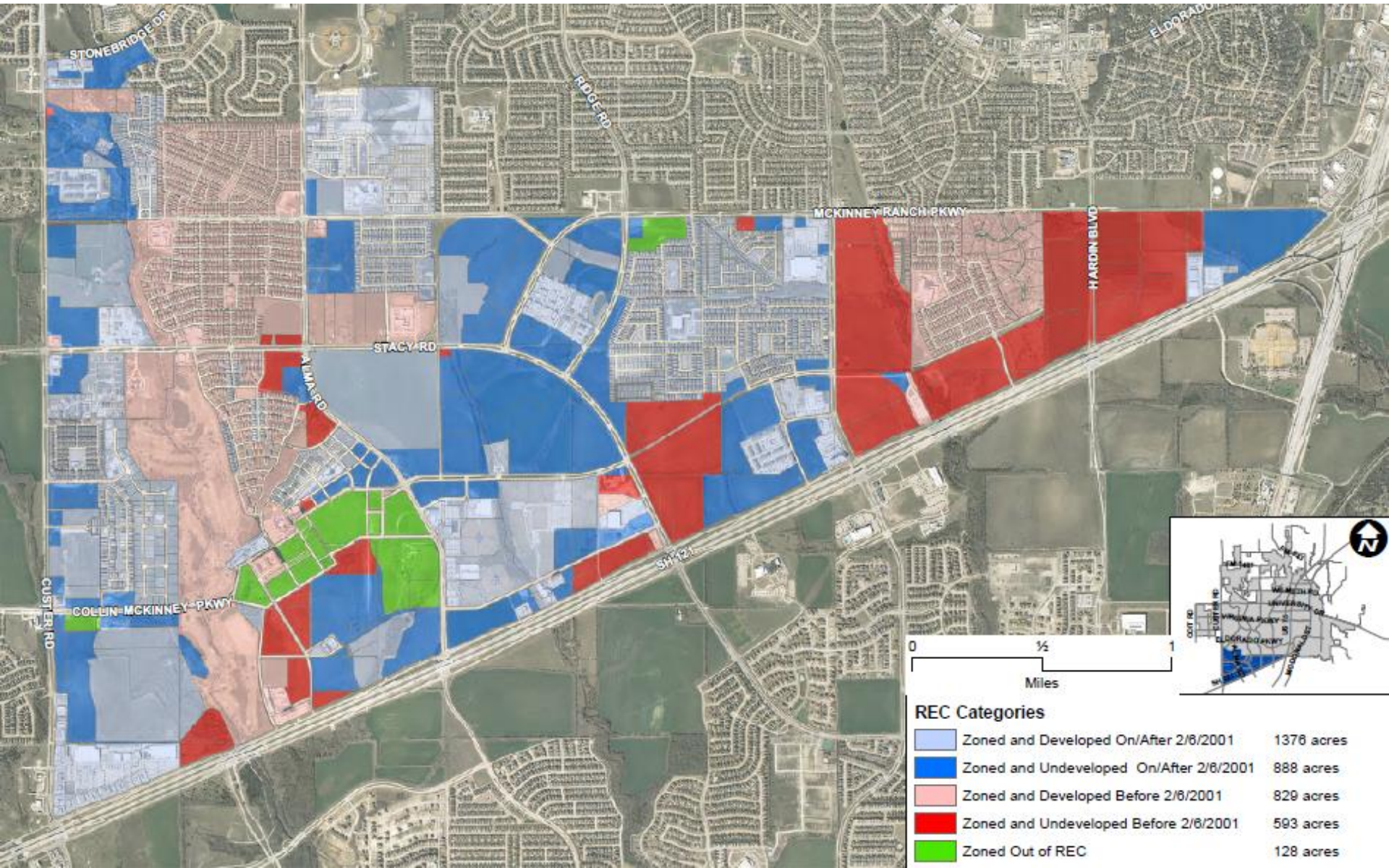


Regional Employment
Center Overlay District
Discussion
February 2, 2015







- MONEY MAGAZINE 2014 -

Map of the REC Overlay



REC Categories

	Zoned and Developed On/After 2/6/2001	1376 acres
	Zoned and Undeveloped On/After 2/6/2001	888 acres
	Zoned and Developed Before 2/6/2001	829 acres
	Zoned and Undeveloped Before 2/6/2001	593 acres
	Zoned Out of REC	128 acres

Background

- **February 2001** – REC Overlay District established
- **March 2003** – REC Overlay District significantly amended
- **May 2014** – REC Overlay District regulations modified to remove reoccurring development challenges and provide additional flexibility
- **November 2014** – City Council directed Staff to re-evaluate the REC Overlay to provide further information regarding possible changes or amendments

Development Issues

- 1) REC Overlay regulations are too confusing, conflict with other regulations, and necessitate Staff interpretations
- 2) Inability to ensure consistent quality and character within residential and non-residential developments
- 3) Urban-style development should be in smaller acreages or nodes
- 4) Requirements for commercial developments are not always compatible with adjacent residential uses
- 5) Predominance of suburban-style residential limits the opportunity for future taller, dense developments
- 6) Vertical mixed-use projects are not sustainable when too much non-residential square footage is required
- 7) Too much multi-family residential is allowed
- 8) Rezoning requests to develop in a more suburban manner require a Planned Development District Ordinance

Possible Solutions to Development Issues

- 1) Remove the applicability of the REC Overlay for all new rezoning requests moving forward
- 2) Remove the applicability of the REC Overlay for all properties
- 3) Amend the REC Overlay so that all requirements are optional
- 4) Comprehensively revise and re-vision the REC Overlay
- 5) Leave the REC Overlay as it exists today

Direction Requested from the City Council

- 1) Does the City Council agree with the development issues?
- 2) Are there additional development issues to be added?
- 3) Do some or all of these issues need to be addressed comprehensively with an ordinance amendment or on a case-by-case basis?
- 4) Does the City Council feel the overall vision for the REC should remain urban in character?
- 5) Which of the possible solutions to the development issues would the City Council request that Staff further evaluate?
- 6) Are there additional possible solutions the City Council would like Staff to pursue?

Next Steps

- Staff will incorporate Council feedback from the work session and begin further evaluation of the possible solutions
- Staff will meet with McKinney Economic Development Corporation's Development Advocacy Group (DAG) to solicit feedback
- Staff will meet with REC stakeholders to solicit feedback
- At a second work session, Staff will seek Council consensus regarding which fully evaluated solution to pursue regarding an ordinance amendment
- Staff will draft proposed ordinance amendments and post the draft to the City website to solicit feedback from the public and development community
- Staff will bring draft regulations to a third Council work session for further discussion and feedback
- Staff will incorporate Council feedback and present draft regulations to the Planning and Zoning Commission
- Adoption proceedings can be scheduled for final approval by the Council

Questions or Additional Discussion?