



~~An Informal Guide to the~~
Multi-Family Policy ~~in~~
the City of McKinney

DRAFT

Note: ~~This is only a guide.~~ If anything in this ~~guide~~ policy is in conflict with any code, regulation or other legal requirement, the code, regulation or other legal requirement supersedes this guide.

Prepared ~~November 2004~~ April 2015 by:
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Planning Department

Multi-Family Guidelines

Multi-family developments serve an important function in McKinney. They function as:

1. Housing for young professionals not ready to buy a home.
2. Corporate housing.
3. Retirees.
4. Affordable housing for those who cannot meet the expense of home ownership.

While the City of McKinney recognizes the importance of multi-family land use, attention should be given to how it is developed. For this reason, the following are the design and location parameters that apply to multi-family developments in McKinney.

DESIGN AND LOCATION CRITERIA

Multi-family developments shall be subject to architectural standards as provided for in Section ~~41-114~~146-139 of the Zoning Ordinance.

Multi-family uses should not be located in large, high-density concentrations and clusters, but rather dispersed in small groupings around the city in a balanced manner that provides a mix of uses and densities.

Apartment developments should generally be no greater in size than either 20 acres or 400 units and shall be located at major thoroughfare intersections rather than between intersections (i.e., not mid-block).

Multi-family uses shall be located on only one corner of a major intersection, unless they are constructed as part of a mixed-use vertical development.

New multi-family zoning shall not be located within 1,320 feet (one-quarter mile) of any other multi-family zoning district.

In each of the six planning sectors, ~~excluding the REC~~, the number of multi-family units generally should not exceed 10% of the total number of existing or estimated future residential housing units.

If the total estimated number of future residential multi-family units in a planning sector exceeds 10%, a new location ~~will~~should be proposed for rezoning. Staff will evaluate ~~the~~any new locations to determine whether a recommendation for an amendment to the future land use plan should be made.

Vertical mixed-use developments may be allowed even if multi-family housing in the sector exceeds 10% of the existing and zoned housing units, and shall not count towards the multi-family percentage. ~~These mixed-use areas will be calculated separately from the overall percentage of multi-family units.~~ A vertical mixed-use area shall be defined as

one with ~~a non-residential uses (typically retail or office)~~ on the ground floor and in some cases lower floors, ~~with and~~ residential uses on the upper floors. The City encourages the vertical mixing of rental units with other land uses.

Urban multi-family developments may also be allowed even if multi-family housing in the sector exceeds 10% of the existing and zoned housing units. For the purposes of this section, urban multi-family development shall mean a multi-family residential development which incorporates, at a minimum, the following urban design elements:

- structured and/or tuck-under garage parking for no less than 80% of the total required parking for the development;
- ground floor units adjacent to a public right-of-way are designed and constructed to permit commercial uses with a minimum 12 feet clear ceiling height;
- meaningful, centrally located internal open spaces (parks, plazas, courtyards, and squares) offering public gathering areas; and
- 10 foot wide public sidewalks adjacent to all public roadways.

EVALUATION METHOD FOR ZONING CHANGES

The primary goal of the multi-family ~~study policy~~ is to provide the Planning and Zoning Commission and City Council with the needed information ~~and policies~~ to make informed decisions about future multi-family zoning requests in the City of McKinney.

Planning staff will provide the Planning and Zoning Commission and City with an analysis and evaluation of the corresponding planning sector when multi-family zoning cases are considered.

Requests for changes to the existing zoning are filed with the Planning Department.

To change a property's zoning to multi-family, there is a five-step process:

- 1) Future Land Use Plan designation (FLUP)
- 2) Percentage of existing multi-family units
- 3) Percentage of future multi-family zoning to single family zoning
- 4) Determination of overall units based on FLUP designation
- 5) Meet design and location parameters

1) — Future Land Use Plan (FLUP) designation

The FLUP will be used to determine if it is an appropriate land use. If the FLUP does not designate the subject property as multi-family, then the zoning request will be recommended for denial.

2) — Percentage of existing multi-family units

Staff will consider the percentage of existing units in the corresponding planning sector to determine the appropriate balance of multi-family currently on the ground. If the percentage for that sector is more than 10% (except as otherwise provided herein for

vertical mixed-use developments) then the zoning request will be recommended for denial.

3) —Percentage of future multi-family zoning to single family zoning

Staff will consider the zoning in the corresponding planning sector to determine the appropriate mix that will occur in the future. If the percentage of future multi-family units to total residential units is more than 10% (except as otherwise provided herein for vertical mixed-use developments), then the zoning request will be recommended for denial.

4) —Determination of overall units based on FLUP designation

Staff will analyze the FLUP to show how many units the multi-family designations will yield and how many units the low-density single family designations will yield. An estimation will be made of the overall percentage of multi-family units based on FLUP designations by planning sector. If the percentage is greater than 10% (except as otherwise provided herein for vertical mixed-use developments), a recommendation may be made to review the FLUP for possible amendment to adjust it so that the overall multi-family percentage is 10% by planning sector.

5) —Meet design and location criteria

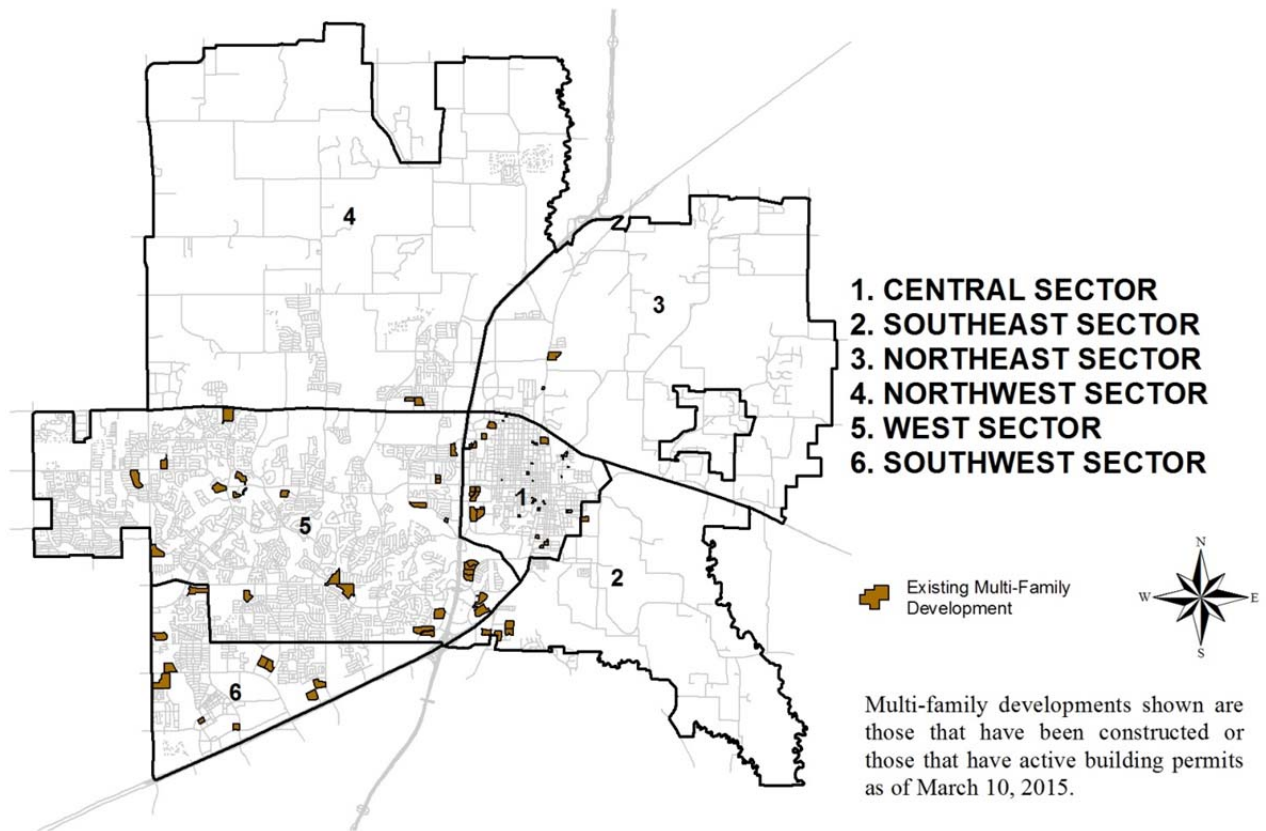
If a zoning request meets all of the above criteria, then the final test would be meeting the other design and location criteria.

EXCEPTIONS

~~The Regional Employment Center Overlay District (REC) is designated its own planning sector for multi-family calculations. The REC will have a higher percentage of multi-family units to single family units, as well as allow higher density than other areas of the City. This will allow staff to review the REC separately from other areas of the City as multi-family and mixed-use developments are submitted.~~

~~Planning Sectors:~~

MULTI-FAMILY PLANNING SECTORS



~~Planning Staff will provide the Planning and Zoning Commission and City Council with an analysis and evaluation of the corresponding planning sector when multi-family zoning cases are considered. The inventory of multi-family by area should be updated prior to the zoning request being considered by the Planning and Zoning Commission and City Council.~~

Evaluation method for zoning changes:

- ~~1. The Future Land Use Plan (FLUP) will be used to determine if it is an appropriate land use. If the FLUP does not designate the subject property as multi-family, then the zoning request will be recommended for denial.~~
- ~~2. Staff will consider the percentage of existing units in the corresponding planning sector to determine the appropriate balance of multi-family currently on the ground. If the percentage for that sector is more than 10%, then the zoning request will be recommended for denial.~~
- ~~3. Staff will consider the zoning in the corresponding planning sector to determine the appropriate mix that will occur in the future. If the percentage of future multi-family units~~

~~to total residential units is more than 10%, then the zoning request will be recommended for denial.~~

- ~~4. Staff will analyze the FLUP to show how many units the multi-family designations will yield and how many units the low-density single family designations will yield. An estimation will be made of the overall percentage of multi-family units based on FLUP designations by planning sector. If the percentage is greater than 10%, a recommendation may be made to review the FLUP for possible amendment to adjust it so that the overall multi-family percentage is 10% by planning sector.~~
- ~~5. Finally, if a zoning request meets all of the above criteria, then the final test would be the other design and location criteria included in the previously cited policy statement.~~

~~The Regional Employment Center Overlay District (REC) is designated its own planning sector for multi-family calculations. This will allow Staff to review the REC separately from other areas of the City as multi-family and mixed-use developments are submitted.~~

~~The REC land use plan and interim design criteria have been adopted and some areas have been designated for multi-family. Other areas of the REC are designated as "mixed use", which will allow some multi-family development. The REC area will have a higher percentage of multi-family units to single family units, as well as allow higher density than other areas of the City. Please refer to the Design Guidelines Ordinance for the REC for a complete listing of design criteria.~~