

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Alex Glushko, Planner II

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Sanchez and Associates, on Behalf of Today McKinney Ranch II, L.P., and TCI McKinney Ranch, Inc., for Approval of a Request to Rezone Fewer than 34 Acres from “AG” – Agricultural District, “PD” – Planned Development District, and “REC” – Regional Employment Center Overlay District to “PD” – Planned Development District and “REC” – Regional Employment Center Overlay District, to Allow for Single Family Residential and Commercial Uses, Located on the Northeast Corner of Stacy Road and Future Collin McKinney Parkway

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the March 19, 2013 meeting.

STAFF RECOMMENDATION: Staff recommends approval of the proposed rezoning request as follows:

1. The subject property be rezoned to “PD” – Planned Development District and “REC” – Regional Employment Center Overlay District and shall be subject to the following special ordinance provisions:
 - a) Tract 1 (approximately 23.50 acres) – The use of this area shall conform to the REC Residential District and develop in accordance with the single family detached, standard lot requirements of the Neighborhood Zone as specified in the “REC” - Regional Employment Center Overlay District, and as amended, except as follows:
 - i. Attached garages accessed by driveways from the front of the house shall be set back at least 10 feet from the front façade of the house.
 - b) Tract 2 (approximately 10.00 acres) - The use of this area shall conform to the REC Neighborhood Center District and develop in accordance with the requirements of the Collin-McKinney Parkway Corridor Zone as specified in the “REC” - Regional Employment Center Overlay District, and as amended.

- c) The subject property shall generally develop according to the attached site layout (Exhibit “B”).
- d) Landscaping, as generally depicted on the attached site layout (Exhibit “B”), shall be provided in addition to the minimum requirements of the “REC” – Regional Employment Center Overlay District, and as amended.

APPLICATION SUBMITTAL DATE: December 10, 2012 (Original Application)
 January 7, 2013 (Revised Submittal)
 January 10, 2013 (Revised Submittal)
 January 15, 2013 (Revised Submittal)
 February 11, 2013 (Revised Submittal)
 February 19, 2013 (Revised Submittal)
 February 22, 2013 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 33.55 acres of land, located on the northeast corner of Stacy Road and future Collin McKinney Parkway from “AG” – Agricultural District, “PD” – Planned Development District and “REC” – Regional Employment Center Overlay District to “PD” – Planned Development District and “REC” – Regional Employment Center Overlay District, generally to allow for single family residential and commercial uses.

The applicant is requesting to rezone the property in order to allow for single family detached residential and neighborhood commercial development within the “REC”. Additionally, the applicant has provided a general site layout depicting how future development of both the residential and commercial tracts will generally occur.

ZONING NOTIFICATION SIGNS: The applicant has posted zoning notification signs on the subject property, as specified within Section 146-164 (Changes and Amendments) of the City of McKinney Zoning Ordinance.

SURROUNDING ZONING AND LAND USES:

Subject Property: “AG” – Agricultural District, “PD” – Planned Development District Ordinance No. 2002-03-019 (Mixed Use/ Retail / Office Uses) and “REC” – Regional Employment Center Overlay District

North	“PD” – Planned Development District Ordinance No. 2002-05-038 (Mixed Use/ Single Family Residential Uses) and “REC” – Regional Employment Center Overlay District	Village Subdivision and Undeveloped Land	Park and Undeveloped Land
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South	“AG” – Agricultural District and “REC” – Regional Employment Center Overlay District	Undeveloped Land
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East	“PD” – Planned Development District Ordinance No. 2002-05-038 (Mixed Use/Single Family Residential Uses), “PD” – Planned Development District Ordinance No. 2008-08-084 (Mixed Uses), and “REC” – Regional Employment Center Overlay District	Undeveloped Land
West	“PD” – Planned Development District Ordinance No. 2002-03-019 (Mixed Use/Office Uses) and “REC” – Regional Employment Center Overlay District	Undeveloped Land

PROPOSED ZONING: The applicant is requesting to rezone approximately 33.55 acres of land, located on the northeast corner of Stacy Road and future Collin McKinney Parkway from “AG” – Agricultural District, “PD” – Planned Development District and “REC” – Regional Employment Center Overlay District to “PD” – Planned Development District and “REC” – Regional Employment Center Overlay District, generally to allow for single family residential and neighborhood commercial uses. The applicant is requesting approval of the proposed rezoning request as follows:

A. Use and development of the subject property shall conform to the following regulations:

1. The subject property be rezoned to “PD” – Planned Development District and “REC” – Regional Employment Center Overlay District and shall be subject to the following special ordinance provisions:

a) Tract 1 (approximately 23.50 acres) – The use of this area shall conform to the REC Residential District and develop in accordance with the single family detached, standard lot requirements of the Neighborhood Zone as specified in the “REC” - Regional Employment Center Overlay District, and as amended, except as follows:

- The applicant has requested the uses allowed on this tract to follow the REC Residential District. The uses of this district generally allow for a broad range of residential uses, including but not limited to single family detached, attached and multi-family uses, in addition to certain non-residential uses, including but not limited to day cares, nursing homes, and corners stores (less than 2,000 square feet). However, because the applicant is proposing to develop single family residential in accordance with the attached layout, uses requiring a lot configuration different than shown would require a rezone.

- The “REC” single family detached, standard lot area and bulk development regulations generally allow for a lot size between 5,000 square and 8,400 square feet, a lot width between 50 feet and 70 feet, and a minimum lot depth of 90 feet, in conjunction with a build-to-line. The applicant is proposing lots that are approximately 6,000 square feet in area (approximately 50 feet wide by 120 feet deep), which meets the minimum requirements as called for by the “REC” single family detached, standard lot regulations.
- i. Attached garages accessed by driveways from the front of the house shall be set back at least 10 feet from the front façade of the house.
- The “REC” guidelines for the Neighborhood Zone requires that attached garages accessed by driveways from the front of the house to be set back at least 20 feet from the front facade of the house. The applicant is requesting a reduction of the 20 feet down to 10 feet. A number of neighborhoods within the REC have been approved with this 10 foot offset via special ordinance provisions (i.e. Village Park and Stone Hollow), as such Staff is comfortable supporting this provision.
- b) Tract 2 (approximately 10.00 acres) - The use of this area shall conform to the REC Neighborhood Center District and develop in accordance with the requirements of the Collin-McKinney Parkway Corridor Zone as specified in the “REC” - Regional Employment Center Overlay District, and as amended.
- The applicant has requested the uses allowed on this tract to follow the Neighborhood Center District of the “REC” Schedule of Uses. This district acts principally as a neighborhood center, providing for community gathering places, shops, services, individual workplaces, and mixed-use residential.
 - The applicant has provided a layout exhibit that is keeping with the principles of the Collin-McKinney Parkway Corridor Zone, with regard to building orientation and parking area locations.
- c) The subject property shall generally develop according to the attached site layout (Exhibit “B”).
- The development will be required to generally conform to the proposed layout. By requiring general conformance to the proposed exhibit, the ultimate lot layout may be slightly altered, but will not allow additional lots beyond what is shown on the exhibit.

- d) Landscaping, as generally depicted on the attached site layout (Exhibit "B"), shall be provided in addition to the minimum requirements of the "REC" – Regional Employment Center Overlay District, and as amended.
- The Section 146-94 ("PD" – Planned Development District) of the Zoning Ordinance states that "no proposed PD District may be approved without ensuring a level of exceptional quality or innovation for the associated design or development." It also states that "exceptional quality or innovation could come in many forms including, but not limited to enhanced landscaping, creative site or architectural designs, or some other innovative element(s)."
 - To satisfy this requirement, the applicant is proposing to provide a substantial amount of canopy trees on both the residential and commercial tracts, as show on the attached exhibit, which exceeds the minimum landscaping requirements of the "REC" – Regional Employment Center Overlay District and Zoning Ordinance. Staff feels the additional landscaping will help create an aesthetically pleasing buffer/transition between the residential and neighborhood commercial uses.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Future Land Use Plan (FLUP) designates the subject property for medium and high density residential uses as well as commercial uses. The FLUP modules diagram designates the subject property as regional employment center within a significantly developed area. The Comprehensive Plan lists factors to be considered when a rezoning request is being considered within a significantly developed area:

- Comprehensive Plan Goals and Objectives: The proposed rezoning request is generally in conformance with the goals and objectives of the Comprehensive Plan. In particular, the proposed zoning change would help the community attain the goal of "Land Use Compatibility and Mix" through the stated objective of the Comprehensive Plan, "Land use patterns that address appropriate transition and mix of uses".
- Impact on Infrastructure: The Future Land Use Plan (FLUP) designates the subject property for medium and high density residential uses as well as commercial uses. The water master plan, sewer master plan, and master thoroughfare plan are all based on the anticipated land uses as shown on the Future Land Use Plan. The proposed rezoning request should not have a significant impact on the existing and planned water, sewer and thoroughfare plans in the area since the area was designated for residential and commercial uses on the FLUP.
- Impact on Public Facilities/Services: The Future Land Use Plan (FLUP) designates the subject property generally for medium and high density residential uses and the applicant is proposing low density residential and commercial uses.

Similar to infrastructure, public facilities and services are all planned for based on the anticipated land uses shown on the Future Land Use Plan. The proposed rezoning request it should not have an impact on public facilities and services since the area was designated for residential and commercial uses on the FLUP.

- Compatibility with Existing and Potential Adjacent Land Uses: The properties located adjacent to the subject property are zoned for residential uses and commercial uses. The rezoning request proposes similar uses to the surrounding zoning and existing uses and thus will not affect the compatibility of the property with the existing or potential adjacent land uses.
- Fiscal Analysis: The attached fiscal analysis shows a positive net cost benefit of \$158,459 using the full cost method. The full cost method of calculating public service cost is useful for citywide modeling and forecasting. This method takes the entire city budget into account, including those costs that cannot be attributed to any one project such as administrative costs and debt service on municipal bonds. Because the full cost method takes into account all costs, it is useful in tracking the city budget to determine if the citywide tax revenue is sufficient to pay for the operating costs to the city.
- Concentration of a Use: The proposed rezoning request will should not result in an over concentration of residential and commercial uses as property has been designated for similar residential and commercial uses.

CONFORMANCE TO THE MASTER PARK PLAN (MPP): The proposed rezoning request does not conflict with the Master Park Plan.

CONFORMANCE TO THE MASTER THOROUGHFARE PLAN (MTP): The proposed rezoning request does not conflict with the Master Thoroughfare Plan.

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

ATTACHMENTS:

- Location Map and Aerial Exhibit
- Letter of Intent
- Fiscal Analysis
- Proposed Zoning Exhibit
- PowerPoint Presentation

Action: