

Northwest Sector Study

City of McKinney

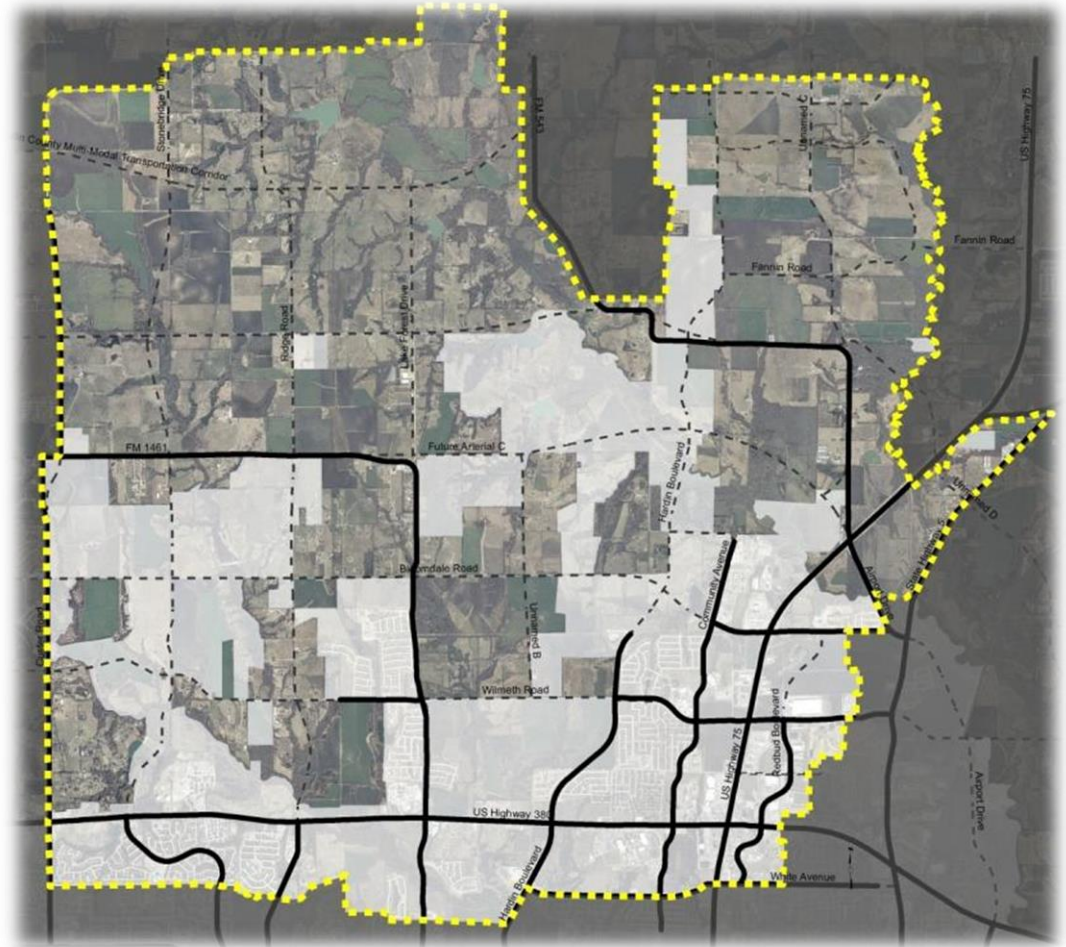
Development Services - Planning



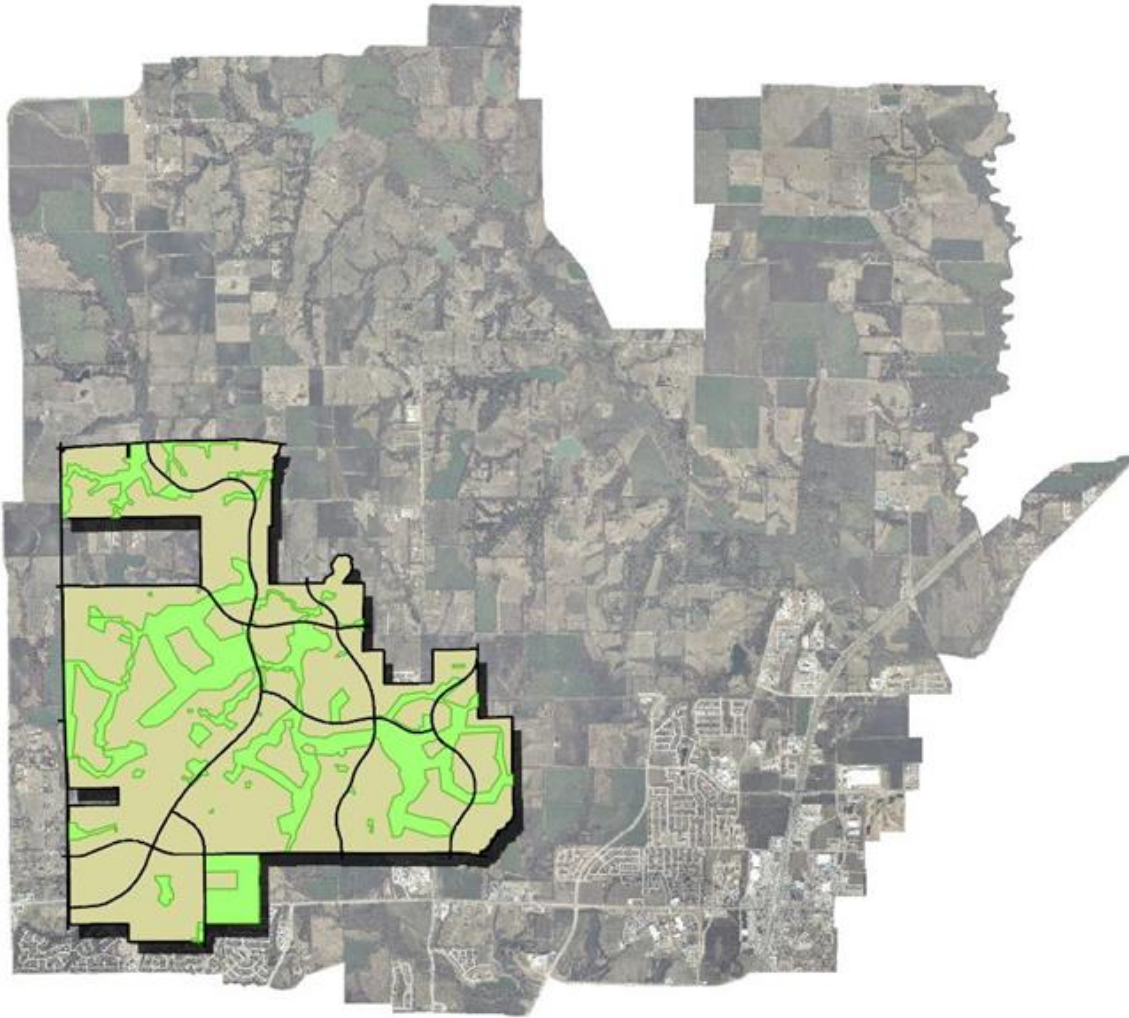
- MONEY MAGAZINE 2014 -

Where is the Northwest Sector?

- 30,000 +/- acres generally north of US 380 and west of US 75
- 42 percent lies within city limits; 52 percent lies within the Extra Territorial Jurisdiction (ETJ)

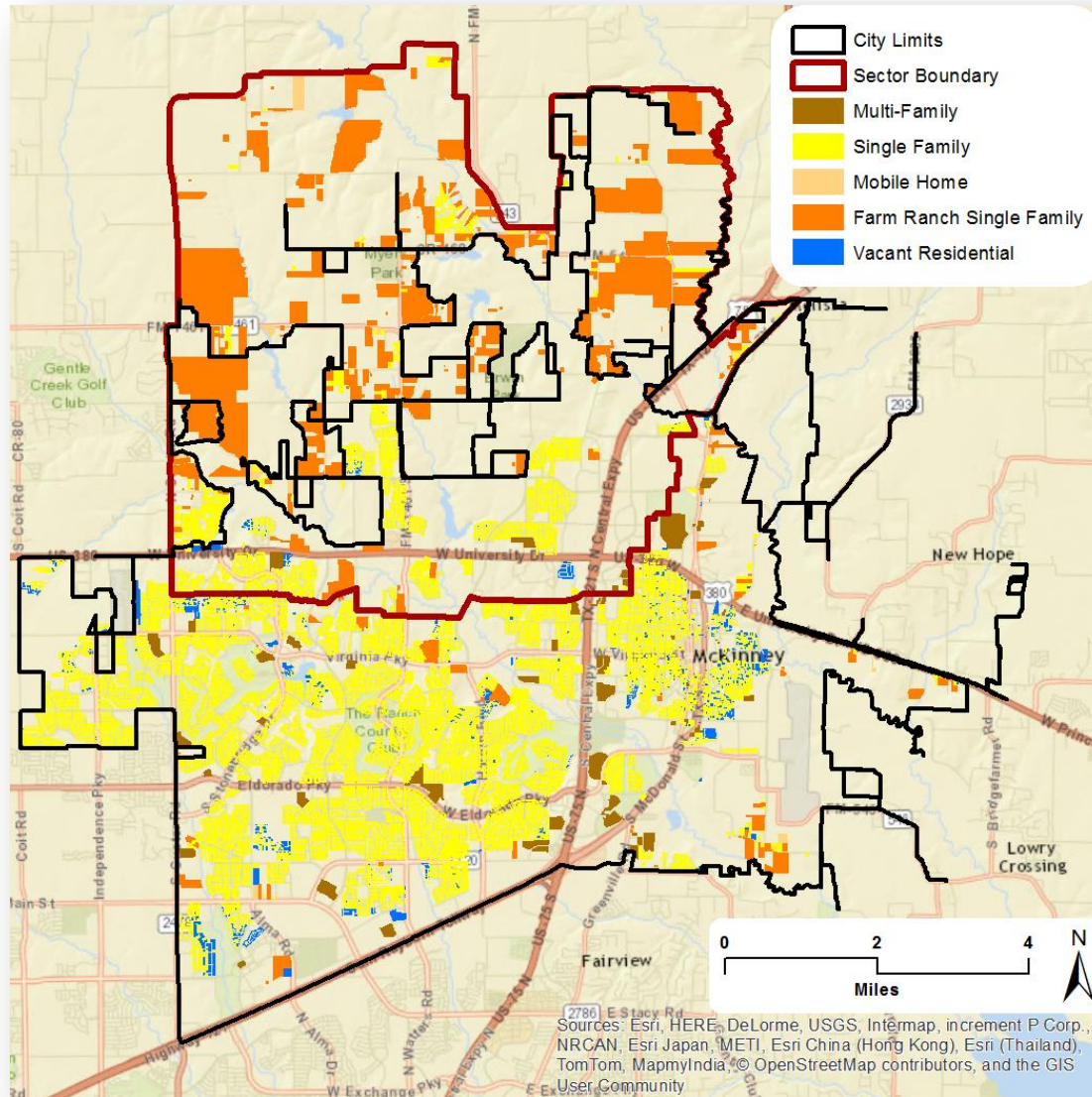


A Perspective on Size...



- Stonebridge Ranch, established in 1998 is located on over 6,000 acres, including 1,200 acres of open space.
- The Northwest Sector is almost 30,000 acres, which is 5 times the size of Stonebridge Ranch.

Residential Capacity



Natural Features



About the Initiative

Broad Purpose:

A proactive approach to address the issues, opportunities and priorities of the Northwest Sector as growth and development occurs over the short-, mid- and long-term.

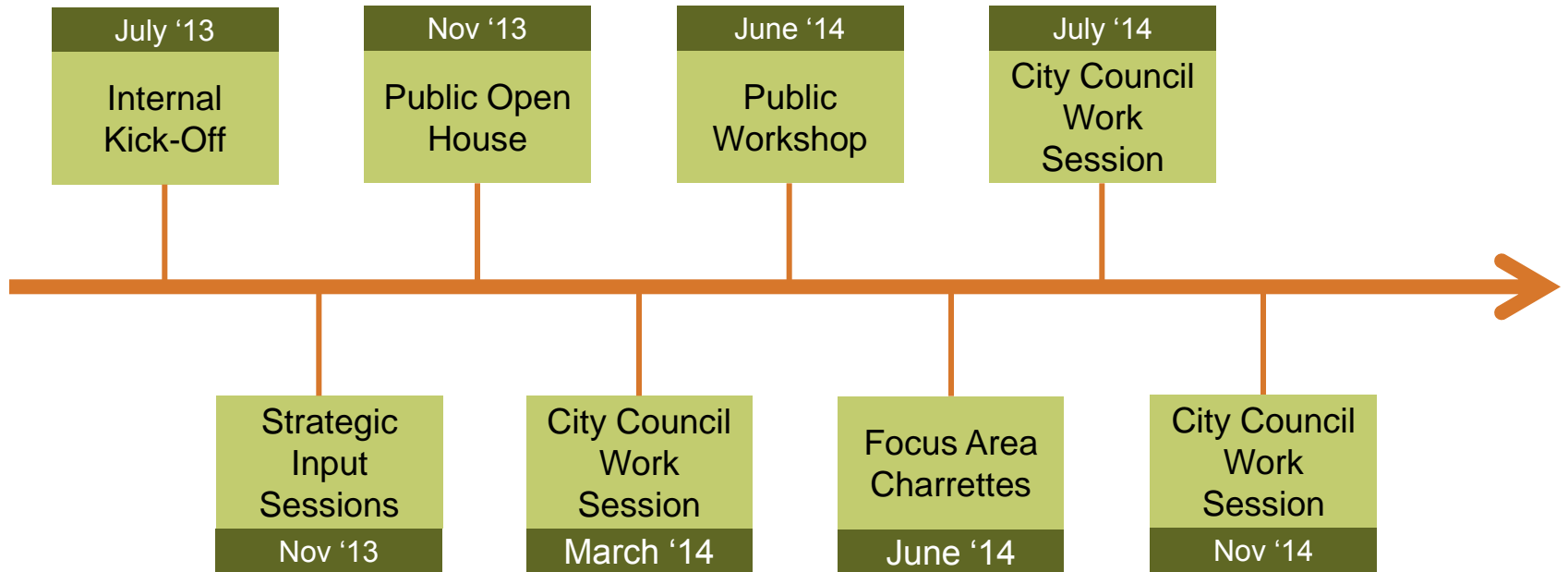
Major Study Components:

- Project Initiation
- Initial Public Outreach Effort
- **Develop Alternatives and Strategies**
- Continued Public Outreach
- Creation/Adoption of Northwest Sector Master Plan

Focused Actions:

Guiding Tenets and Framework
Sub-Area Priorities
Place Type Planning Principles
Catalytic Infrastructure Insights

Steps Already Taken...



Sectorwide Goals & Objectives

Balanced Economic Development

Compatible Land Use/Mobility Relationships

Quality Placemaking

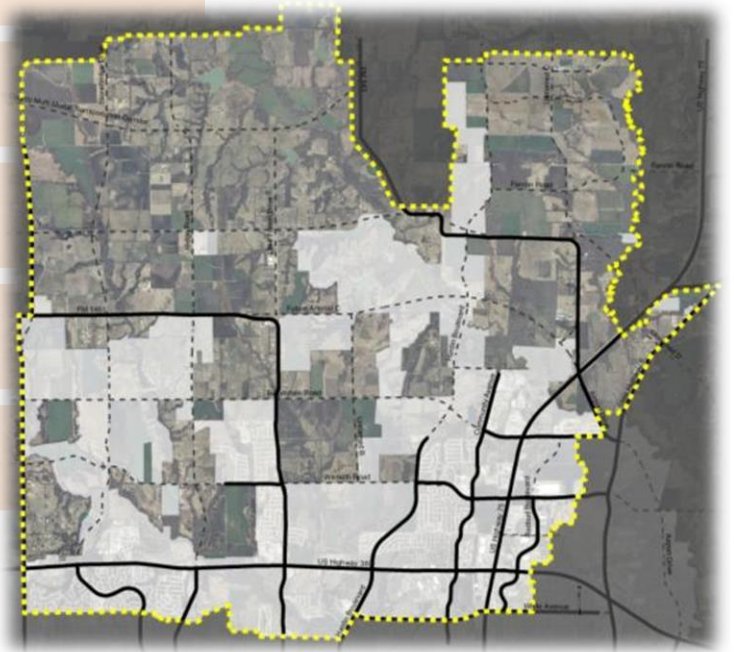
Healthy Neighborhoods

Embraced Natural Landscape

Market Readiness and Adaptability

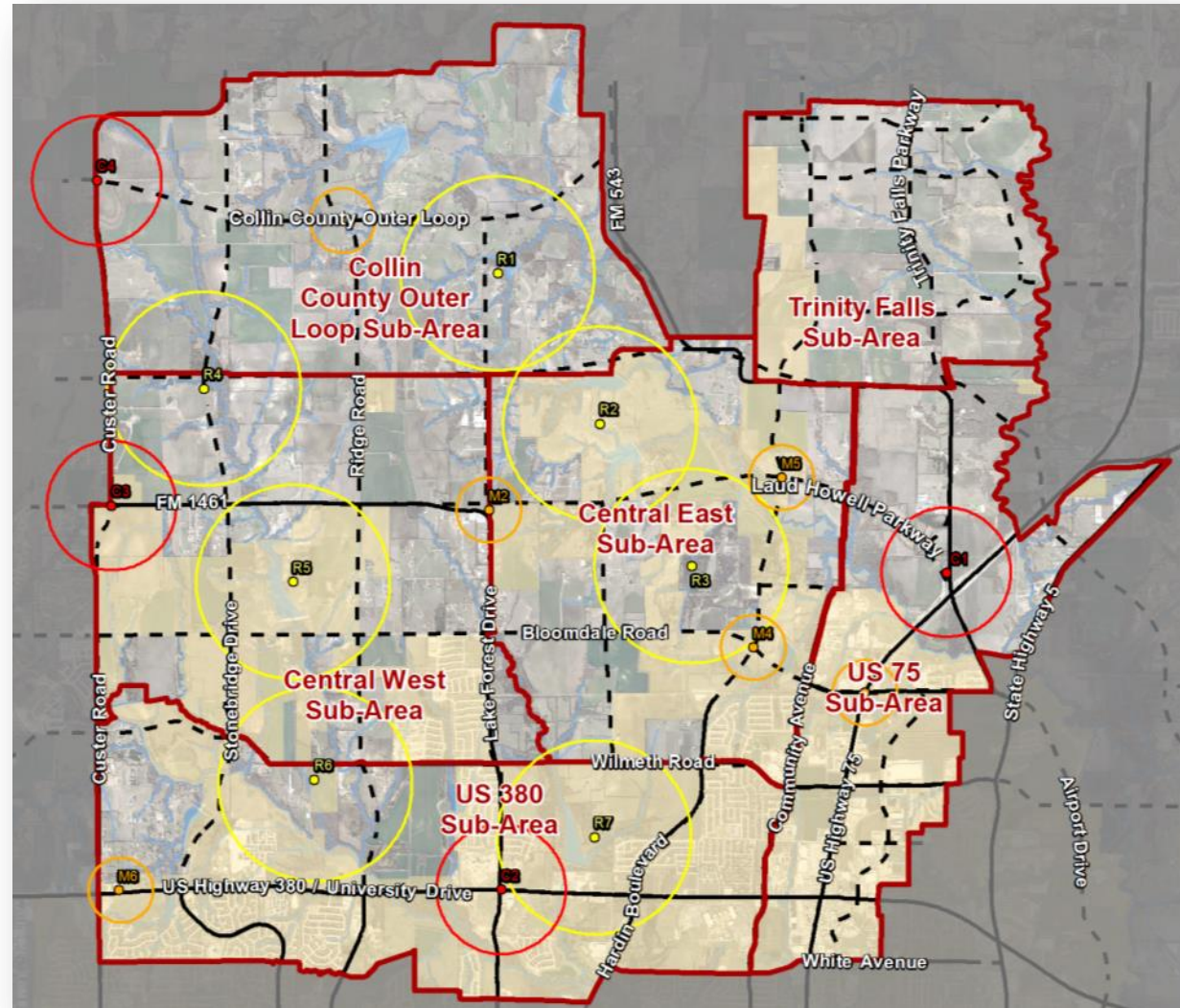
Sound Investments

Implementation



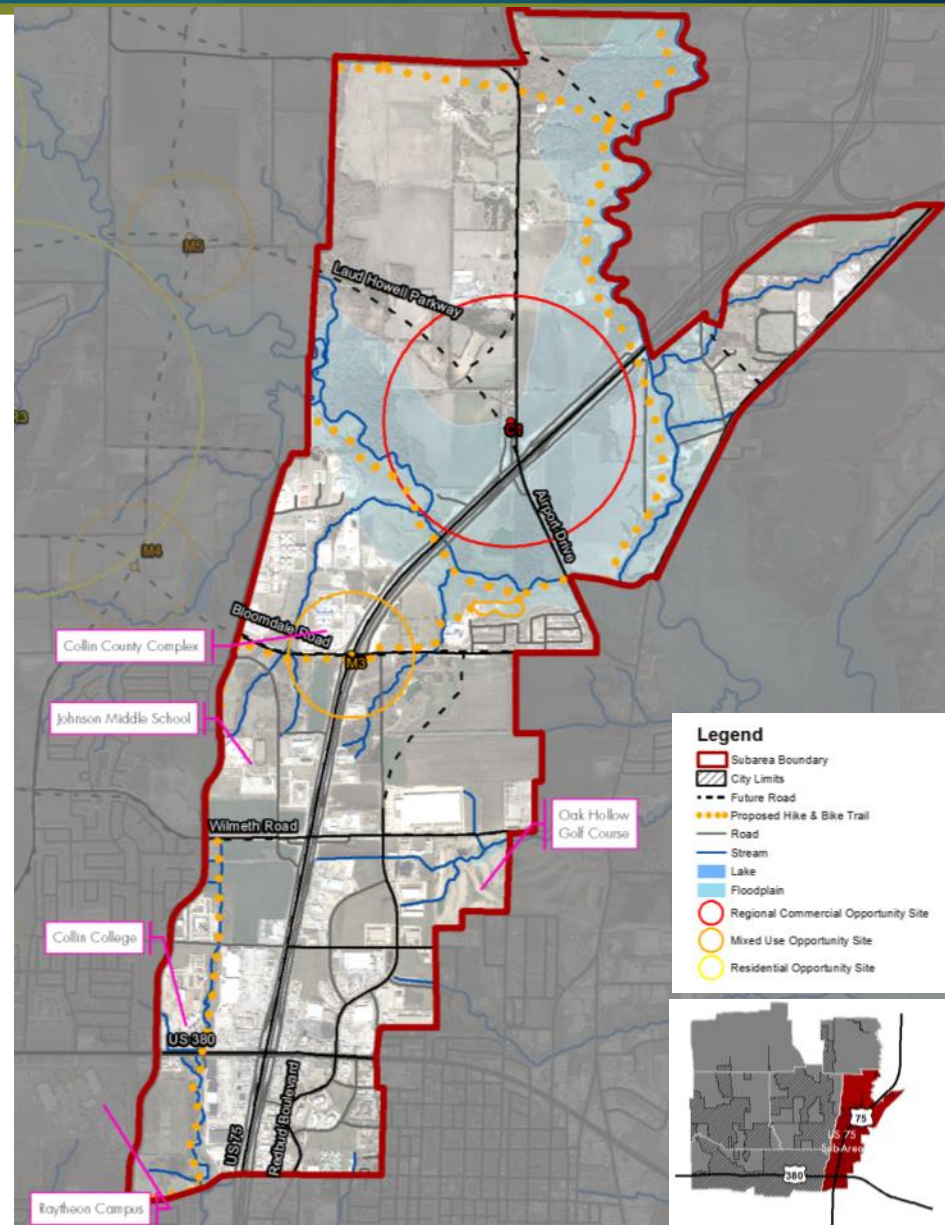
Sub-Area Priorities

Establish a set of priorities that capture the unique opportunities, challenges and character of smaller areas of the northwest sector. These priorities aim to serve as a contextual roadmap for how growth and development should occur throughout the northwest sector.



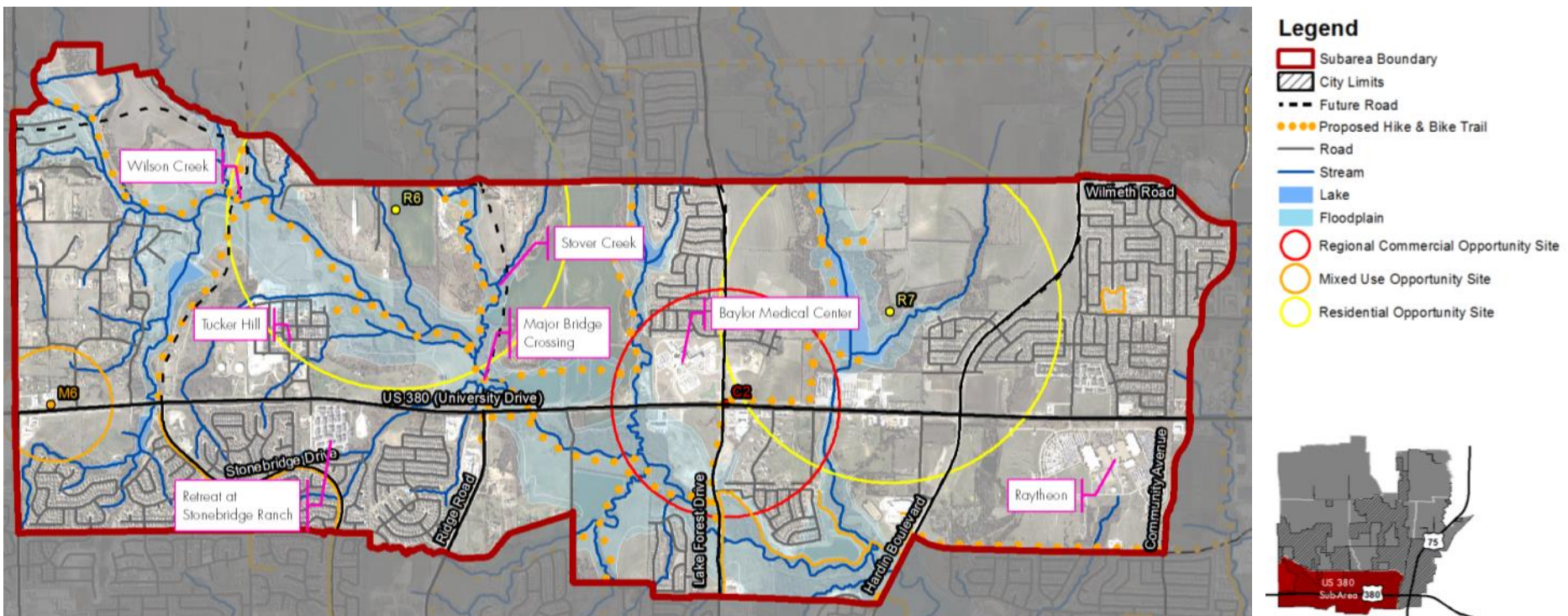
US 75 Sub-Area

- Preserve US 75/Laud Howell Pky as major regional commercial node that links together with the Collin County Government Complex
- Program environmental plans at US 75/Laud Howell Pky to create regional amenity
- Preserve US 75/Bloomdale Rd. for mixed use commercial development
- Identify Community Ave. as edge of intense commercial development
- Support office and industrial uses east of US 75



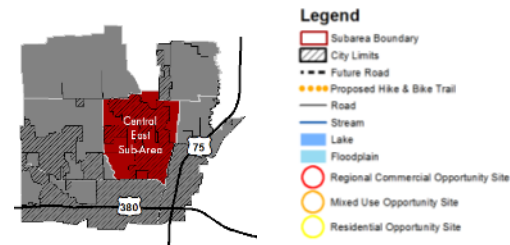
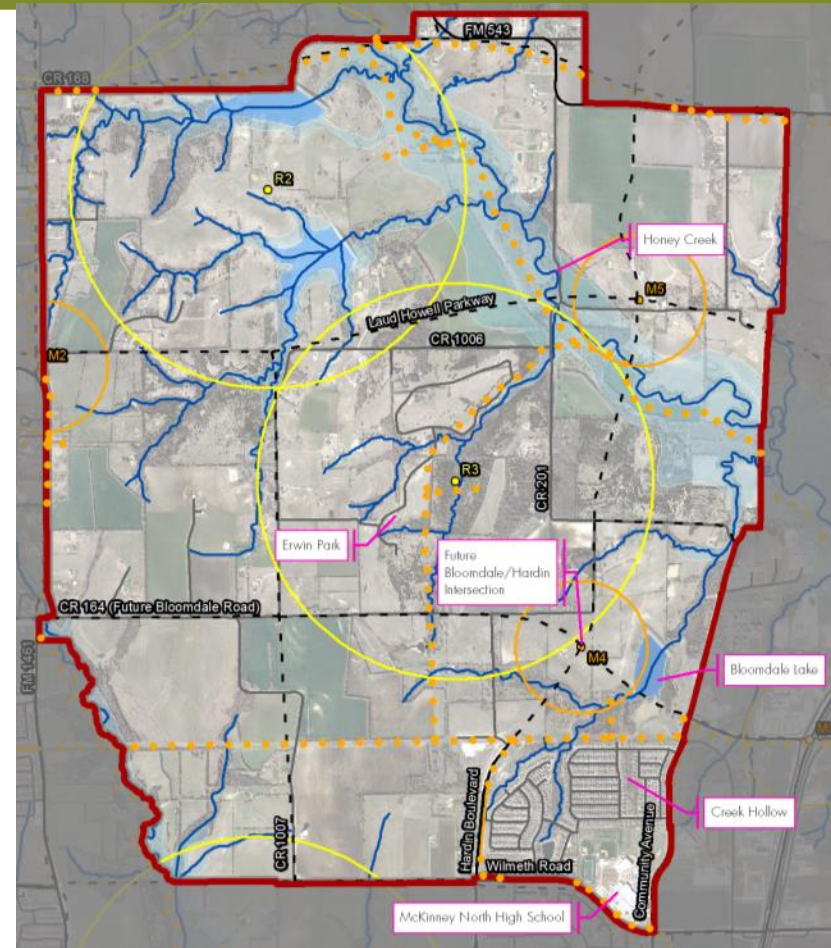
US 380 Sub-Area

- Promote corridor frontage as office commercial development area
- Maximize Baylor Hospital as anchor to attract large offices, hospitals or other similar users
- Provide a wide range of housing types (single-family, townhome, apartment)
- Design Stonebridge Drive in a manner that continues its aesthetic appeal north of US 380
- Alleviate traffic congestion along US 380



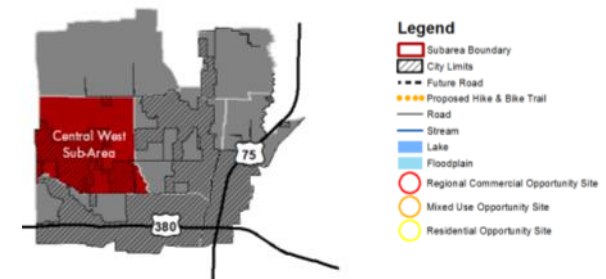
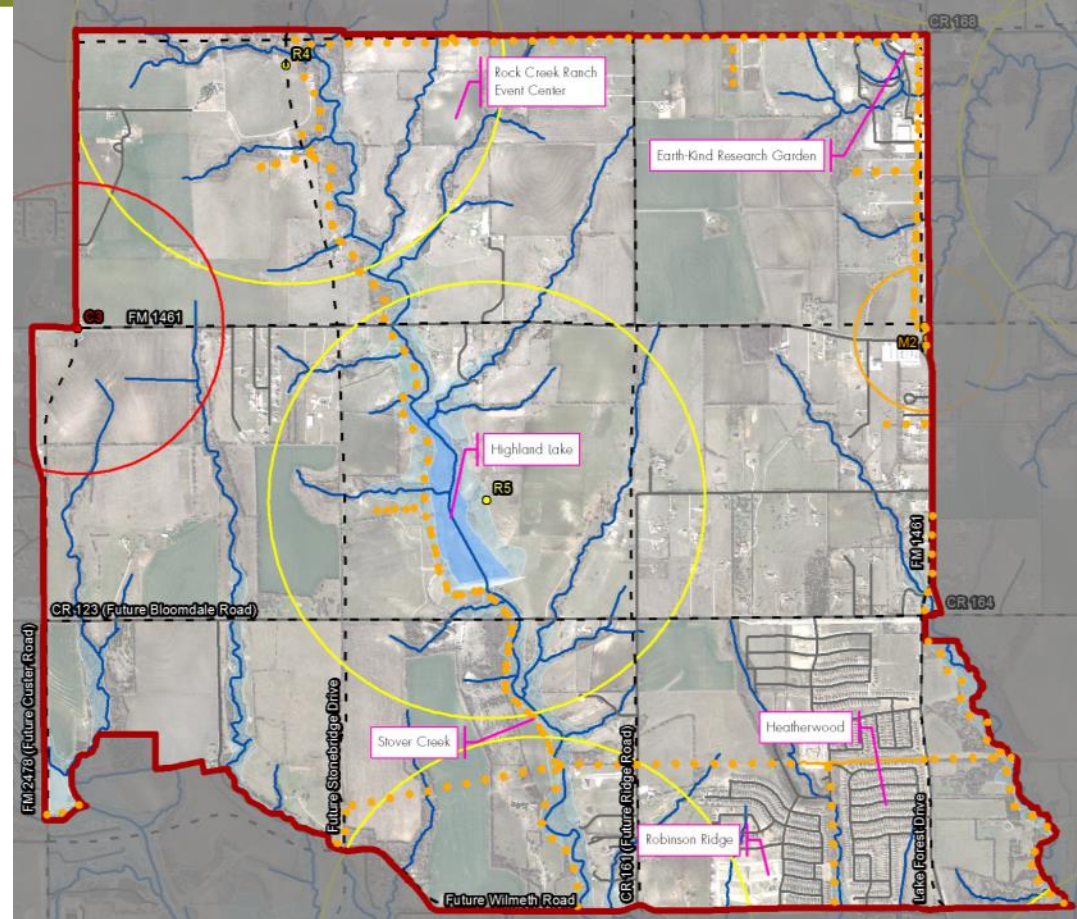
Central East Sub-Area

- Preserve and maximize Erwin Park as passive regional amenity
- Establish the sub-area as an 'open space district' that highlights natural features
- Preserve existing natural corridors to create a 'green network'
- Encourage low-impact, residential development north of Erwin Park
- Preserve future Bloomdale / Hardin intersection as a mixed-use development opportunity
- Recognize sensitive impacts on natural features as future infrastructure is constructed



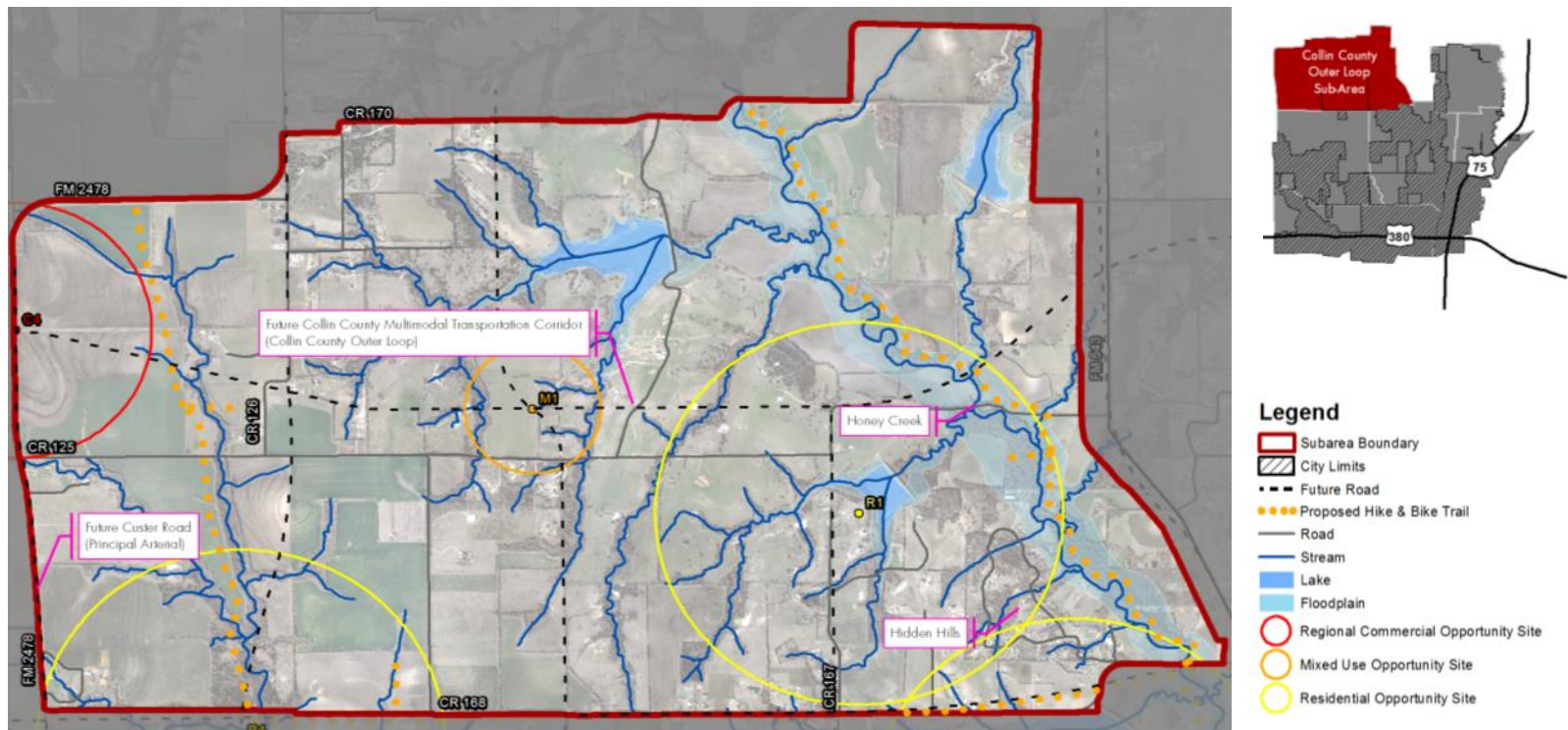
Central West Sub-Area

- Encourage residential development patterns
- Preserve frontage along FM 2478 (future Custer Rd.) for non-residential economic development opportunities
- Preserve FM 1461/FM 2478 (future Custer Road) intersection as major commercial development node or activity center
- Design infrastructure that complements natural topography and features
- Design Stonebridge Dr. in a manner that continues its aesthetic appeal north of US 380



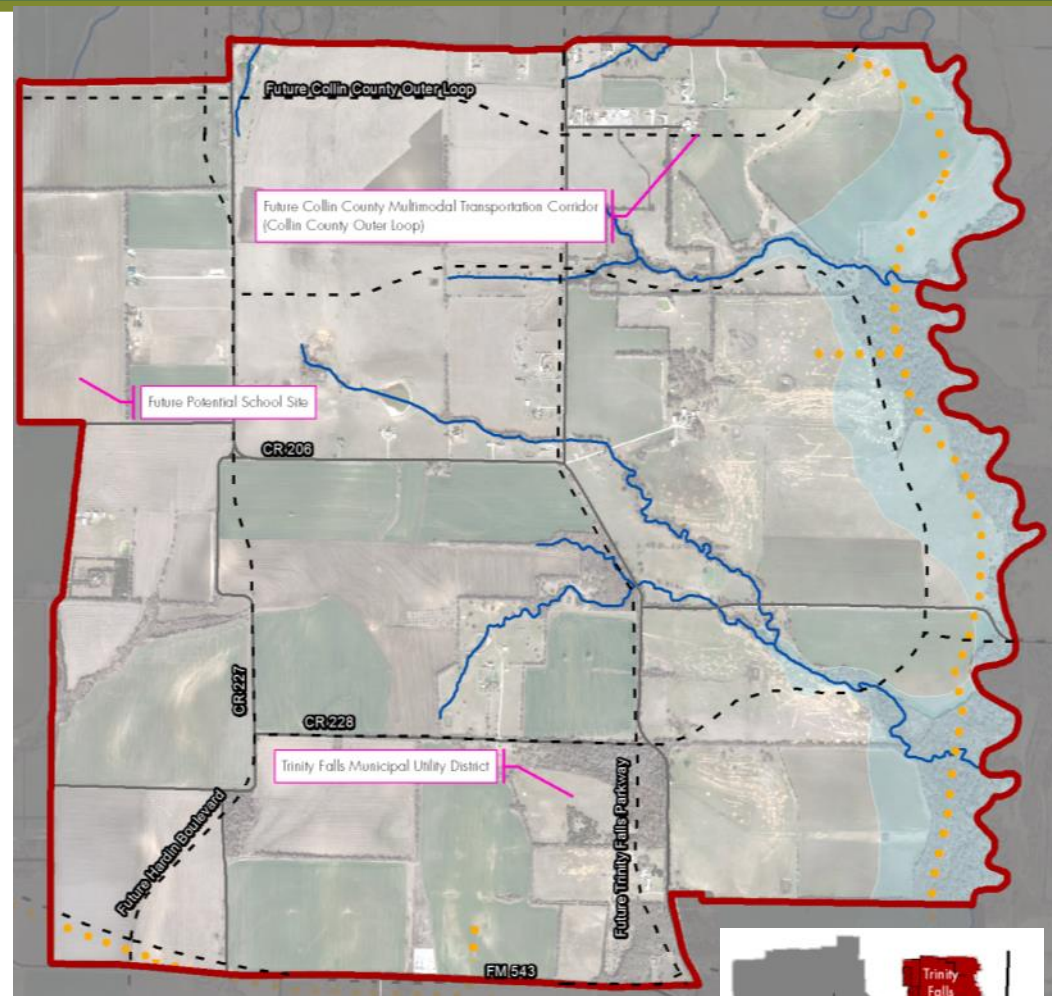
Collin County Outer Loop Sub-Area

- Encourage taller building heights along the regional Collin County Outer Loop frontage to maximize development opportunities and minimize impact on natural features
- Preserve and expand residential character where it currently exists
- Preserve future Collin County Outer Loop/FM 2478 (future Custer Road) intersection for potential regional commercial node
- Preserve future Collin County Outer Loop/Lake Forest Dr intersection for potential mixed-use commercial opportunity



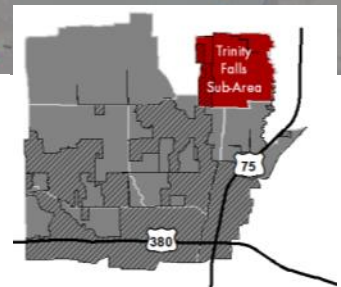
Trinity Falls Sub-Area

- Preserve and provide access to natural features of the area so they can act as amenities
- Integrate natural features with residential neighborhoods and community-scale commercial areas
- Provide access to major employment centers and regional transportation corridors



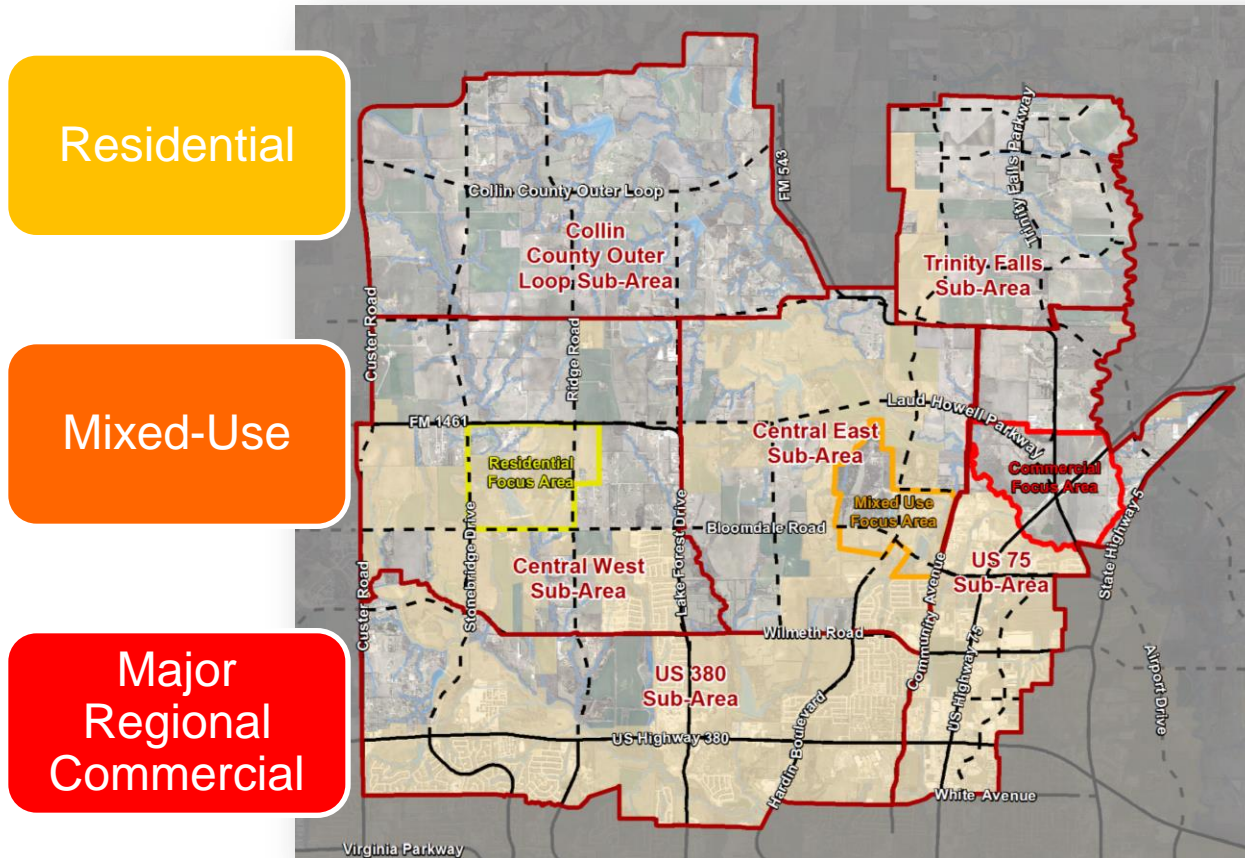
Legend

- Subarea Boundary
- City Limits
- Future Road
- Proposed Hike & Bike Trail
- Road
- Stream
- Lake
- Floodplain
- Regional Commercial Opportunity Site
- Mixed Use Opportunity Site
- Residential Opportunity Site



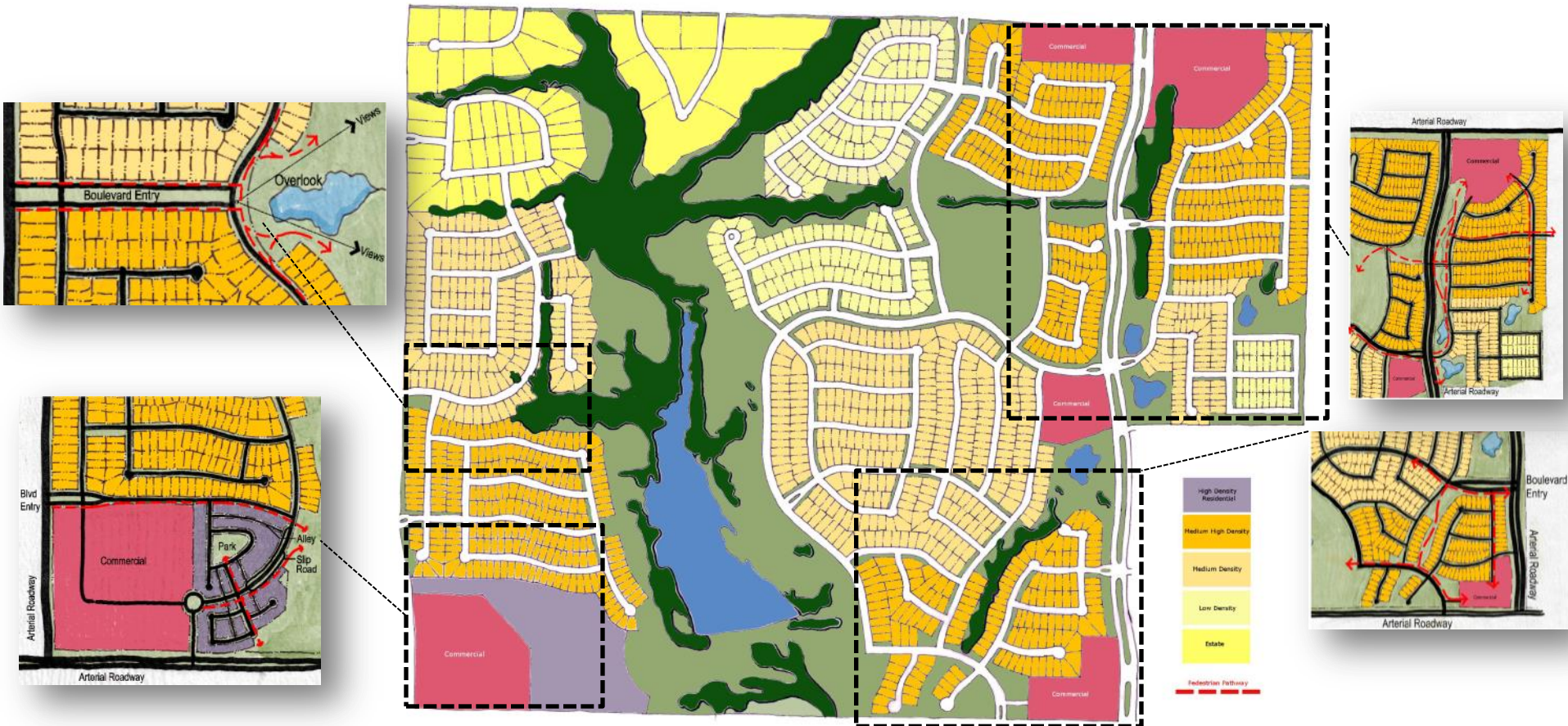
Place Type Principles

Place Type Planning Principles seek to elevate the quality of development and development patterns typically seen in a community. These principles have been illustrated in the northwest sector at focus area locations for residential, neighborhood-scale mixed use, and regional commercial development types.



Place Type Principles: Residential

- Improve residential-commercial interaction in a conventional scenario
- Improve neighborhood patterns through diversified product and lot types
- Protect, integrate and/or maximize open space
- Improve walkability within and connectivity between neighborhoods



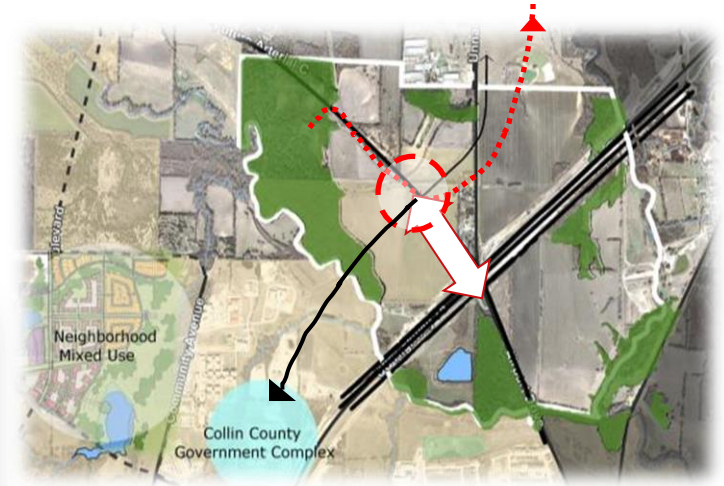
Place Type Principles: Mixed-Use

- Balanced and purposeful integration of mixed-use (buildings & form)
- Incorporate multimodal connectivity
- Create defined places and quality spaces (public realm)



Place Type Principles: Regional Commercial

- Create and support critical mass
- Protect and/or integrate natural features, resources and heritage
- Create a distinct sense of place
- Provide effective/efficient transportation network



Next Steps

December - January

- Catalytic Infrastructure Insights and Opinions of Probable Cost
- Value-Add Analysis
- Continued Public Outreach

January – February

- Joint City Council/P&Z Work Session: Final Update
- Plan Adoption

February 2015 and beyond

- Phase II Implementation