

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Matt Robinson, AICP, Planning Manager

FROM: Eleana Galicia, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “BN” – Neighborhood Business District to “PD” – Planned Development District, Generally to Modify the Development Standards, Located on the Northeast Corner of Chestnut Street and Short Street

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the August 16, 2016 meeting.

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

1. The use and development of the subject property shall develop in accordance with the attached development regulations.
2. The development of the subject property shall generally conform to the attached concept plan exhibit.
3. The development of the subject property shall generally conform to the attached architectural elevations.

APPLICATION SUBMITTAL DATE: May 31, 2016 (Original Application)
June 20, 2016 (Revised Submittal)
July 11, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately .45 acres of land from “BN” – Neighborhood Business District to “PD” – Planned Development District, generally to modify the development standards. More specifically, the applicant is requesting approval of modified development regulations regarding building setbacks and landscaping standards to develop the subject property in an urban manner. The applicant has provided a concept plan exhibit that will govern the development of the subject property, and architectural elevations that illustrate the character of the building proposed on the subject property. The request is further detailed below.

The applicant has also submitted a similar “PD” – Planned Development District rezoning request (16-167Z) to be considered at the July 26, 2016 Planning and Zoning Commission meeting.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“BN” – Neighborhood Business District (Commercial Uses)	Undeveloped Land
North	“BN” – Neighborhood Business District (Commercial Uses)	Single Family Residence
South	“BN” – Neighborhood Business District (Commercial Uses)	Full Gospel Holy Temple
East	“BN” – Neighborhood Business District (Commercial Uses)	El Primo Restaurant
West	“BN” – Neighborhood Business District (Commercial Uses)	Single Family Residence

PROPOSED ZONING: The applicant is requesting to rezone approximately .45 acres of land from “BN” – Neighborhood Business District to “PD” – Planned Development District, generally to modify the development standards. More specifically, the applicant is requesting approval of modified development regulations regarding building setbacks and landscaping standards to develop the subject property in an urban manner. The applicant has provided a concept plan exhibit that will govern the development of the subject property, and architectural elevations that illustrate the character of the building proposed on the subject property.

The proposed development standards generally follow the “C1” – Neighborhood Commercial District, with modifications. These development modifications are similar to those found in the McKinney Town Center District, which require the buildings to be pulled up to the street with an emphasis on pedestrian and streetscape amenities. The existing zoning (“BN” – Neighborhood Business) requires a 20’ front yard along all street frontages (Chestnut Street, Short Street, Walnut Street and S. McDonald Street). The

proposed development regulations requires a 0' to 20' build-to zone along S. McDonald Street allowing the site to develop in a more urban manner.

In addition to the building space requirements, the applicant has proposed to provide a 10' sidewalk and reduced landscape buffers along the street frontage to accommodate tree planters and to create a more pedestrian oriented environment. The main entrance into the establishment is located along State Highway 5 (S. McDonald Street), and the proposed architectural elevations provide an urban character containing architectural features such as, awnings, a well-defined cornice, and a prevalent façade rhythm that contribute to a store front appearance. The proposed development regulations are intended to foster the vision recommended in the Phase 1 Report of the Town Center District study and the State Highway 5 Corridor Study Context Sensitive Master Plan adopted by the City Council. In the Highway 5 Corridor Study the subject property is identified as an opportunity site to revitalize and to serve as an urban transition into the McKinney Town Center, which is located north of the subject property. It is the applicant's intention to develop the site with neighborhood commercial uses in an urban manner that will create a gateway into Historic Downtown. The applicant has indicated to staff that he is interested in developing the site with retail uses, however a site plan and landscape plan package have not been formally submitted for review to the Planning Department.

In Staffs' professional opinion the proposed rezoning request will help implement the city's vision for this area and will encourage similar development patterns surrounding the subject property, and as such, staff recommends approval of the proposed rezoning request.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Future Land Use Plan (FLUP) designates the subject property for neighborhood commercial uses. The FLUP modules diagram designates the subject property within the Town Center module 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 and the Town Center Study and State Highway 5 Corridor Context Sensitive Master 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, a "land use patterns that address appropriate transition and mix of uses". Another goal of the Comprehensive Plan is accomplished through "Attractive Urban Design Elements" by creating a "SH 5 as an attractive north-south entry into central McKinney".
- **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.

- 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.
- Compatibility with Existing and Potential Adjacent Land Uses: The adjacent properties are zoned for similar commercial uses, however the property to the north is being utilized for single family residential uses, while the properties south, east, and west are being utilized for commercial uses. The proposed rezoning request will not alter the land use from what has been planned for the subject property and will remain compatible with surrounding existing land uses.
- Fiscal Analysis: Staff did not perform a fiscal analysis for this case because the rezoning request does not alter the base residential zoning of the subject property.

The attached "Land Use and Tax Base Summary" shows that Module 55 is currently comprised of approximately 52% residential uses and 47.8% non-residential uses (including institutional and agricultural uses). The proposed rezoning request will have no impact on the anticipated land uses in this module. Estimated tax revenues in Module 55 are comprised of approximately 44.9% from residential uses and 55.1% from non-residential uses (including agricultural uses). Estimated tax revenues by type in Module 55 are comprised of approximately 59.4% ad valorem taxes and 40.6% sales and use taxes.

- Concentration of a Use: The proposed rezoning request should not result in an over concentration of commercial land uses in the area.

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
- Letter of Intent
- Comprehensive Plan Maps
- Land Use and Tax Base Summary
- Proposed Concept Plan
- Proposed Development Regulations
- Proposed Architectural Elevations
- PowerPoint Presentation