

AGENDA ITEM

TO: Planning and Zoning Commission

FROM: Michael Quint, Senior Planner

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Abernathy, Roeder, Boyd & Joplin, on Behalf of McKinney Seven 31, L.P., for Approval of a Request to Rezone Approximately 41.63 Acres from "PD" – Planned Development District and "REC" – Regional Employment Center Overlay District to "PD" – Planned Development District and "REC" – Regional Employment Center Overlay District, Generally to Modify the Development Standards, Located on the Southwest Corner of Van Tuyl Parkway and Alma Road.

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the July 17, 2012 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 shall be subject to the following special ordinance provisions:
 - a. The subject property shall develop in accordance with the attached pattern book.

APPLICATION SUBMITTAL DATE: May 29, 2012 (Original Application)
June 11, 2012 (Revised Submittal)
June 14, 2012 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to rezone approximately 41.63 acres of land, located on the southwest corner of Van Tuyl Parkway and Alma Road. The applicant has indicated the desire to construct a series of urban multi-family residential structures which will be very similar in character to what has been constructed in the Legacy Town Center in Plano and Addison Circle in Addison.

PLATTING STATUS: The subject property is currently unplatted. A record plat or plats, subject to review and approval by the Director of Planning, must be filed for recordation with the Collin County Clerk, prior to issuance of a building permit.

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. 2008-06-054 (mixed uses) and “REC” – Regional Employment Center Overlay District

North	“PD” – Planned Development District Ordinance No. 2001-02-017 (mixed uses) and “REC” – Regional Employment Center Overlay District	Undeveloped Land
South	“PD” – Planned Development District Ordinance No. 2008-06-054 (mixed uses) and “REC” – Regional Employment Center Overlay District	Undeveloped Land
East	“PD” – Planned Development District Ordinance No. 2003-01-004 (mixed uses) and “REC” – Regional Employment Center Overlay District	North Texas Athletic Center
West	“PD” – Planned Development District Ordinance No. 2001-02-017 (mixed uses), “PD” – Planned Development District Ordinance No. 2005-02-016 (mixed uses), and “REC” – Regional Employment Center Overlay District	Undeveloped Land

PROPOSED ZONING: The applicant is requesting to rezone the subject property from “PD” – Planned Development District Ordinance and “REC” – Regional Employment Center Overlay District to “PD” – Planned Development District Ordinance and “REC” – Regional Employment Center Overlay District, generally to modify the development standards to allow for an urban, pedestrian-oriented multi-family residential development.

The proposed development regulations and land plans for the subject property are contained within the attached pattern book. A pattern book is a modified form-based code that is modeled after the regulations for another urban development in McKinney, Tucker Hill. The form-based approach to zoning regulation is ideal in urban contexts because more focus is placed on the built environment and pedestrian experience than is placed on the separation and placement of specific uses.

The attached pattern book reflects a series of six parcels that will be developed as six distinct multi-family residential complexes (four of which will feature structured parking garages) and a large centralized open space within a single unified development. Each multi-family structure will be subject to a series of build-to lines, encroachment zones, and building zones that will ensure that an appropriate pedestrian environment is maintained while still allowing for the appropriate movement of vehicular traffic.

In addition to regulations pertaining to the placement of buildings in relation to pedestrian and vehicular routes, the proposed pattern book also includes provisions regulating landscaping, architectural design, parking, and the placement of open spaces/pocket parks. The proposed parking regulations and architectural design regulations are discussed in more detail below.

The proposed pattern book contains specially crafted regulations that are tailor made to ensure a successful, urban, pedestrian-oriented, multi-family residential development. While these proposed regulations deviate from the standards currently contained within the City of McKinney's Zoning Ordinance, the proposed standards should result in a high-quality development that will benefit its residents, the surround area, and the City of McKinney as a whole for many years to come.

Parking: The applicant is proposing a parking requirement of 1 parking space per bedroom with a minimum of 80% of the required parking being provided in structured parking and/or "tuck-under" garages. The Zoning Ordinance's existing parking standards require 1 enclosed (garage) parking space per unit plus an additional ½ parking space per bedroom. A comparison of these two parking requirements under a hypothetical example is provided below:

Existing Parking Requirements vs. Proposed Parking Requirements <i>(based on a 2,000 unit, 3,000 bedroom multi-family residential development)</i>	
Existing Parking Requirements:	
Enclosed Spaces Required	2,000
Uncovered Spaced Required	1,500
Percentage of Parking Spaces that are Enclosed	57%
Total Parking Spaces Required	3,500
Proposed Parking Requirements:	
Garage ("tuck-under" or structured) Spaces Required	2,400 (minimum)
Uncovered Spaces Required	600 (maximum)
Percentage of Parking Spaces that are in Garages	80% (minimum)
Total Parking Spaces Required	3,000

The table above illustrates that while more parking spaces are provided under the current requirements, more spaces will be provided in structured parking garages and/or "tuck-under" parking garages under the proposed scenario. While the proposed parking standard is clearly different that the existing parking standard, Staff feels that

the resulting parking space mixture will be superior that the existing standard and is comfortable supporting this proposed modification to the parking requirement.

Architectural Standards: The applicant is proposing to modify the types of primary finishing materials that may be used on a multi-family residential structure. More specifically, the applicant is proposing to allow stucco as a primary finishing material in addition to the brick, stone, and synthetic stone that is currently allowed by the Zoning Ordinance. However, the applicant is proposing to limit the amount of stucco to a maximum of 50% of each façade. A comparison of the existing primary finishing material requirement and the proposed primary finishing material requirement is provided in the table below:

**Existing Primary Finishing Material Requirements
vs. Proposed Primary Finishing Material Requirements**

Existing Requirement:

The exterior finish on each side of every multi-family structure shall be a minimum of 85% brick, stone, or synthetic stone materials, with the remaining 15% of each side being wood lap siding, vinyl siding, stucco, cast concrete modular siding, or EIFS.

Proposed Requirement:

The exterior finish of each building's front façade shall feature a minimum of 85% brick, stone, synthetic stone, stucco, or any combination thereof, with none of the aforementioned materials, except brick or stone, comprising more than 50% of such façade. The balance of the exterior finishing materials may include EIFS, architectural concrete masonry units (CMU), cementitious siding, metal, and/or glass curtain wall systems.

Under the proposed standard, a building's façade could feature 50% stucco, 35% - 50% brick or stone, and up to 15% EIFS, architectural CMU, cementitious siding, metal, and/or glass curtain walls. In addition to this modification, the applicant is proposing to tie down a series illustrations that generally represent the types of streetscapes, building finishes, material and color palette, and architectural components that will be utilized within the development. The proposed modifications to the architectural design requirements of the Zoning Ordinance should allow the applicant additional flexibility while still ensuring that an appealing architectural character is provided. Staff is comfortable supporting this proposed modification to the architectural design requirements.

Staff recommends approval of the proposed rezoning request and the adoption of the attached pattern book.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Future Land Use Plan (FLUP) designates the subject property for mixed uses. The FLUP modules diagram designates the subject property as regional employment center 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”. Another goal of the Comprehensive Plan is accomplished through “Land Use Compatibility and Mix” by creating a “mix of land uses that provides for various lifestyle choices”.
- Impact on Infrastructure: The Future Land Use Plan (FLUP) designates the subject property generally for mixed uses. The water master plan, sewer master plan, and master thoroughfare plan are all based on the anticipated land uses as shown on the Future Land Use Plan. The proposed rezoning request should have a minimal impact on the existing and planned water, sewer and thoroughfare plans in the area as the allowed land uses on the subject property are not changing from what is currently allowed.
- Impact on Public Facilities/Services: The Future Land Use Plan (FLUP) designates the subject property generally for mixed uses. Similar to infrastructure, public facilities and services are all planned for based on the anticipated land uses shown on the Future Land Use Plan. The proposed rezoning request does not alter the allowed land use and, thus, should have a minimal impact on public facilities and services.
- Compatibility with Existing and Potential Adjacent Land Uses: The properties located adjacent to the subject property are zoned for similar commercial, office, and residential uses. The proposed rezoning request should not have a negative impact on existing and potential adjacent land uses.
- Fiscal Analysis: Staff feels that there will not be a significant change in the economic impact associated with the proposed rezoning request since it does not alter the allowed land uses. As such, Staff did not perform a fiscal analysis for this case because the rezoning request.
- Concentration of a Use: The proposed rezoning request should not result in an over concentration of multi-family residential land uses in the area. Currently, the surrounding properties are zoned generally for residential, commercial, and office uses.

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. The subject property is exempt from the requirements of the multi-family policy due to its location within the Regional Employment Center Overlay District.

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
- Proposed Pattern Book
- PowerPoint Presentation