

PLANNING and ZONING COMMISSION MEETING OF 7/12/11 AGENDA ITEM #11-090CP

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Senior Planner

FROM: Anthony Satarino, Planner

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by JBI Partners, Inc., on Behalf of McKinney Village Park North, L.P., for Approval of a Concept Plan for the Village Park North, Phases 2A and 2B Addition, Approximately 40.63 Acres, Located on the Northeast Corner of Colt Lane and Larkspur Drive.

APPROVAL PROCESS: The Planning and Zoning Commission is the final approval authority for the proposed Concept Plan.

STAFF RECOMMENDATION: Staff recommends approval of the proposed concept plan with the following conditions:

1. The subject property conform to the regulations of the "PD" - Planned Development District Ordinance No. 2005-01-005 and the Regional Employment Overlay District, except as follows:
 - a. The concept plan be approved to allow the setback between the attached, front-loading garages and the front façade of the residence or porch to be no less than ten (10) feet, according to attached Exhibits A and B.

APPLICATION SUBMITTAL DATE: June 13, 2011 (Original Application)
June 23, 2011 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting approval of a concept plan for Village Park North, Phases 2A and 2B in order to reduce the required setback between the front facade of the proposed single family houses and the attached, front-loading garages. The governing Planned Development District Ordinance No. 2005-01-005 refers back to Planned Development District Ordinance No. 2002-05-039, which includes a specific provision that allows the applicant to request that the garage setback be reduced from 20 to 10 feet with the approval of a concept plan by the Planning and Zoning Commission.

A similar reduction was requested and approved by the Planning and Zoning Commission for Phase 1A of Village Park on January 24, 2004 and for Phase 1B on May 25, 2010.

SURROUNDING ZONING AND LAND USES:

Subject Property: “PD” – Planned Development District Ordinance No. 2005-01-005 (mixed-use/residential) and “REC” – Regional Employment Center Overlay District

North	“PD” – Planned Development District Ordinance No. 2006-05-054 (townhome use) and “REC” – Regional Employment Center Overlay District	Pecan Park Subdivision
	“PD” – Planned Development District Ordinance No. 2003-01-007 (mixed use/commercial uses) and “REC” – Regional Employment Center Overlay District	Lake Forest Crossing (Walmart)
	“PD” – Planned Development District Ordinance No. 2006-11-127	Verizon Wireless Cell Tower
South	“PD” – Planned Development District Ordinance No. 2006-11-127 (mixed use/residential use) and “REC” – Regional Employment Center Overlay District	Village Park North Phase 1 Subdivision
East	“PD” – Planned Development District Ordinance No. 2000-09-066 (mixed use/residential use) and “REC” – Regional Employment Center Overlay District	Undeveloped Land
West	“PD” – Planned Development District Ordinance No. 2002-03-019 (mixed use/residential use) and “REC” – Regional Employment Center Overlay District	Saddle Club #1 Subdivision

IMPACT ON EXISTING DEVELOPMENT: Staff does not anticipate any negative impact on adjacent properties.

CONFORMANCE TO THE REC OVERLAY DESIGN GUIDELINES: The subject property lies within the Neighborhood Zone of the Regional Employment Center (REC). The subject property is required to be developed per the REC Overlay Design Guidelines, except for the requirements which the applicant is requesting to modify with the proposed concept plan.

PROPOSED CONCEPT PLAN: The REC guidelines require that a 20 foot setback be maintained between the front façade of the house or porch and a front-entry garage

door on single family residential homes. It is the intent of the REC Overlay District to create neighborhood developments that encourage pedestrian activity and a mix of housing types by reducing the deep front yard setbacks typical of suburban development.

The applicant has provided concept plans for two home types to illustrate typical setbacks. Exhibit A shows setbacks for a typical interior lot (i.e. mid-block) housing product while Exhibit B shows setbacks for a typical corner lot housing product. Both concept plans reflect the requested setback of no less than 10 feet.

Similar to previous requests made by the applicant, Staff feels that the requested reduction in garage/façade offset will have no negative effects on either existing or future development in the area, and therefore, Staff is comfortable recommending approval of the applicant's request for the reduced setback between the front façade of the building or porch and the garage doors.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has not received any comments either in opposition to or in support of this request.

ATTACHMENTS:

- Maps
- Letter of Intent
- Exhibit A - Proposed Concept Plan for Typical Interior Lot
- Exhibit B - Proposed Concept Plan for Typical Corner Lot
- PowerPoint Presentation