

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Samantha Gleinser, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Abernathy, Roeder, Boyd & Joplin, on Behalf of Starnes Creek Venture, Ltd. and Crown S, Ltd., for Approval of a Request to Zone Fewer than 400 Acres to "PD" – Planned Development District, Located on the North Side of F.M. 1461 and Along the West Side of C.R. 168

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

STAFF RECOMMENDATION: Staff recommends approval of the proposed zoning request with the following special ordinance provision:

1. Use and development of the subject property shall conform to the attached development regulations.

APPLICATION SUBMITTAL DATE: October 14, 2013 (Original Application)
November 12, 2013 (Revised Submittal)
November 19, 2013 (Revised Submittal)
November 22, 2013 (Revised Submittal)
December 16, 2013 (Revised Submittal)
December 31, 2013 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to zone approximately 379.15 acres of land, located on the north side of F.M. 1461 and along the west side of C.R. 168, generally for agricultural (approximately 900 square feet), office (approximately 8.5 acres), single family attached residential (approximately 14.8 acres), single family detached residential/independent living (approximately 43.4 acres), and single family detached residential (approximately 312.5) uses. A portion of the subject property is currently home to Rock Creek Ranch, an event venue, which can operate on the subject property until it is developed as proposed.

The request for zoning will be forwarded to City Council for final consideration at the March 4, 2014 meeting along with the 3rd and final public hearing for the associated annexation case (13-218A3) and associated development agreement.

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: Unzoned (City of McKinney ETJ)

North	Unzoned (City of McKinney ETJ)	Undeveloped Land
South	Unzoned (City of McKinney ETJ)	Single Family Homes
East	Unzoned (City of McKinney ETJ)	Undeveloped Land
West	Unzoned (City of McKinney ETJ)	Undeveloped Land

PROPOSED ZONING: The applicant is requesting to zone the subject property “PD” – Planned Development District, generally for agricultural, office, townhome, single-family residential detached, and potentially independent living uses as shown on the attached land use plan. The applicant has included a list of development regulations (attached) which are discussed further below for each specific land use.

Single Family Detached Residential Uses: For tracts designated as Single Family Detached Residential (Tracts 1 and 3), the applicant has proposed an overall maximum density of 3.2 dwelling units per acre (with the ability to achieve 3.4 dwelling units per acre if Design for Density criteria are met in accordance with the City’s Comprehensive Plan) and a minimum mean and median lot size of 7,200 square feet. The applicant is proposing modified front and rear yard setbacks for lots designated RS-60 and RS-72. Additionally, the applicant is proposing that all single family residential detached homes meet the architectural standards set forth in the development regulations, requiring 80 percent, 75 percent, and 50 percent masonry on the front, side and rear elevations, respectively. Staff is of the opinion that the special ordinance provisions for enhanced architectural standards for the single family detached residential will make a positive contribution to the quality of the visual environment and the neighborhood as a whole.

Single Family Attached Residential Uses: For the tract designated Townhome (Tract 2), the property shall follow the “RG 27” – General Residence Townhome District standards of the Zoning Ordinance.

Independent Living Uses: For the tract designated single family/independent living (Tract 3), all or any portion of the tract may develop as independent living if not developed for single family detached residential uses. The applicant has proposed that

independent living uses develop in accordance with the Zoning Ordinance, with exception to the modifications listed in the attached development standards, including screening/fencing, building heights, and building setbacks. The applicant has requested the maximum height of structures be four stories except for buildings within 85 feet of the perimeter boundary of Tract 3, which will be limited to two stories.

Office Uses: The tract designated as Office (Tract 4) is proposed to follow the “O” – Office District standards of the Zoning Ordinance, with the addition of several other permitted uses, including fitness club, gymnasium, exercise area or similar use; cleaning shop and pressing; drug store or pharmacy; and florist or garden shop.

Agricultural Uses: Tract 5, approximately 900 square feet, shall follow the “AG” – Agricultural District standards of the Zoning Ordinance.

Additional Permitted Uses: The applicant has also requested the ability to allow two additional Agricultural uses (limited to a tree/plant farm or farmers market) prior to portions of the property developing and shall be allowed anywhere on the subject property, as long as no permanent structures are built and the uses are located on no less than 20 acres.

Staff is of the opinion that the requested zoning designations and development standards are in line with the vision set forth by the City of McKinney Comprehensive Plan, and as such is comfortable recommending approval of the request.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Future Land Use Plan (FLUP) Modules Diagram designates the subject property as Suburban Mix within a minimally developed area. The Comprehensive Plan lists factors to be considered when a zoning is being considered within an undeveloped area:

- **Conformance with Desired Land Use Mix:** The proposed zoning shown on the attached zoning exhibit is within the allowable percentages for each of the land use in their respective modules. The attached Module Tracking Spreadsheets show the remaining acres of each land use allowed in this module, with exception to a potential independent living land use. The module tracking tool does not account for all potential land uses, and therefore Staff had to categorize the independent living use as “other”. Because proposed Tract 3 can develop as either independent living or single family detached residential, Staff has provided two sets of worksheets depicting each scenario.
- **Locational Criteria:** The uses proposed by this zoning request are within the allowable locations as shown on the FLUP modules diagram of the Comprehensive Plan. Per the Comprehensive Plan, the Suburban Mix module establishes a list of locational criteria to be completed in the final design stages; many of which have already been provided in the preliminary plans as stated below:

Suburban Mix Module:

- Commercial uses are to be located nearest the intersection of two major arterials.
 - Parks should be developed in areas to preserve existing trees, wetlands, or natural habitat. Parks should also work in conjunction with school sites and be accessible by pedestrians, bicycles, and public streets.
 - Open space should be used as an amenity for surrounding development. Many times the open space takes the form of a floodplain, wetlands, or stands of existing trees. This integration can occur in many ways—a common method is to have a road front the open space providing a public view, access, or “front-door” to the amenity.
 - Low density single family detached residential development be designed with streets that connect the homes to arterials and do not encourage “cut through” traffic patterns.
 - Sidewalks and Hike & Bike Trails should be provided to accommodate pedestrians and bicyclists on both sides of public streets.
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- Compliance with Community Form: The proposed zoning request should allow the future development to have a positive impact on the community form and character of the built environment within the Suburban Mix module. The form of the built environment in a Suburban Mix module is centered on the suburban style home and standard traditional neighborhood unit. This traditional neighborhood unit may have commercial land uses located near neighborhoods at the intersections of arterials in order to provide convenient access to the most frequently needed retail uses.
 - Impact on Infrastructure: The proposed zoning request should have a minimal impact on the existing and planned water, sewer and thoroughfare plans in the area since the area is designated for suburban mix uses on the FLUP module diagram.
 - Impact on Public Facilities/Services: The proposed zoning request should have a minimal impact on public facilities and services since the area is designated for suburban mix uses on the FLUP module diagram.
 - Compatibility with Existing and Potential Adjacent Land Uses: Staff believes the zoning request will be compatible with the existing and potential adjacent properties currently shown on the Future Land Use Plan as suburban mix.
 - Timing of Zoning Request: The proposed zoning request will not hinder or negatively impact the ability of the modules to develop as intended.

- Fiscal Analysis: As proposed, Tract 3 on the subject property can develop as either single family detached residential or as independent living uses. Because the fiscal analysis tool does not take into consideration every potential type of land use, Staff is unable to provide an estimate for the property if Tract 3 develops for independent living uses, but is of the opinion that it would create a negative net cost benefit similar to other residential land uses. Running the fiscal analysis tool for the property with Tract 3 developing for single family detached residential uses shows a negative net cost benefit of \$1,175,644 using the full cost method.

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

ATTACHMENTS:

- Location Map and Aerial Exhibit
- Letter of Intent
- Land Use Module Tracking Worksheets
- Fiscal Analyses
- Proposed Zoning Exhibit - Development Standards
- Proposed Zoning Exhibit – Land Use Plan
- Proposed Zoning Exhibit – Metes and Bounds
- PowerPoint Presentation