:

Ordinance No. 341 – Annexed and zoned 60.1± acres to Light Industrial on August 2, 1973.

Ordinance No. 99-01-29 – Annexed and zoned 109.0± acres to Agricultural on January 5, 1999.

Ordinance No. 99-01-34 – Annexed and zoned 42.13± acres to Agricultural on January 5, 1999.

Ordinance No, 05-06-44 – Rezoned 57.04± acres from Agricultural to Planned Development-186-Commercial-1/Office-2 on June 7, 2005.

Ordinance No. 07-08-36 – Rezoned 100.43± acres from Planned Development-186-Commercial-1/Office-2, Industrial, and Retail to Planned Development-Retail/Office-2/Multifamily-1 on August 21, 2007.

Ordinance No. 15-06-26 – Rezoned 100.4± acres from Planned Development-215-Retail/Office-2/Multifamily-15 to Planned Development-215-Retail/Office-2/Multifamily-15 on June 2, 2015.

CASE OVERVIEW:

FNP Financial Group, LLC. is proposing 61 units of Assisted Living and 27 units of Memory Care housing on the eastern half of Lot 24, with an outdoor area of 9,741 square feet. Memory Care housing is classified as a Nursing/Convalescent Home use in the Zoning Ordinance. Under Planned Development-215, Lot 2 is to be developed under Retail and Office-2 zoning. A Specific Use Permit is required for Assisted Living and Memory Care in both the Retail and Office-2 Zoning Districts.

Voluntary Development Agreement

The applicant is willing to enter into a voluntary development agreement regarding local building code amendments and masonry materials but, has not yet done so. This item will not be noticed for the City Council public hearing until Staff receives the fully executed agreement.

Public Hearing Notices

Staff mailed required public hearing notices to surrounding property owners in accordance with state law. Staff has not received any responses to this request.

The surrounding land uses are as follows:

Direction	Land Use	Zoning	Comprehensive Plan
North	Multi-family	PD-215 R/O-2/MF-15	Urban Center
East	Multi-family	PD-215 R/O-2/MF-15	Urban Center
South	Retail	PD-215 R/O-2/MF-15	Urban Center
West	Vacant	PD-215 R/O-2/MF-15	Urban Center

COMPATIBILITY CONSIDERATIONS:

When considering an application for a Specific Use Permit, the Planning & Zoning Commission may recommend, and the City Council may establish, conditions and regulations necessary to protect the health, safety, morals, and general welfare of the neighborhood and/or the City. In addition, the use shall be in general conformance with the Comprehensive Plan and general objectives of the city. These conditions may include but are not limited to:

- **Paving of streets, alleys, and sidewalks:**

The site has access from Printers Way. Sidewalks along Printers Way and throughout the site are proposed.

- **Means of ingress and egress to public streets:**

Access is provided from Printers Way. There is access to the east and south through a shared driveway. Cross access will not be provided to the property on the west due to the drainage easement that runs through the site.

- **Provisions for drainage:**

The project is proposing onsite underground drainage systems that will discharge through a headwall and into the drainage easement.

- **Adequate off-street parking:**

A total of 25 parking spaces are required for this site, 16 spaces for the Assisted Living Facility and nine spaces for the Nursing/Convalescent Home. A total of 32 parking spaces are provided.

- **Protective screening, landscaping, and open space:**

The site meets the Open Space requirements of the Zoning Ordinance. Staff worked with the applicant to integrate the drainage easement into the Open Space Plan for the entire site through the installation of required amenities. The amenities provided within the boundaries of this request include a seat wall and pedestrian monuments.

- **Area or security lighting:**

Any lighting installed in the future shall comply with the Zoning Ordinance.

- **The locations and heights of structures:**

The proposed building height is 37 feet, which is less than the maximum 75 feet building height that is permitted.

- **Architectural compatibility of buildings:**

The building is using similar materials and colors approved for lots in the surrounding developments. The façade includes 100% masonry materials, including brick as the primary material and stucco as the secondary material.

- **Intensity of the use:**

The proposed use would have the same traffic impact as the surrounding multifamily developments.

- **Adequate traffic circulation required to contain all stacking activity on the site:**

Traffic Engineering has determined that all Transportation Engineering standards are met.

SUMMARY:

Staff supports this request as it is a compatible with the surrounding properties as they exist and will develop in the future.

RECOMMENDATION:

Recommend approval of the Specific Use Permit request for a Nursing/Convalescent Home subject to the following conditions:

1. Site shall develop in accordance with the Site Plan shown in Exhibit B;
2. Site shall develop in accordance with the Open Space plan shown in Exhibit C; and
3. Site shall develop in accordance with the Façade Plan, Rendering, and Materials shown in Exhibit D.