

AGENDA ITEM

TO: Planning and Zoning Commission

FROM: Michael Quint, Director of Planning

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by City of McKinney, McKinney Economic Development Corporation and McKinney Community Development Corporation, for Approval of a Request to Rezone Fewer than 68 Acres from “PD” – Planned Development District and “CC” – Corridor Commercial Overlay District to “PD” – Planned Development District and “CC” – Corridor Commercial Overlay District, Generally to Modify the Development Standards and Allowed Land Uses, Located on the Southwest Corner of Marketplace Drive and Medical Center Drive.

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the February 4, 2014 meeting.

STAFF RECOMMENDATION: Staff recommends approval of the proposed rezoning request with the following special ordinance provisions:

1. The subject property shall be zoned “PD” – Planned Development District and “CC” – Corridor Commercial Overlay District, except as follows:
 - a. Use and development of the subject property shall conform to the attached development regulations (Exhibit A and Exhibit B).

APPLICATION SUBMITTAL DATE: October 15, 2013 (Original Application)

ITEM SUMMARY: The City of McKinney, McKinney Economic Development Corporation (MEDC) and McKinney Community Development Corporation (MCDC) are requesting to rezone approximately 67.58 acres of land, located on the southwest corner of Marketplace Drive and Medical Center Drive from “PD” – Planned Development District and “CC” – Corridor Commercial Overlay District to “PD” – Planned Development District and “CC” – Corridor Commercial Overlay District, generally to modify the development standards and allowed land uses. The subject property is commonly referred to as the Gateway property.

The intent of this rezoning request is to establish regulations that help to ensure the property’s marketability by removing the land plans that are currently attached to the

governing PD District Ordinances and by modifying the development regulations to allow for the highest and best uses on the property while ensuring that the City Council retains some level of discretionary control over the development of the subject property.

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: "PD" – Planned Development District Ordinance No. 2007-12-135 and "CC" – Corridor Commercial Overlay District

North	"PD" – Planned Development District Ordinance No. 2012-04-013, "PD" – Planned Development District Ordinance No. 99-07-052, "PD" – Planned Development District Ordinance No. 2008-05-047, and "CC" – Corridor Commercial Overlay District	Emerson Process Management, Texas Roadhouse, Kohls, Fire Station #6, and Undeveloped Land
South	Spur 399, "PD" – Planned Development District Ordinance No. 2007-12-135, and "CC" – Corridor Commercial Overlay District	Spur 399 and Collin College Higher Education Building
East	"PD" – Planned Development District Ordinance No. 2000-11-093 (residential uses), "C" – Planned Center District, "PD" – Planned Development District Ordinance No. 2007-12-135, and "CC" – Corridor Commercial Overlay District	Greens of McKinney Apts., Collin College Higher Education Building, and Undeveloped Land
West	U.S. Highway 75, "PD" – Planned Development District Ordinance No. 2012-04-013, "PD" – Planned Development District Ordinance No. 2007-12-135, and "CC" – Corridor Commercial Overlay District	Central Expressway, Emerson Process Management, Collin College Higher Education Building

PROPOSED ZONING: The proposed development standards are generally consistent with the existing PD Ordinances governing the property in that it offers the City Council a significant amount of discretion when approving new and unlisted land uses for the property, building elevations for structures constructed on the property, deviations from existing landscaping or screening requirements, in addition to being the final approval authority for all site plan applications.

Additionally, the proposed development regulations allow the same general types of uses (hotel, retail, office, entertainment uses and other similar uses in addition to

vertical mixed-use multi-family uses) that are currently allowed by governing PD Ordinances. The proposed development regulations also help to streamline the development of the property by eliminating the need for site plan applications to be considered by the Planning and Zoning Commission (saves at least one month of time in the overall development process). Also, the proposed rezoning request will remove the outdated development plan which is attached to the governing PD Ordinance as it only serves to hinder future development opportunities.

Lastly, the proposed space limits allow for maximum flexibility regarding desired development patterns; an urban, pedestrian-oriented development could be constructed; a corporate office park could be developed; and a number of other development patterns are also permitted. That being said, four development concepts have been attached and should help to guide the development vision for the property. These concepts reflect four distinctly different development patterns that should allow for maximum flexibility on the property while illustrating the types of development patterns that are envisioned for the property. The thoughtful combination of different aspects from each concept will allow for the marriage of different development patterns into a single, overall master development.

Staff is supportive of the proposed development regulations and associated development concepts and recommends approval of the proposed rezoning request.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Future Land Use Plan (FLUP) designates the subject property for commercial uses. The FLUP modules diagram designates the subject property as regional commercial 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 “Economic Development Vitality for a Sustainable and Affordable Community” through the stated objective of the Comprehensive Plan, a “balanced development pattern”.
- **Impact on Infrastructure:** The proposed rezoning request should have a minimal impact on the existing and planned water, sewer and thoroughfare plans in the area since the same types of uses are allowed by both the existing and proposed PD Ordinances.
- **Impact on Public Facilities/Services:** The proposed rezoning request should have a minimal impact on public services, such as schools, fire and police, libraries, parks and sanitation services since the same types of uses are allowed by both the existing and proposed PD Ordinances.

- Compatibility with Existing and Potential Adjacent Land Uses: The properties located adjacent to the subject property are zoned for similar commercial and residential uses. The proposed rezoning request is compatible with the existing and potential adjacent land uses in the area.
- Fiscal Analysis: Staff did not perform a fiscal analysis for this case because the rezoning request does not alter the base commercial zoning of the subject property.
- Concentration of a Use: The proposed rezoning request should not result in an over concentration of commercial and mixed-use land uses in the area.

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.

CONFORMANCE TO THE MULTI-FAMILY POLICY: The current multi-family policy was adopted by City Council in August of 2001. In reviewing requests to rezone property for multi-family uses, Staff evaluates the request for conformance to the policy criteria listed in the Comprehensive Plan. Because the proposed rezoning request only allows for the construction of multi-family residential uses when vertically integrated with non-residential uses, which is exempt from the multi-family policy, the proposed request does not conflict with the City's multi-family policy.

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

ATTACHMENTS:

- Location Map and Aerial Exhibit
- Existing "PD" – Planned Development District Ordinance No. 2012-04-013
- Existing "PD" – Planned Development District Ordinance No. 2007-12-135
- Proposed Ordinance with Exhibits