

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 Sanchez and Associates, on Behalf of TCI McKinney Ranch, Inc., for Approval of a Request to Rezone Approximately 20.87 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 Silverado Trail and McKinney Ranch Parkway.

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. Use and development of the subject property shall conform to “PD” – Planned Development District Ordinance No. 2007-08-072 and “REC” – Regional Employment Center Overlay District, except as follows:
 - a. The subject property shall be subject to the attached development regulations.

APPLICATION SUBMITTAL DATE: May 29, 2012 (Original Application)
June 18, 2012 (Revised Submittal)
June 20, 2012 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 20.87 acres of land, located on the southwest corner of Silverado Trail and McKinney Ranch Parkway 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 multi-family residential development standards. Multi-family residential land uses are currently allowed by right on the subject property per the governing zoning district.

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. 2007-08-072 (Multi-Family Residential Uses) and "REC" – Regional Employment Center Overlay District

North	"PD" – Planned Development District Ordinance No. 2007-08-072 (Multi-Family Residential Uses) and "REC" – Regional Employment Center Overlay District	Undeveloped Land
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South	"PD" – Planned Development District Ordinance No. 2007-08-072 (Single Family Residential and Commercial Uses) and "REC" – Regional Employment Center Overlay District	Undeveloped Land
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East	"PD" – Planned Development District Ordinance No. 2002-03-019 (Mixed Uses) and "REC" – Regional Employment Center Overlay District	Undeveloped Land
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	"PD" – Planned Development District Ordinance No. 2006-12-142 (Multi-Family Residential Uses) and "REC" – Regional Employment Center Overlay District	Alexan Apartments
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West	"PD" – Planned Development District Ordinance No. 2007-08-072 (Single Family Residential Uses) and "REC" – Regional Employment Center Overlay District	Undeveloped Land
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PROPOSED ZONING: The applicant is requesting to rezone the subject property in order to modify the development standards for a proposed multi-family residential development. The applicant is looking to modify the development standards for three

specific topics; general development plan requirements, enclosed parking requirements, and architectural design requirements. These topics are discussed in more depth herein.

General Development Plan Requirements: “PD” – Planned Development District Ordinance number 2002-03-019 states that prior to the approval of a preliminary plat or a site plan for any new parcel, a detailed general development plan shall be submitted for approval. The applicant is proposing an ordinance provision that would eliminate the requirement for a general development plan to be submitted and/or approved. A plan showing the same general information that would be otherwise be shown on a general development plan was attached as a zoning exhibit to “PD” – Planned Development District Ordinance number 2007-08-072 thus requiring approval of a general development would be somewhat redundant. Staff recommends approval of the proposed elimination of the requirement to submit a general development plan for approval prior to platting and site planning.

Parking Requirements: The Zoning Ordinance currently requires 1 enclosed parking space to be provided for each multi-family residential dwelling unit plus an additional ½ parking space per bedroom. The applicant is proposing an ordinance provision that would require 1 parking space for every multi-family residential dwelling unit (30% of which must be enclosed) 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 600 unit, 1,500 bedroom multi-family residential development)</i>	
Existing Parking Requirements:	
Enclosed Spaces Required	600
Uncovered Spaced Required	750
Percentage of Parking Spaces that are Enclosed	44%
Total Parking Spaces Required	1,350
Proposed Parking Requirements:	
Enclosed Spaces Required	180
Uncovered Spaces Required	1,170
Percentage of Parking Spaces that are Enclosed	13%
Total Parking Spaces Required	1,350

The table above illustrates a reduction in the enclosed parking that is to be provided on-site under the proposed standard which may be perceived as a reduction in the quality of the development. The applicant is proposing to offset this reduction in perceived quality by proposing a series of increased architectural design standards. Because there should be no overall reduction in the quality of the proposed development, Staff is comfortable supporting the proposed parking requirements.

Architectural Design Requirements: The Architectural and Site Standards section (146-139) of the Zoning Ordinance currently includes several provisions regulating the percentage of masonry that is to be provided on each multi-family residential building's façade, allowable colors, roof pitches/designs, and other random requirements for building heights, parking lot screening, and window orientation. The applicant is proposing a more in-depth list of architectural design requirements that will address the items that the Zoning Ordinance currently addresses as well as building massing, window placement within a façade, and additional architectural and design elements including, but not limited to resident amenities, additional architectural design elements (dormers, patterned brick work, numbers of masonry materials), entry medians into the development with associated landscaping, and other elements that are designed to improve the overall quality of any future multi-family residential development that may be constructed on the subject property. The proposed architectural standards are intended to increase the quality of any multi-family residential architectural and site designs beyond what is mandated by the zoning regulations currently applicable to the subject property in exchange for approval in a reduction in the required number of enclosed parking spaces. The increase in architectural design requirements also addresses Section 146-94 (PD – Planned Development District) of the Zoning Ordinance's requirement that provisions mandating some level of innovation or exceptional quality for the associated design or development be included in the proposed PD Ordinance. Staff feels that the proposed architectural and site standards represent an increase in architectural quality beyond what is currently mandated by the Zoning Ordinance and recommends approval of the proposed architectural and site design standards.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Future Land Use Plan (FLUP) designates the subject property for medium density residential, commercial, and 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".
- 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 as the proposed land uses are not being modified. The Future Land Use Plan (FLUP) designates the subject property generally for medium density residential, commercial, and mixed uses within a significantly developed 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 as the proposed land uses are not being modified. Similar to infrastructure, public facilities and services are all planned for based on the anticipated land uses shown on the Future Land Use Plan.
- Compatibility with Existing and Potential Adjacent Land Uses: The properties located adjacent to the subject property are zoned for commercial and residential uses. The proposed rezoning request will not alter the land uses that are currently allowed on the subject property. The proposed rezoning request should have a minimal impact on the existing and potential adjacent land uses.
- Fiscal Analysis: Staff did not perform a fiscal analysis for this case because the rezoning request does not modify the allowed land uses on the subject property.
- Concentration of a Use: The proposed rezoning request is not modifying the allowed land uses. With that said, if a multi-family residential development were constructed on the subject property, it would be the fourth planned/existing multi-family residential development within a 1,000 square foot area.

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 proposed development is exempt from the multi-family policy due to its location within the REC. The REC Overlay District is expected to have a higher percentage and densities of multi-family units than other areas of the City of McKinney.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received one phone call in opposition to this item from a resident of the Brookstone neighborhood located to the north of the subject property. Staff has received no other comments or phone calls in support of or opposition to this request.

ATTACHMENTS:

- Location Map and Aerial Exhibit
- Letter of Intent
- PD 2007-08-072
- PD 2002-03-019
- Proposed Development Standards
- PowerPoint Presentation