

<b>AGENDA ITEM</b>
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**TO:** Planning and Zoning Commission

**FROM:** Brandon Opiela, Senior Planner

**SUBJECT:** Conduct a Public Hearing to Consider/Discuss/Act on the Request by McKinney Village Park, L.P., for Approval of a Concept Plan for Village Park, Phases 2C, 2D, and 2E, Approximately 29.80 Acres, Phases 2C and 2D are Located on the Northwest and Southwest Corner of Sugar Valley Road and Silverton Avenue and Phase 2E is Located Approximately 370 Feet West of Village Park Drive and on the South Side of Buckland Drive.

**APPROVAL PROCESS:** The Planning and Zoning Commission is the final approval authority for the proposed concept plan.

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

1. The subject property conform to the regulations of the “PD” - Planned Development District Ordinance No. 2002-05-038 and the Regional Employment Center Overlay District, except as follows:
  - a. The concept plan be approved to allow the setback between the attached, front-loading garages and the front façade of the residence to be no less than ten (10) feet, according to attached Exhibits A and B.

**APPLICATION SUBMITTAL DATE:** April 9, 2012 (Original Application)  
April 18, 2012 (Revised Submittal)

**ITEM SUMMARY:** The applicant is requesting approval of a concept plan for Village Park, Phases 2C, 2D, and 2E in order to reduce the required setback between the front facade of the proposed single family houses and the attached, front-loading garages. The governing Planned Development District Ordinance No. 2002-05-038 includes a specific provision that allows the applicant to request that the garage setback be reduced from 20 to 10 feet (more fully depicted on the attached exhibits) with the approval of a concept plan by the Planning and Zoning Commission.

Similar requests have been approved by the Planning and Zoning Commission for Phase 1A (04-027CP) and 2B (10-042CP) of Village Park, and Phases 2A and 2B of Village Park North (11-090CP). The proposed preliminary-final plat is also being considered concurrently with this item (12-086PF).

## **SURROUNDING ZONING AND LAND USES:**

Subject Property: "PD" – Planned Development District Ordinance No. 2002-05-038 (mixed-use/residential) and "REC" – Regional Employment Center Overlay District

North	"PD" – Planned Development District Ordinance No. 2002-03-019 (single family uses) and "REC" – Regional Employment Center Overlay District	Saddle Club at McKinney Ranch #2 Subdivision
South	"AG" - Agricultural District	Undeveloped
	"PD" – Planned Development District Ordinance No. 2002-03-019 (mixed use/office/retail use) and "REC" – Regional Employment Center Overlay District	Undeveloped
East	"PD" – Planned Development District Ordinance No. 2002-05-0038 (mixed use/residential use) and "REC" – Regional Employment Center Overlay District	Village Park (Phases 2A and 2B) Subdivision
West	"PD" – Planned Development District Ordinance No. 2002-05-0038 (mixed use/general business use) and "REC" – Regional Employment Center Overlay District	Undeveloped

**CONFORMANCE TO THE REC OVERLAY DESIGN GUIDELINES:** The subject property lies within the Neighborhood Zone of the REC. The subject property is required to be developed per the REC Overlay Design Guidelines, except for the requirements which the applicant is requesting to modify with the proposed concept plan.

**PROPOSED CONCEPT PLAN:** The REC guidelines require that a 20 foot setback be maintained between the front façade of the house or porch and a front-entry garage door on single family residential homes. It is the intent of the REC Overlay District to create neighborhood developments that encourage pedestrian activity and a mix of housing types by reducing the deep front yard setbacks typical of suburban development.

The applicant has provided concept plans for two home types to illustrate typical setbacks. Exhibit A shows setbacks for a typical interior lot (i.e. mid-block) housing product while Exhibit B shows setbacks for a typical corner lot housing product. Both concept plans reflect the requested setback of no less than 10 feet.

Similar to previous requests made by the applicant, Staff feels that the requested reduction in garage/façade offset will have no negative effects on either existing or future development in the area, and therefore, Staff is comfortable recommending approval of the applicant's request for the reduced setback between the front façade of the building or porch and the garage doors.

**OPPOSITION TO OR SUPPORT OF REQUEST:** Staff has not received any comments either in opposition to or in support of this request.

**ATTACHMENTS:**

- Maps
- Letter of Intent
- Exhibit A - Concept Plan for Interior Lots
- Exhibit B - Concept Plan for Corner Lots
- PowerPoint Presentation