



CITY OF MCKINNEY, TEXAS

Legislation Text

File #: 21-0054Z, **Version:** 1

Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to “PD” - Planned Development District, Generally to Modify the Development Standards and to Allow for Single Family Residential, Multi-Family Residential, and Commercial Uses, Located on the Southeast Corner of Bloomdale Road and Lake Forest Drive

COUNCIL GOAL: Direction for Strategic and Economic Growth
(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential, and open space)

MEETING DATE: June 8, 2021

DEPARTMENT: Development Services - Planning Department

CONTACT: Kaitlin Sheffield, Planner II
Caitlyn Strickland, Planning Manager
Jennifer Arnold, AICP, Director of Planning

RECOMMENDED CITY COUNCIL ACTION: Staff recommends approval of the proposed zoning request with the following special ordinance provisions:

1. The subject property shall be zoned “PD” - Planned Development District and shall be subject to the following special ordinance provision:
 - a. The subject property shall develop in accordance with the attached development regulations.

APPLICATION SUBMITTAL DATE: April 13, 2021 (Original Application)
May 17, 2021 (Revised Submittal)
May 26, 2021 (Revised Submittal)
June 3, 2021 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to zone approximately 613 acres of land, generally for single family residential, multi-family residential, and commercial uses.

An associated voluntary annexation request (21-0006A) will be considered by the City Council at the July 6, 2021 meeting.

EXISTING ZONING AND LAND USES:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	McKinney ETJ	Undeveloped Land
North	"SF5" - Single Family Residential District (Residential Uses), McKinney ETJ	Undeveloped Land
South	"PD" - Planned Development District Ordinance No. 2021-01-006 (Single Family, Multi-Family, and Commercial Uses)	Undeveloped Land
East	"PD" - Planned Development District Ordinance No. 2021-01-007 (Single Family Uses) and "PD" - Planned Development District Ordinance No. 2005-11-120 (Single Family and Commercial Uses),	Erwin Farms Addition, Undeveloped Land
West	"PD" - Planned Development District Ordinance No. 2004-02-014 (Single Family Uses), "PD" - Planned Development District Ordinance No. 2006-05-059 (Single Family Uses), and "BG" - General Business District (Commercial Uses)	Heatherwood Addition, Undeveloped Land

PROPOSED ZONING: The applicant requests to zone the subject property to "PD" - Planned Development District, generally for single family residential, multi-family residential, and commercial uses. The applicant has provided a zoning exhibit which divides the property into five tracts (Tracts 1 - 5), with associated development regulations that stipulate the permitted uses and development standards that each must follow. More information regarding the proposed use and development standards are further discussed below:

Tracts 1 & 2:

Tracts 1 & 2 are generally located through the center of the subject property, east of Lake Forest Drive and extended generally to County Road 943. In total, Tracts 1 & 2 comprise approximately 317.315 acres.

- Single Family Residential Uses and Standards
 - Currently the subject property is located within McKinney’s Extra Territorial Jurisdiction (ETJ). An associated voluntary annexation request has been submitted and will be considered by the City Council at the July 6, 2021 meeting. The applicant’s request is to develop in accordance with the “SF-5” - Single Family Residential District to allow for single family residential uses.
 - The minimum lot area for the “SF-5” - Single Family Residential District is 5,000 square feet. The “SF-5” District also requires that a mean and median lot size of 7,200 square

feet be maintained throughout a subdivision.

- o In order to allow for a greater mix of product and lot types, the applicant is proposing to develop Tracts 1 and 2 with the lot requirements as shown in the below chart.

DEVELOPMENT STANDARDS - TRACTS 1 AND 2	SF DETACHED LOTS MIN. 60' WIDE	SF DETACHED LOTS MIN. 50' WIDE	SF DETACHED LOTS LESS THAN 50' WIDE	SINGLE FAMILY ATTACHED
MINIMUM LOT AREA	6600 SF	5500 SF	2700 SF	2160 SF
MINIMUM LOT WIDTH	60'	50'	30'	24'
MINIMUM LOT DEPTH	110'	110'	90'	90'
MINIMUM FRONT YARD BUILDING SETBACK				
1. PRIMARY FACADE OF THE HOUSE	20'	20'	10'	10'
2. GARAGE DOOR	20'	20'	NA	NA
3. UNENCLOSED FRONT PORCH, PATIO, OR SIMILAR STRUCTURE	10'	10'	10'	10'
MINIMUM REAR YARD SETBACK				
1. PRIMARY FAÇADE OF THE HOUSE	15'	15'	10'	10'
2. GARAGE DOOR ACCESSED FROM AN ALLEY	20'	20'	20'	20'
MINIMUM SIDE YARD SETBACK				
1. INTERIOR SIDE YARD	5'	5'	5'	10' BETWEEN BUILDINGS
2. INTERIOR SIDE YARD-ZERO LOT LINE COMBINATION *	1'-9' *	1'-9' *	1'-9' *	1'-9' *
3. SIDE YARD ADJACENT TO STREET	15'	15'	15'	10'
4. GARAGE DOOR ACCESSED FROM A STREET	20'	20'	N/A	N/A
MAXIMUM HEIGHT OF STRUCTURE	35'	35'	35'	35'
MAXIMUM NUMBER OF DWELLING UNITS BY TYPE IN TRACTS 1 AND 2	N/A	N/A	500	200
MAXIMUM NUMBER OF TOTAL DWELLING UNITS IN TRACTS 1 AND 2	1200			

- At full buildout, the mean and median lot size for detached lots shall be a minimum of 5,000 square feet in Tracts 1 and 2. This proposed mean and median should ensure that the proposed smaller lots are balanced with larger lots throughout the development.

The proposed uses and modified setbacks align with similar developments in the City of McKinney, including the southern portion of the overall Painted Tree Master Planned Area, which was approved earlier this year. As proposed, the single family lots should blend in with the adjacent single family residences and integrate as part of the larger development. As such, Staff does not have any objections to these requests.

Tract 3:

Tract 3 is located at the northeast corner of Lake Forest Drive and Future Wilmeth Road and is approximately 33.57 acres in size.

- Multi-Family Residential Uses
 - Currently the subject property is located within McKinney's Extra Territorial Jurisdiction (ETJ). The applicant's request is to develop in accordance with the "MF-3" - Multiple Family Residential - Medium-High Density District to allow for multi-family residential uses. Although not included as part of the proposed zoning, it should be noted that the city's standard architectural requirements for multi-family developments are included in the proposed development agreement associated with the annexation and zoning request.
 - It is Staff's professional opinion that the proposed multi-family residential development should provide an appropriate transition between the hard corner of two major arterial roadways and the proposed single family residential uses. Given the size, scale and scope of the overall rezoning request, which includes a variety of residential uses, and the fact that the proposed multi-family tract aligns with the Urban Living placetype designated in the comprehensive plan, Staff is supportive of the multi-family uses proposed on this tract.
- Setbacks and Lot Standards
 - The maximum density for "MF-3" - Multiple Family Residential - Medium-High Density District is 20 dwelling units per acre. With the request, the applicant proposes to cap the maximum allowed units at 600.
 - Currently, the maximum height allowed in "MF-3" - Multiple Family Residential - Medium-High Density District is two stories (35 feet in height). The applicant is requesting a maximum height of four stories. As proposed, four story buildings would not be permitted within 800 feet of Lake Forest Drive or within 100 feet of Tracts 1 and 2.
 - Staff is of the opinion that the proposed multi-family uses, including the transition of the

building heights should blend with the proposed adjacent single family residences and adjacent rights-of-ways and should also integrate as part of the overall development. As such, we have no objections to this request.

- Open Space and Landscape Buffers

- Within Tract 3, the applicant is proposing that all multi-family dwelling units be located within 500 feet of an open space area.
- The applicant also proposes that a minimum 50-foot landscape buffer be required along Wilmeth Road where four-story buildings are constructed. Any existing trees within such buffer shall be preserved.
- Typically, there is no minimum open space requirement for multi-family developments. Instead, a minimum lot area requirement per unit and a 20-foot landscape buffer is typically used to ensure some level of pervious (landscaped) area within a multi-family development. The added provisions proposed by the applicant should ensure a higher quality of accessible open space is provided for each multi-family unit.

- Parking

- Currently, no less than 50% of the units shall have an enclosed parking space. However, the applicant has requested a modified parking standard that no less than 30% of the units have an enclosed parking space and an additional 20% of the units can be either enclosed parking spaces or carport covered parking spaces. If a 20-foot driveway is not provided with the required enclosed parking, the applicant asks that the additional 0.5 parking space not be required.
- In looking at similar developments that have used carports instead of enclosed spaces, Staff found that the request still provides a covered parking space product and is not detrimental to the development.

Tract 4:

Tract 4 is located east of Lake Forest Drive and south of Bloomdale Road and is approximately 32.475 acres in size.

- Flex Uses

- Currently the subject property is located within McKinney's Extra Territorial Jurisdiction (ETJ). The applicant is requesting the ability to develop this tract in accordance with the permitted uses in Tracts 1 and 2 with a maximum of 480 single family dwellings or in accordance with the "C-2" - Local Commercial District. With this proposal, a minimum of at least 5 acres of this flex tract will develop with commercial uses. It should be noted that the standard architectural requirements for commercial developments are included in the proposed development agreement associated with the annexation and zoning request.

- Staff is comfortable with the flex use concept that would allow the property to develop with the market. This proposal would ensure that at least 5 acres will be devoted to commercial and provide neighborhood services to the surrounding residents.

Tract 5:

Tract 5 is generally located on the south side of Bloomdale Road and extends through to County Road 942. Tract 5 is approximately 230 acres in size.

- Governmental Complex Uses
 - Currently, the subject property is located within McKinney's Extra Territorial Jurisdiction (ETJ). The applicant's request is to zone this tract in accordance with the "GC" - Governmental Complex District. In association with the proposed development agreement and annexation, this 230 acre tract is intended to be set aside for future open space and parkland in partnership with the city's Parks and Recreation Department.

Based on the applicant's proposed development regulations and stated vision and goals for the subject property, Staff feels that the proposed zoning request should create a cohesive and integrated community. The existing and proposed thoroughfares throughout the proposed development will provide connectivity for the surrounding and future residents in this area.

Given the size and scale of the subject property, the overall development should make a significant positive impact to achieving different housing products and commercial developments for the city. When looking at the surrounding area and the applicant's proposal for the different tracts, Staff is of the opinion that the proposed zoning request should create a quality development that will blend well with the surrounding single family residences and commercial developments. As such, Staff recommends approval of the proposed zoning request.

CONFORMANCE TO ONE MCKINNEY 2040: A key aspect of the ONE McKinney 2040 Comprehensive Plan is to provide direction related to desired development patterns in the city and to inform decisions related to the timing and phasing of future infrastructure investments. To assist in guiding these decisions, the plan includes a set of Guiding Principles that provide overall guidance and a Preferred Scenario and Land Use Diagram that illustrate the desired development patterns in the city. The Preferred Scenario and Land Use Diagram are built upon a series of distinctive districts, each with a specific purpose, focus and market. Each district consists of a mix of placetypes that identify the predominate land uses and desired pattern of development for the district.

- Guiding Principles: The proposed rezoning request is generally in conformance with Guiding Principle of "Diversity (Supporting our Economy and People)" established by the Comprehensive Plan. In particular, the proposed request has the potential to provide "private development, public investments, and community engagement support the people of McKinney by making available housing options and neighborhood choices that are accessible, attainable and appealing to people at all stages of their lives" and to provide "[...] new businesses and developments that support economic engines, broaden the tax base, and make the city's economy more adaptable and resilient."

- Preferred Scenario and Land Use Diagram Characteristics:

Per the Preferred Scenario and Land Use Diagram, the subject property is located in the Medical District and is designated as the Suburban Living Placetype and Urban Living Placetype.

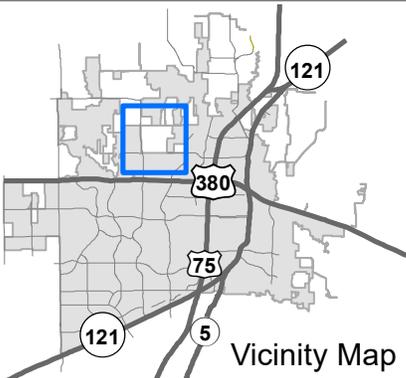
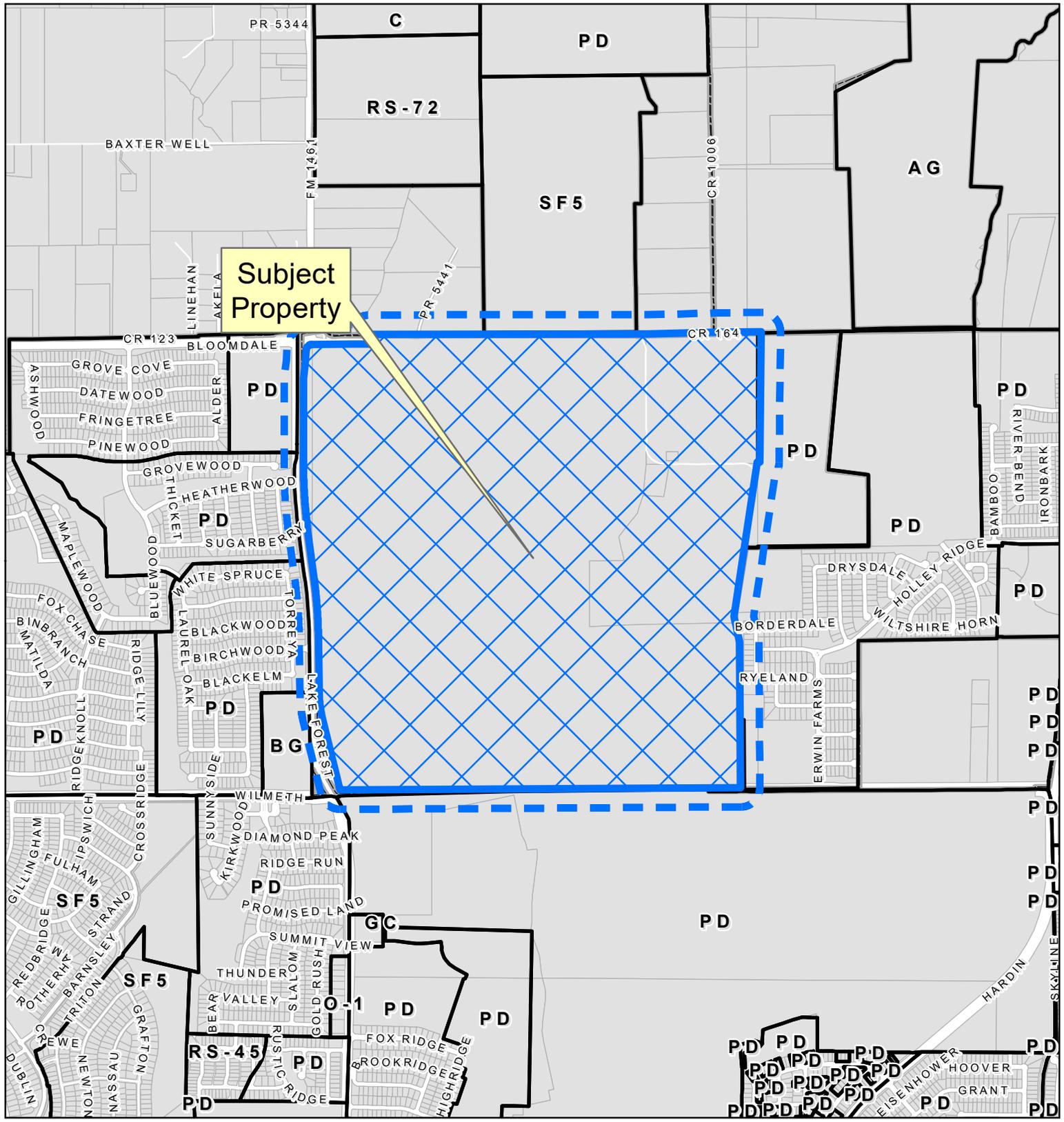
The Suburban Living Placetype provides the population necessary to support the nearby commercial and professional office uses within the surrounding corridors. These neighborhoods generally feature a subdivision layout. Residential uses are typically self-contained with a buffer from non-residential developments through transitional uses and landscaped areas. Lot sizes in Suburban Living areas are consistently less than ½ acre.

Urban Living supports a mix of housing options in a walkable development pattern. Urban neighborhoods are relatively compact and easy to get around by car, bike, or walking. They may contain one or more of the following housing types: small lot, single-family detached, townhomes, duplexes, condominiums, or apartments. The design and scale of the development in an urban neighborhood encourages active living, with a complete and comprehensive network of walkable streets. Although the Urban Living placetype is intended to provide a range of housing options that offer choices for McKinney residents, it also calls for local commercial, retail and services to serve the surrounding neighborhoods.

Land Use Diagram Compatibility: When considering land use decisions, the City should determine that a project aligns with the Land Use Diagram and/or meets a majority of the plan's established criteria to be considered compatible with the Land Use Diagram. The proposed rezoning request **aligns** with the suburban living and urban living placetype of the Medical District and is in conformance with the Land Use Diagram and should be compatible with the surrounding properties.

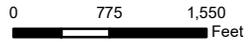
- Fiscal Model Analysis: The attached fiscal analysis shows a positive fiscal benefit of \$2.7 million for the 613-acre property, which should contribute to achieving an overall fiscal balance in the city. It is important to note that the reason the existing zoning analysis does not have a value is because this property is located within McKinney's Extra Territorial Jurisdiction (ETJ).

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no letters of opposition to this request and no letters of support. Staff has also not received any citizen comments through the online citizen portal.



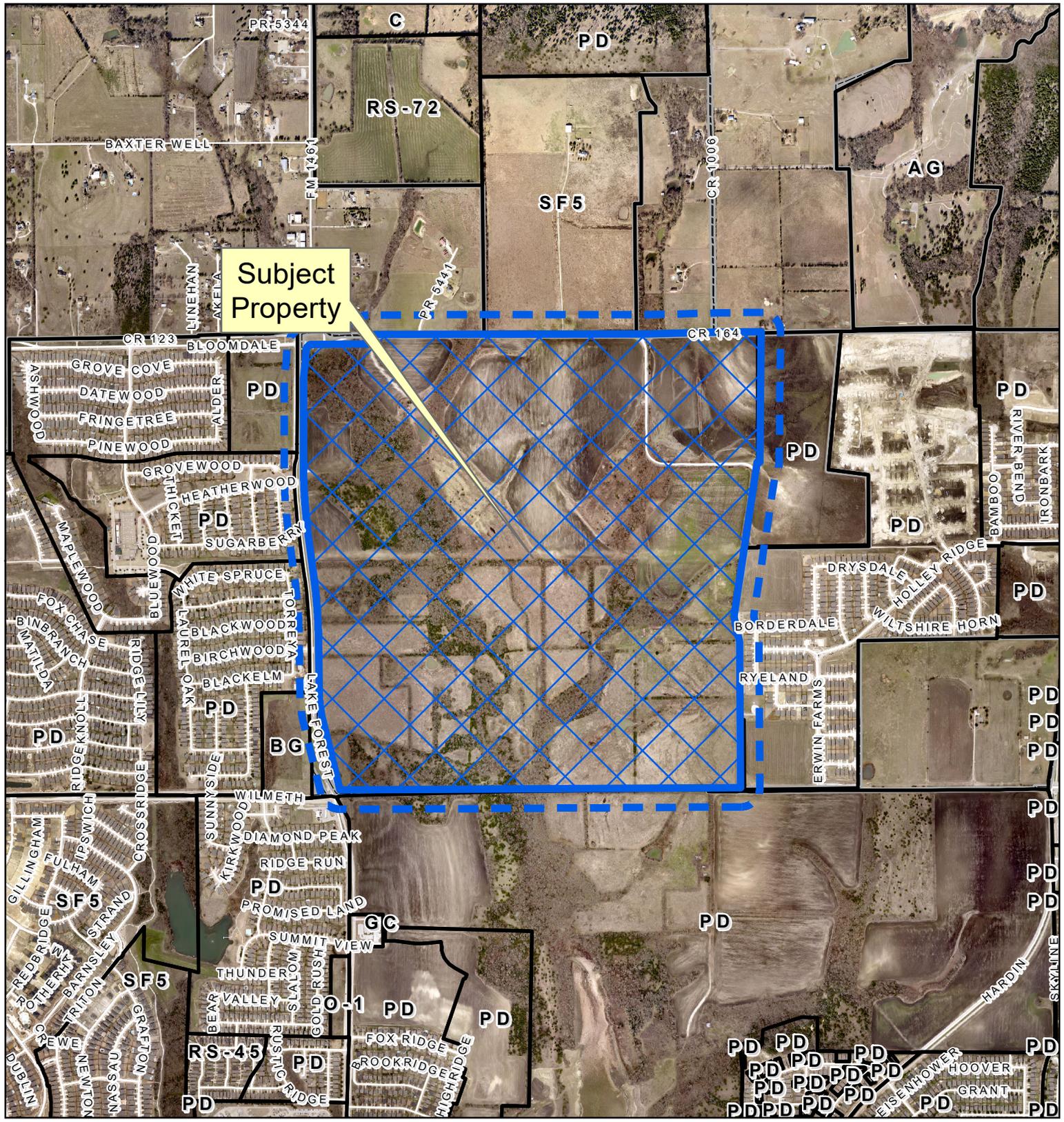
Property Owner Notification Map

ZONE2021-0054

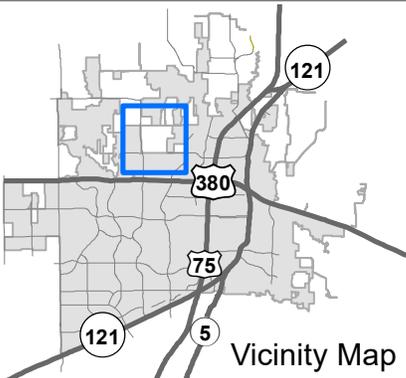


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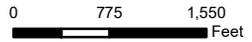


Subject Property



Aerial Map

ZONE2021-0054



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OXLAND

April 12, 2021

City of McKinney
Planning Department
Attn: Jennifer Arnold
221 N. Tennessee
McKinney, Tx 75069

RE: Letter of Intent
Request for zoning +/-613.359 acres
McKinney, Tx

Dear Jennifer,

This letter of intent is for the zoning application submitted by JEN Texas 22, LLC on April 12, 2021. A summary of the zoning request is as follows;

1. The tract of +/- 613.359 acres is generally located North of Wilmeth Rd, East of Lake Forest Dr, South of Bloomdale, West of future Taylor-Burk Drive.
2. The property is in the ETJ with zero residents and currently under agricultural operations.
3. At the time of this application, we also submitted our Annexation application on April 8, 2021.
4. Due to the size of the property with the intention of creating a large scale master planned community, the applicant is requesting a PD-Planned Development for residential, commercial, and special residential uses as depicted on the attached plan and PD standards. This PD would be consistent with the Painted Tree PD Ordinance 2021-01-006 adopted by the City Council on January 5, 2021.

Sincerely,



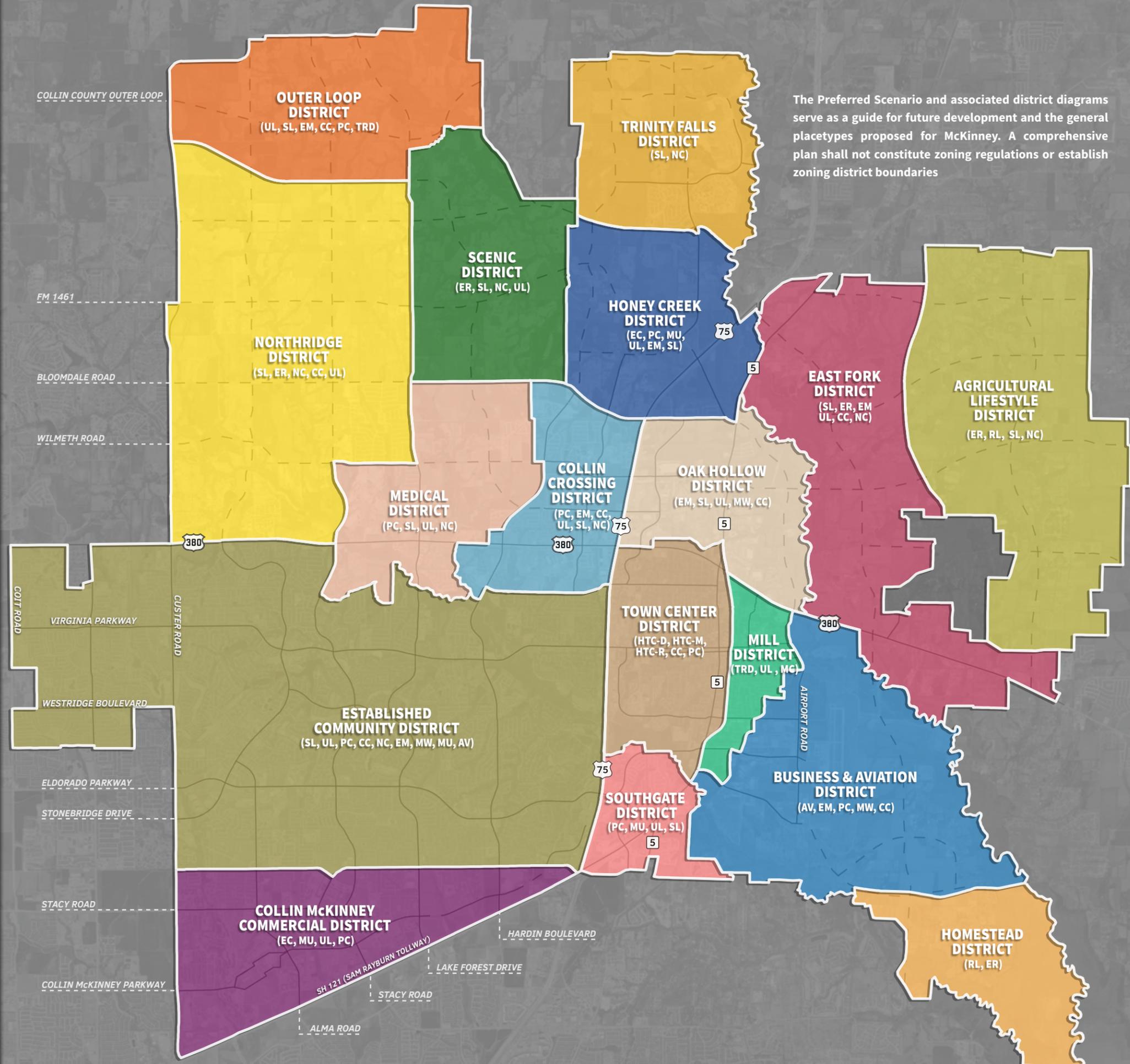
Tom Woliver
President + Founder

CC: Michael W. Brady - JEN Texas 22, LLC

PREFERRED SCENARIO

PLACETYPES

- Aviation (AV)
- Commercial Center (CC)
- Employment Mix (EM)
- Entertainment Center (EC)
- Estate Residential (ER)
- Historic Town Center - Downtown (HTC-D)
- Historic Town Center - Mix (HTC-M)
- Historic Town Center - Residential (HTC-R)
- Manufacturing & Warehousing (MW)
- Mixed Use Center (MU)
- Neighborhood Commercial (NC)
- Professional Campus (PC)
- Rural Residential (RR)
- Suburban Living (SL)
- Transit-Ready Development (TRD)
- Urban Living (UL)



The Preferred Scenario and associated district diagrams serve as a guide for future development and the general placetypes proposed for McKinney. A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

LAND USE DIAGRAM

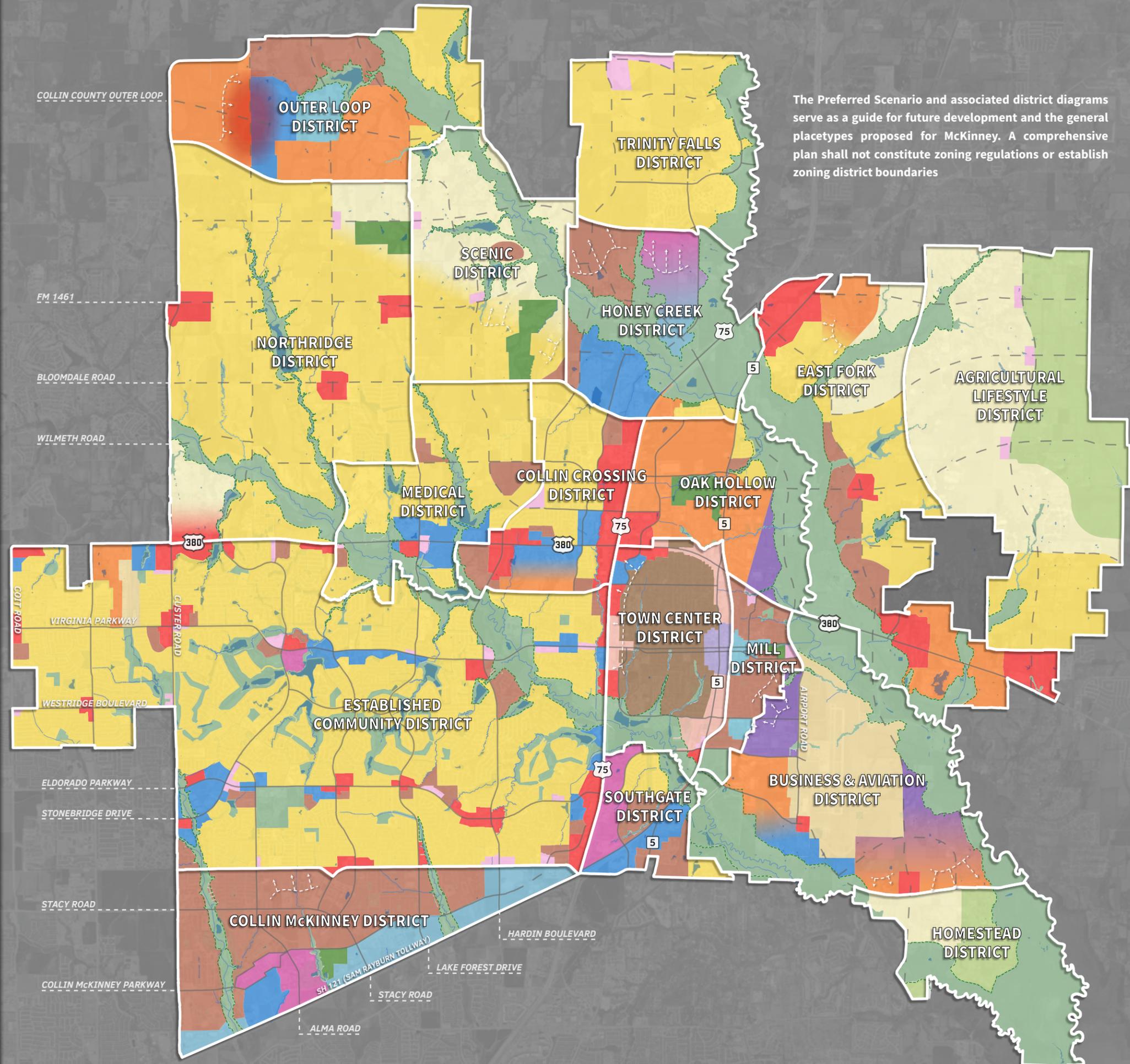
LEGEND

Placetypes

- Aviation
- Commercial Center
- Employment Mix
- Entertainment Center
- Estate Residential
- Historic Town Center - Downtown
- Historic Town Center - Mix
- Historic Town Center - Residential
- Manufacturing & Warehousing
- Mixed Use Center
- Neighborhood Commercial
- Professional Campus
- Rural Residential
- Suburban Living
- Transit-Ready Development
- Urban Living

Other Features

- Floodplain / Amenity Zone
- District Boundary

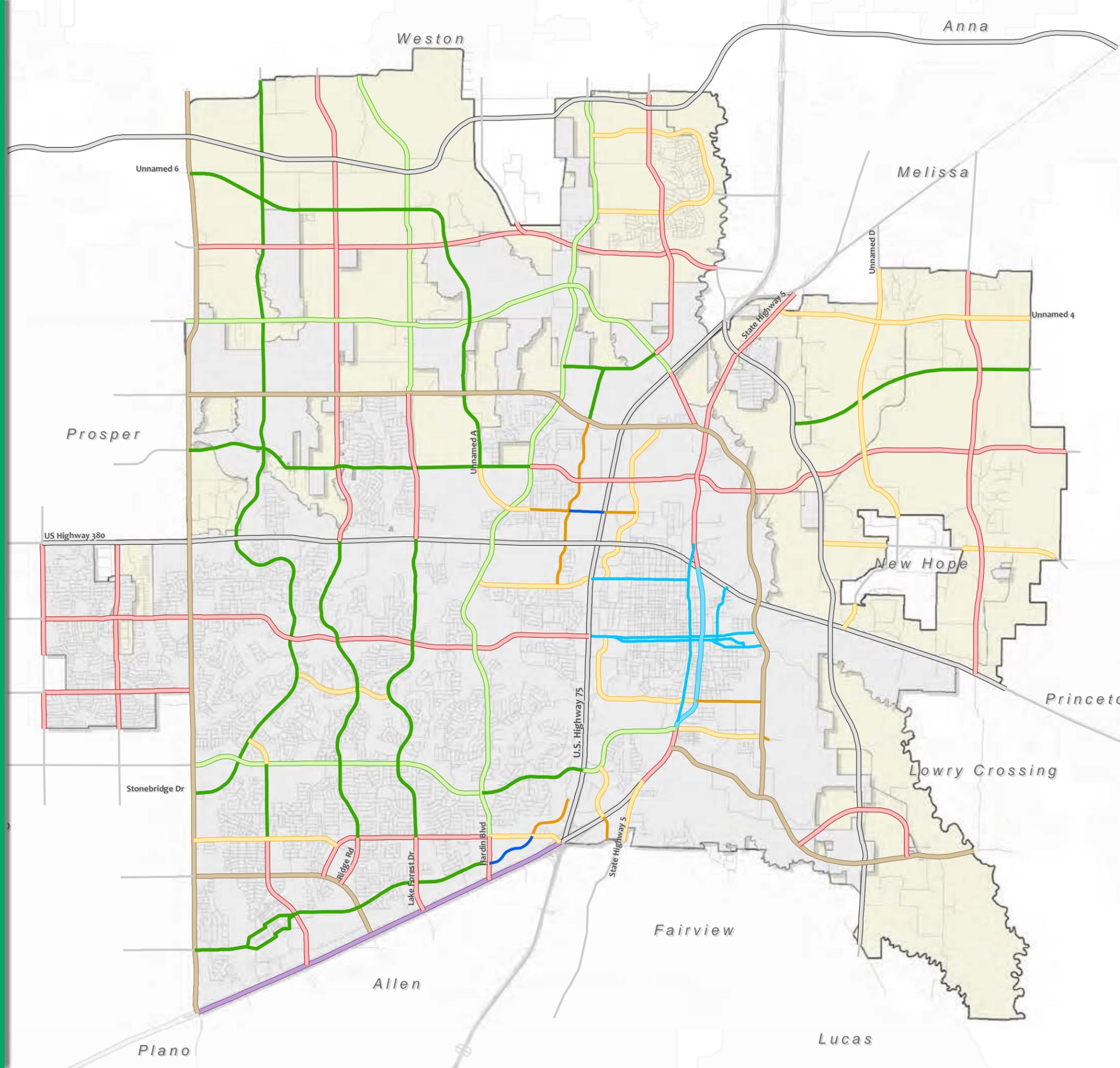


The Preferred Scenario and associated district diagrams serve as a guide for future development and the general placetypes proposed for McKinney. A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries

MASTER THOROUGHFARE PLAN

LEGEND

-  Major Regional Highway/Multi-Modal
-  Tollway
-  Principal Arterial (130' - 6 lanes)
-  Major Arterial (124' - 6 lanes)
-  Greenway Arterial (140' - 6 lanes)
-  Greenway Arterial (120' - 4 lanes)
-  Minor Arterial (100' - 4 lanes divided)
-  Minor Arterial (80' - 4 lanes undivided)
-  Minor Arterial (70' - 3 lanes)
-  Town Thoroughfare (2 lanes)
-  Town Thoroughfare (2 lanes one way pairing)
-  McKinney City Limits
-  McKinney ETJ
-  Other Cities



Disclaimer: The Master Thoroughfare Plan provides generalized locations for future thoroughfares. Alignments may shift as roads are engineered and designed to accommodate floodplain areas and to meet sound engineering and urban planning principles. The Roadway lines shown on the plan are not precise (site specific) locations of future thoroughfares.



MEDICAL DISTRICT

Intent - With Baylor, Scott & White Medical Center as an anchor, the Medical District provides jobs in the fast-growing health care industry, locations for medical facilities and their support services and housing options for the people who work in these facilities.



DESCRIPTION

The Medical District will evolve as a multi-use health District with a mix of medical, commercial, business, institutional and residential uses in a supportive built environment. At its center is the Baylor, Scott & White Medical Center. Close to the Medical Center are areas for Professional Center development. While this Placetype is used in many Districts, it is intended to have a specific medical focus here. These areas should provide locations for smaller medical offices, specialty clinics, labs, health and wellness facilities and similar businesses that provide conveniently-located services to the Medical Center's patients and practitioners.

A number of neighborhoods already exist in this District. These existing housing choices will be supplemented by new housing in areas that are currently undeveloped. The character-defining Placetype of this District is Suburban

Living. New Suburban Living neighborhoods should add to McKinney's supply of housing and should provide the opportunity for people who work at the Medical Center or nearby businesses to live close to their jobs. Urban Living uses are also envisioned in this District. These should appeal to the health care professionals in the early stages of their career.

Several large floodplain areas cross this District. These areas will provide an amenity to residents and employees. They should include trails and facilities that support wellness and exercise initiatives. Similarly, the District should be well-connected with mobility choices in addition to automobile travel. Medical Center employees who live in the District should be able to get to work without adding vehicle trips to the major roadways that cross this District.

“Suburban Living neighborhoods should add to McKinney’s supply of housing”

Capitalizing on a growing trend among medical facility developers and operators, the Baylor, Scott & White Medical Center will serve as an anchor to an environment of related and supporting operators and facilities, surrounded by enclaves of housing designed and priced to meet the needs of employees within multiple income groups and consumers of medical services who will benefit from their proximity. Developments within the District will reflect the overall theme of “healthy living” with ample public improvements that promote non-vehicular mobility and outdoor recreation. A significant portion of the District’s residential base will be comprised of empty nesters and older individuals who have left their single family detached homes for a maintenance free, yet highly-amenitized, housing alternative. Another significant portion will include medical employees, both professional and service workers, the former either in the early years of their profession or still in school. Commercial stores, restaurants and lodging facilities will serve the District’s day- and nighttime populations, including residents, visitors and as medical service consumers and providers.

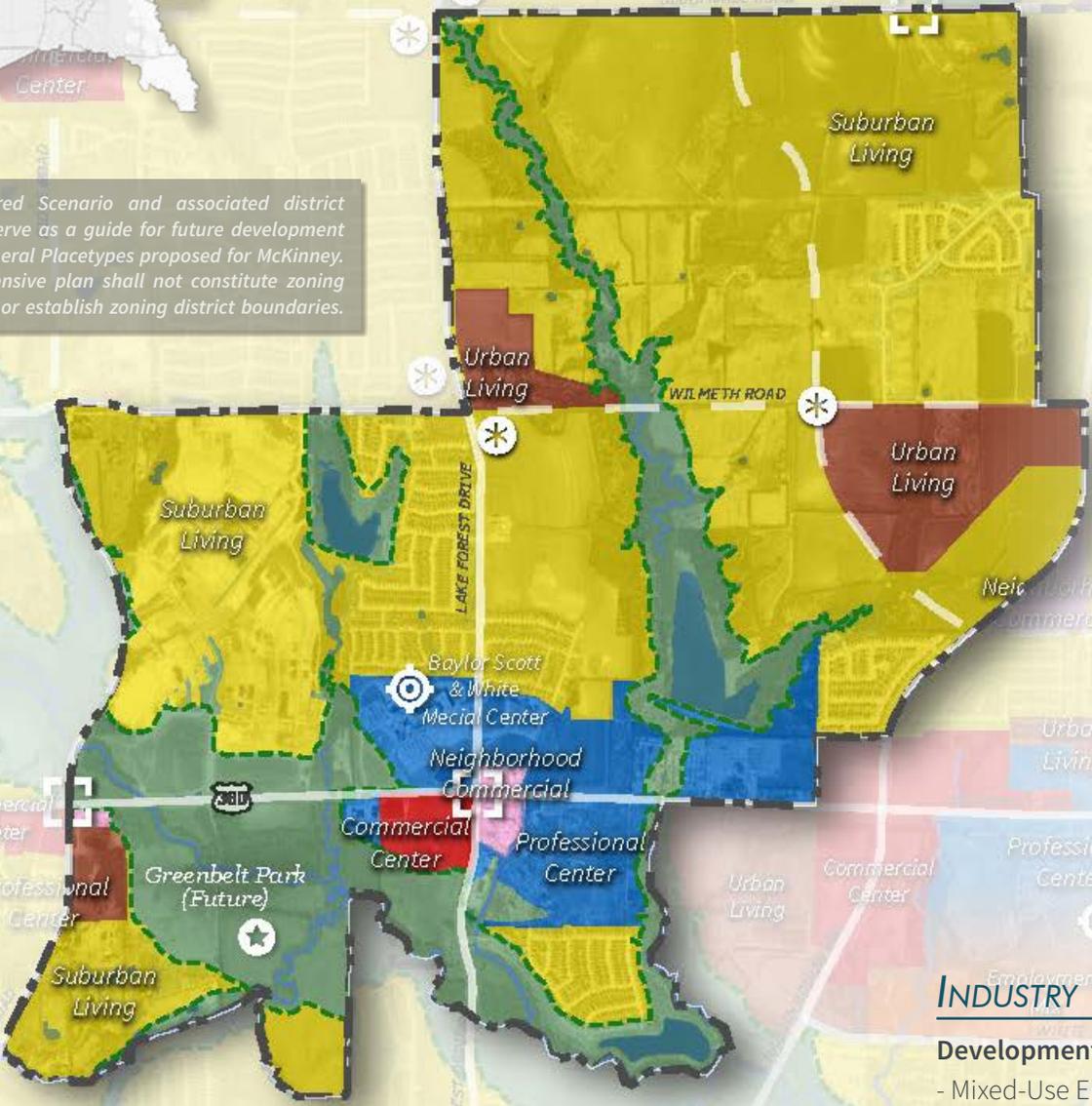
Residential product types include urban apartments and independent living facilities within a compact, urbane setting and both attached and detached single family products at densities most typical of those found in similar suburban locations. Although the Medical District is located fairly close to the community’s central core, it will eventually become an infill location once development on the fringe of the community accelerates. By 2040, housing development within this District will be neither among the highest or lowest, but rather average; while non-residential development activity will be among the highest, compared to similar activity in other Districts.

The households that will find the Medical District appealing can generally be described as a mix of younger and older households, diverse in their ethnic profile and mostly one- or two-person. Regardless of age, residents in these groups are active, with advanced degrees and currently or once employed in professional position, and they prefer physical connections between residential and non-residential land uses.

MARKET ANALYSIS

LAND USE DIAGRAM

The Preferred Scenario and associated district diagrams serve as a guide for future development and the general Placetypes proposed for McKinney. A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.



INDUSTRY TRENDS

Development Trends

- Mixed-Use Environments
- 18-Hour Environments
- Urban Centers & Proximity

Employment Trends

- Mobile Workforce
- Encore Careers
- Office Space Contraction

Business Trends

- High-Growth High-Tech
- Changing Service Market

Social Trends

- Traditional Neighborhood Design
- Aging Baby Boomers
- Demand for "Third Places"

Residential Trends

- Starter & Retirement Homes
- Renting By Choice

PSYCHOGRAPHICS

- EP** Enterprising Professionals
- BYP** Bright Young Professionals
- RC** Retirement Communities
- UPF** Up & Coming Families
- PP** Professional Pride
- FA** Fresh Ambitions
- SM** Soccer Moms
- BB** Boomburbs

- Floodplain / Amenity Zone
- District Boundary
- District Identity Feature
- Amenity Feature
- Community Asset
- Intensity Transition

STRATEGIC DIRECTION

DEVELOPMENT PATTERN

1. **Suburban Living** is the character-defining Placetype in this District. It is intended to provide for a variety of single-family housing products to support the needs of the employees at Baylor, Scott & White Medical Center and supporting medical facilities. Non-residential development consistent with the Neighborhood Commercial Placetype could also be included within the Suburban Living areas at appropriate locations to offer small-scale and supporting commercial developments compatible with suburban residential neighborhoods.

2. The **Professional Center** Placetype is located along US 380 in close proximity to the Baylor, Scott & White Medical Center, the major employer in this District. It is intended to attract medical oriented businesses of all sizes that would typically support major hospitals. Design standards and technology infrastructure should be enhanced to support the needs of the medical center and supporting businesses.

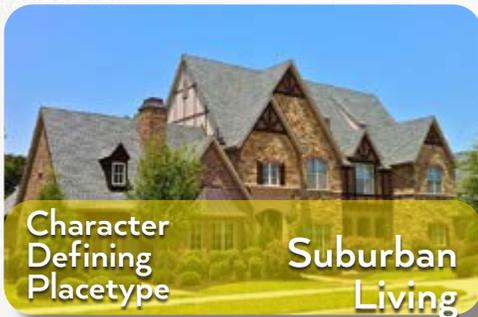
3. The **Urban Living** Placetype is located along Wilmeth Road adjacent to Franklin Branch, and is intended to provide an additional housing choice for healthcare professionals working in this District. The design and density of Urban Living development should create a walkable, pedestrian-friendly environment in the public and private spaces between the residential structures. The

color gradient in the Urban Living Areas on the diagram indicates that the darker shaded areas should have the highest density of Urban Living uses, with a transition to less dense products in the lighter shaded areas next to adjoining Suburban Living development. Non-residential development consistent with the Neighborhood Commercial Placetype could also be included within the Urban Living areas at appropriate locations that offer support and integration with urban residential development types.

4. In addition to appropriate locations within the Suburban Living areas, **Neighborhood Commercial** should primarily be focused around the key intersections indicated on the Diagram and should provide supporting neighborhood services for residents in this District. However, an over-concentration of these uses could create problems with viability and community character over time. As such, some deference should be shown to the market for determining the appropriate amount and specific location of this Placetype around these intersections.

5. Any infill development that occurs within these areas should be consistent and/or compatible with the existing built conditions and/or should demonstrate compatibility with the Placetypes and priorities shown in the Land Use Diagram.

PLACETYPES

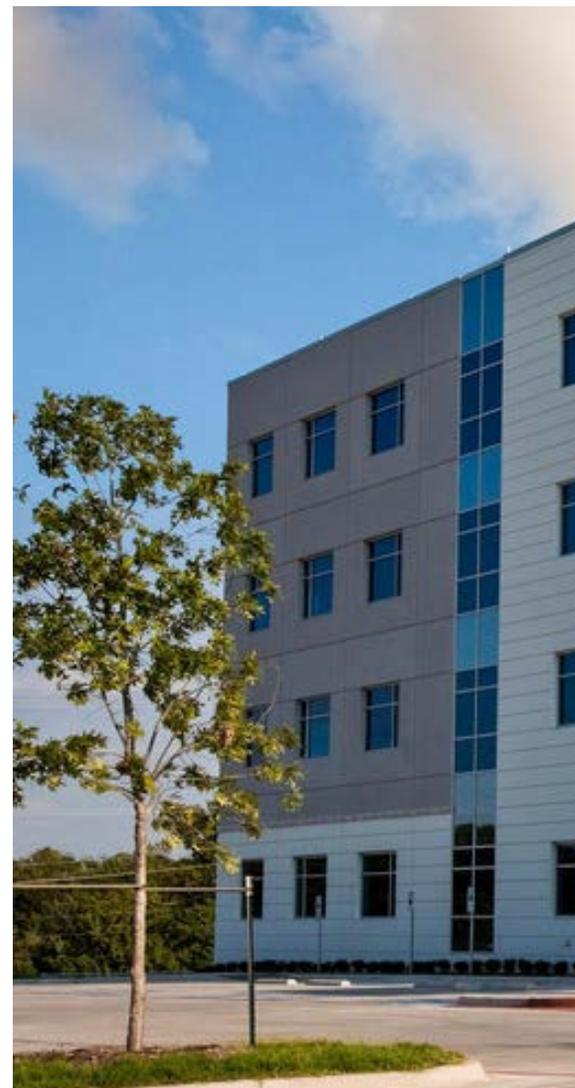
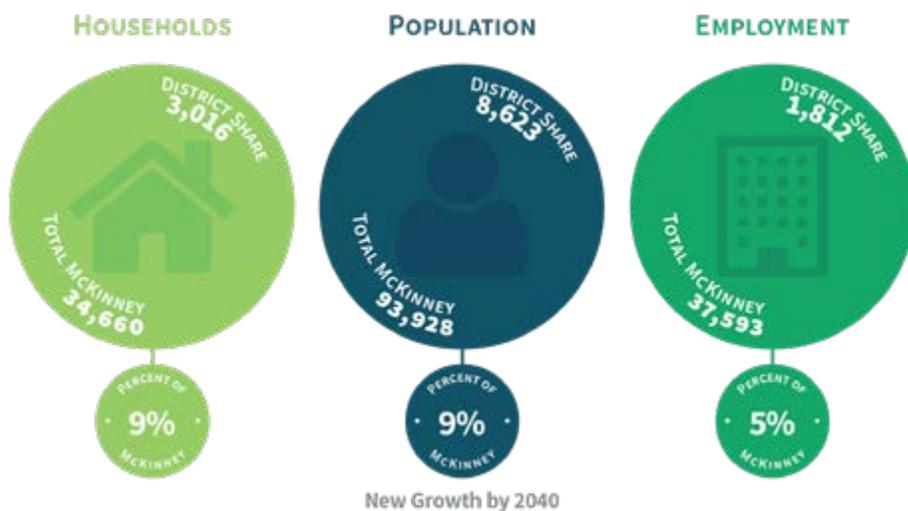


IDENTITY, AMENITIES, & INFRASTRUCTURE

Key identity and amenity features such as gateways, trails and parks are described in detail in the City of McKinney Parks and Recreation Master Plan. Additionally, the following considerations are key to reinforcing the vision for and intent of this District.

1. The Community Asset on the Diagram denotes Baylor, Scott & White Medical Center which is the primary employment driver in the District.
2. A District Identify Feature should be located at the intersection of US 380 and Lake Forest Drive. This feature should serve as a key gateway and should establish an overall character and brand for the district. More information about this and other gateway features can be found in the Parks and Recreation Master Plan.
3. Transportation, water, wastewater, stormwater, and other infrastructure in this District should maximize compatibility with Wilson Creek and Franklin Branch and related open space amenities. Infrastructure should also support new development similar to that of Baylor, Scott & White Medical Center.
4. Mobility networks in this District should focus on providing capacity to support the employment base desired in the area while also focusing on creating character that brands the overall Medical District.

The graphic that follows provides a profile of the Medical District if the District develops as outlined above. These graphics relate to new development only.



ANTICIPATED PUBLIC INVESTMENTS & INITIATIVES

The City of McKinney intends to consider the following major public investments to support the success of the Medical District.

1. Creation of a gateway at US 380 and Lake Forest Drive.
2. Construction of streetscape improvements on Wilmeth Road.
3. Construction of connected trails, bikeways paths and other facilities to encourage residents and employees of this District to use these travel modes.
4. Partnerships between Baylor, Scott & White Medical Center, MISD, Collin College, the City of McKinney, and other organizations and the City to offer job training and placement, mentoring and similar opportunities so District residents can benefit from job opportunities in the health and wellness industry.



PLACETYPES FOR MCKINNEY'S FUTURE

Placetypes represent the various categories of land use permitted in the city. Placetypes are assigned to general areas of the City that are expected to exhibit characteristics similar to those outlined below and consistent with the overarching policies and land planning policies which have been developed. The Preferred Scenario builds upon 14 different placetypes which are identified and described on the following pages.

RURAL LIVING

Rural Living areas are characterized by very large lots, abundant open space, pastoral views, and a high-degree of separation between buildings. The lots are typically larger than 2 acres and residential home sites are located randomly throughout the countryside. This type of development helps to maintain the rural character, scale, and scenic values of the surrounding area. This Placetype is intended to be the home of McKinney's farmland and pastureland.

IDENTIFYING FEATURES

1. Single-family Large Lots
2. Country Atmosphere
3. Agricultural Uses



SUBURBAN LIVING

This Placetype is found in close proximity to neighborhood commercial and commercial centers. Suburban Living provides the population necessary to support the nearby commercial and professional office uses within the surrounding corridors. These neighborhoods generally feature a subdivision layout. Residential uses are typically self-contained with a buffer from non-residential developments through transitional uses and landscaped areas. Lot sizes in Suburban Living areas are consistently less than 1/2 acre.

IDENTIFYING FEATURES

1. Single-family Mid-Size Lots
2. Parks & Amenities
3. Complements Neighborhood Commercial
4. Subdivision Orientation



ESTATE RESIDENTIAL

Predominately large lot single-family housing development on the urban-rural fringe. Unlike the Rural Living Placetype, home sites are typically located in a subdivision layout with access to some utility services. Residential uses are oriented interior to the site and may not have farm and livestock restrictions in more rural locations of the Placetype. Lot sizes in the Estate Residential Placetype range from 1/2 acre to 2 acre lots.

IDENTIFYING FEATURES

1. Single-family Large Lots
2. Open Spaces & Amenities
3. Subdivision Orientation
4. Suburban-Rural Transition



URBAN LIVING

Urban Living areas support a mix of housing options in a walkable development pattern. Urban neighborhoods are relatively compact and easy to get around by car, bike, or walking. They may contain one or more of the following housing types: small lot, single-family detached, townhomes, duplexes, condominiums, or apartments. The design and scale of the development in an urban neighborhood encourages active living, with a complete and comprehensive network of walkable streets. Although minimal, urban residential neighborhoods provide a small amount of local retail and services that serves the smaller and low intensity neighborhoods.

IDENTIFYING FEATURES

1. Compact Development
2. Mix of Residential Uses
3. Neighborhood Supporting Retail
4. Multi-modal Connectivity



PLACETYPES FOR MCKINNEY'S FUTURE

Placetypes represent the various categories of land use permitted in the city. Placetypes are assigned to general areas of the City that are expected to exhibit characteristics similar to those outlined below and consistent with the overarching policies and land planning policies which have been developed. The Preferred Scenario builds upon 14 different placetypes which are identified and described on the following pages.



TRANSIT READY DEVELOPMENT

Transit Ready Developments (TRD) are regional-serving areas of economic, entertainment, and community activity. The size of TRD makes it an employment center and shopping destination for surrounding areas. Its focus on being a transit hub makes it a regional destination. The design and scale of the development in a TRD area encourages active living, with a comprehensive and interconnected network of walkable streets. TRD areas should feature a higher density development to utilize the limited space surrounding transit centers.

IDENTIFYING FEATURES

1. Transit-Oriented Developments (TODs)
2. Mix of Land Uses
3. High Density
4. Walkable Streets



COMMERCIAL CENTER

The Commercial Center Placetype is characterized by big box stores or multi-tenant commercial uses. They are typically located at high volume intersections and along both sides of a highway or arterial. Commercial Centers are accessible primarily by one mode of travel, the automobile; though walkable pedestrian access should be encouraged wherever possible. Buildings are typically set back from the road behind large surface parking lots that may be prime locations for infill development.

IDENTIFYING FEATURES

1. Near Major Thoroughfares
2. Large Clusters of Commercial
3. Big Box Anchor, Small Outlots Around
4. Infill Potential



ENTERTAINMENT CENTER

Entertainment Centers are emerging commercial centers planned or developed with large-scale master plans. These centers include a horizontal mix of uses including destination retail, restaurants, employment opportunities, and commercial uses that serve a regional scale. Residential uses support these destination developments and offer a variety of urban housing products. The master plan for a regional entertainment center reinforces the interdependence of uses to create an experience for visitors in the development. The Entertainment Center may have a shopping center, lifestyle area, or something similar as a prominent feature.

IDENTIFYING FEATURES

1. Interdependent Land Uses
2. Master Planned Areas
3. Regional Destinations
4. Cultural & Community Amenities



MIXED-USE CENTER

A Mixed-Use Center offers people the ability to live, shop, work, and play in one community. They include a mixture of housing types and multiple residential housing choices within close proximity to the goods and services residents need on a daily basis. This Placetype typically includes a higher intensity of uses developed in an urban style that are supported by nodes of activity. The design and scale of development in a mixed-use center encourages active living, with a complete and comprehensive network of walkable streets enhanced by a vertical style of development.

IDENTIFYING FEATURES

1. High Density Development
2. Community & Amenity Spaces
3. Walkable Streets
4. Interdependent Land Uses



PLACETYPES FOR MCKINNEY'S FUTURE

Placetypes represent the various categories of land use permitted in the city. Placetypes are assigned to general areas of the City that are expected to exhibit characteristics similar to those outlined below and consistent with the overarching policies and land planning policies which have been developed. The Preferred Scenario builds upon 14 different placetypes which are identified and described on the following pages.

PROFESSIONAL CENTER

The Professional Center Placetype generally provides for office uses and jobs that keep people in the city during normal working hours. A Professional Center is typically well landscaped and provides opportunities for small general offices, as well as larger employment uses such as corporate headquarters, institutional facilities and medical campuses. More intense professional uses are typically seen near major transportation corridors, while smaller developments are typically within residential areas and are supportive in nature.

IDENTIFYING FEATURES

1. General Office Facilities
2. Corporate, Institutional & Medical Uses
3. Amenity Spaces
4. Employment Centers



MANUFACTURING & WAREHOUSE

Manufacturing and Warehouse areas provide basic jobs and keep people in the city during different working hours. The employee per square foot of building space is usually low in these areas due to the large buildings that are needed for storage and logistics. They are well distanced from any nearby residential and are typically located near major transportation corridors like highways and railways.

IDENTIFYING FEATURES

1. Employment Centers
2. Large Warehouse Structures
3. Non-Residential Adjacent
4. Major Thoroughfare Adjacent



AVIATION PLACETYPE

The Aviation Placetype emphasizes employment types and uses that are related to aviation. Proximity to airports is essential for the purpose of transportation needs and logistics. Aviation uses can range in scale and intensity and provide a variety of employment types. Large low-profile buildings and hangars may be seen in Aviation areas, but also small shops and aviation office services.

IDENTIFYING FEATURES

1. Local Airport Adjacent
2. Airport Supporting Uses
3. Employment Driven Developments
4. Large Low-Profile Structures



EMPLOYMENT MIX

Employment Mix includes professional and service uses typically on smaller sized parcels with lower intensities than a traditional business campus. This type of development may support a variety of occupations including general office, research and development facilities, medical clinics, light industrial, and business incubators. These uses are typically located with nearby access to arterial thoroughfares. These businesses have appealing street frontages with an increased level of aesthetics and landscaping.

IDENTIFYING FEATURES

1. Non-Residential Mix of Uses
2. Employment Driven Developments
3. Medium to Lower Intensity Uses
4. Large Low-Profile Structures





NEIGHBORHOOD COMMERCIAL

Neighborhood Commercial development is typically characterized as small, freestanding buildings containing one or more businesses. Unlike larger shopping centers that may attract regional commercial sites these primarily provide services for the surrounding neighborhoods. These developments may be accessed by a variety of transportation means. Business types may include restaurants, local retail, medical offices, banks, general offices, and other services.

IDENTIFYING FEATURES

1. Neighborhood Adjacent
2. Small Commercial Sites
3. Complementary Transitional Uses
4. Multi-Modal Accessibility



HISTORIC TOWN CENTER PLACETYPES

Town centers are locally serving areas of economic, entertainment, and community activity. The size of a town center makes it an employment core and shopping destination for surrounding mixed-use or urban neighborhoods. The design and scale of the development in a town center encourages active living, with a comprehensive and interconnected network of walkable streets.

The Historic Town Center is a group of sub-placetypes that are located solely within the Town Center District. There are three in total: Town Center - Downtown, Town Center - Mix, and Town Center - Residential. These sub-placetypes were created in order to better describe the nuances of the Historic Town Center—from bustling McKinney Square to the quiet residential streets that surround it—and plan and preserve the area’s assets appropriately.

Historic Town Center (HTC) - Downtown

Historic Town Center - Downtown is the sub-placetype that represents downtown: the city’s historic seat of government, commerce, and community activity. The size of downtown also makes it a major destination for shopping and entertainment for the surrounding neighborhoods, city, and region. The design and scale of development encourages active living and a mix of uses within a comprehensive and interconnected network of walkable streets. In addition to its role as the community’s traditional center of business and social life, downtown is also home to a burgeoning residential population. Residences are often intermingled within larger structures, and buildings typically stand two or more stories tall with condominiums or apartments over storefronts.

IDENTIFYING FEATURES

1. Walkable Streets
2. Shared Community Spaces
3. Historic Buildings
4. Cultural Destination



HISTORIC TOWN CENTER PLACETYPES

Town centers are locally serving areas of economic, entertainment, and community activity. The size of a town center makes it an employment core and shopping destination for surrounding mixed-use or urban neighborhoods. The design and scale of the development in a town center encourages active living, with a comprehensive and interconnected network of walkable streets.

Historic Town Center (HTC) - Mix

Historic Town Center - Mix represents a transitional area between the relatively intense use of land downtown and along the highway corridors and the surrounding, urban neighborhoods. These areas display an intermediate density in both residential and commercial offerings that transition from an urban to suburban development pattern as development approaches the HTC – Residential sub-placetype. Commercial buildings tend to be multi-tenant. Residential structures are typically compact. While less dense than HTC - Downtown, streets and sidewalks are still navigable on foot and scaled to the pedestrian experience.

IDENTIFYING FEATURES

1. Transition to Surrounding Residential
2. Mix of Land Uses
3. Walkable Development Style
4. Intermediate Density



Historic Town Center (HTC) - Residential

The Historic Town Center - Residential sub-placetype describes the established urban neighborhoods surrounding downtown. Medium-lot, single-family detached homes are the predominant use of land in this placetype. Attached residential structures, including townhomes, patio-homes, and duplexes, are less common but still a presence. Many of the community’s oldest and most historic homes are found here, requiring a layer of municipal protection so as to maintain their integrity and historic character.

IDENTIFYING FEATURES

1. Single-family Small/Medium Lot
2. Historic Character
3. Residential Housing Type
4. Grid Street Pattern



Type of Use	AG	RED-1	RED-2	RS 120	RS 84	RS 72	RS 60	RS 45	RD 30	RG 27	RG 25	RG 15 [18]	MF-1	MF-2	MF-3	MP	NC	BN	BG	C	O-1	O	BC	ML	MH	AP	GC	PD	SF 12	SF 10	SF 8	SF 7.2	SF 5	DR	TH	SO	RO	C1	C2	C3	LI	HI							
Residential Uses																																																	
Bed and breakfast (See Ch. 138, Art. IV)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		S	S	S		S									S	S	S	S	S															
Boardinghouse or rooming house (17)											P		P	P	P			S	S	S				S																	S	S	S						
Dormitories					P	P	P	P	P	P	P	P	P	P	P			S	S	S				S																	P	P	P	P					
Independent living facility (retirement community) (56)												P	P	P	P				S	S	S	S														S	S	S	S	S	S	S							
Mobile home dwelling (68)																P																																	
Mobile home park (See Ch. 138, Art. III) (69)																P																																	
Multiple family dwelling (apartment) (71)												P	P	P	P																																		
Multiple family dwelling, senior (senior apartment) (72)												P	P	P	P																																		
Single family dwelling (attached) (104)										P	P	P	P	P	P																																		
Single family dwelling (detached) (105)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P															P	P	P	P	P															
Two family dwelling (duplex) (119)									P	P	P	P	P	P	P																																		
Watchman or caretaker quarters	P	P	P																					S	S	S															S	S	P	P					
Educational and Institutional Uses																																																	
Assisted living facility, nursing home, or rest home (10)												P	P	P	P		P	P	P	P	S	S																											
Cemetery	S																																																
Church, rectory, or other places of worship including church-operated day-care facilities and pre-schools (25)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P									P	P	P	P	P															
Clinic (28)																	P	P	P	P	P	P																											
College or university	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P			P	P	P																													
Day-care (34)												P	P																		S	S	S	S	S														
Fraternal organization, lodge, civic club (47)												P	P	P	P																																		
Halfway house									S	S	S	P	P	P	P																																		
Hospital (53)												P	P	P	P																																		
Museum, library, art gallery (public) (73)	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P																																		
School, business or trade (99)																																																	
School, public, private or parochial (100)	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P																																		
Accessory, Utility and Incidental Uses																																																	
Accessory building or use (1)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P																																		
Electrical generating plant																																																	
Home occupation (See Sec. 146-133) (52)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P																																		
Local utility line or utility distribution lines; Telephone exchange (no garage or shop)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P																																		
Public building (shop or yard) (90)	S																																																
Servant's quarters (102)	P	P	P																																														
Sewage treatment plant																																																	
Utility business office																																																	
Utility shop or yard	S																																																
Utility substation or regulating station	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S																																		
Water storage tank	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P																																		
Water treatment plant	S																																																
Recreational and Entertainment Uses																																																	
Amusement, commercial (indoor) (4)																																																	
Amusement, commercial (outdoor) (5)																																																	

Green: Proposed Zoning

Type of Use	AG	RED-1	RED-2	RS 120	RS 84	RS 72	RS 60	RS 45	RD 30	RG 27	RG 25	RG 15 [18]	MF-1	MF-2	MF-3	MP	NC	BN	BG	C	O-1	O	BC	ML	MH	AP	GC	PD	SF 12	SF 10	SF 8	SF 7.2	SF 5	DR	TH	SO	RO	C1	C2	C3	LI	HI											
Carnival or circus (temporary)	T																		T	T		T	T	T	T	T	T											T		T	T	T	T										
Country club (31)	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P			P	P	P		P	P	P	P	P				P	P	P	P	P	P	P	S	S	S	S	S	S	S	S									
Fitness club, gymnasium, exercise area or similar use																			P	P	P			P	P	P												S	S	P	P	P	P	P									
Golf course (public)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	S	S	S	S	S	S	P	P								
Golf course (private)	S								S	S	S	S	S	S	S					P				P	P	P				P	P	P	P	P	P	P	P	S	S	S	S	S	S	S	S								
Park or playground (public) (81)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P								
Playfield or stadium (public) (88)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P							
Private club (See Ch. 138, Art. II, Sec. 146-41) (89)																				S	S			S															S	S	S	S	S	S	S	S							
Recreation area (private) (91)	P					S			S	S	S	P	P	P	P	P	P	P	P	P	S	P	P	P	P					P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						
Recreation center (public) (92)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						
Sexually oriented business (See Ch. 138, Art. V)																										P																							P				
Swim or tennis club (112)	P								S	S	S	P	P	P	P	P			P	P	P		P	P	P															S	S	P	P	P	P	P	P						
Swimming pool (public)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						
Swimming pool (private) (113)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						
Theater (indoor)																				P	P		P	P	P														S	P		P	P	P	P	P	P						
Theater (outdoor)																								P	P	P																			P	P	P	P					
Transportation, Automobile, and Related Uses																																																					
Airport or landing field, and aircraft hangar																											P																										
Auto painting or body shop																				P				P	P	P																		S	P	P	P	P					
Auto parts sales (indoor)																			P	P	P			P	P	P														S	S	S	P	P	P	P	P						
Automobile, trailer, light truck, tool rental																				P	P			P	P	P																			S	P	P	P					
Automobile, motorcycle, boat (sales, repair, or storage)																				S	S			S	S	S																			S	P	P	P					
Bus station																				P	P			P	P	P														S		S	S	P	P	P	P						
Car Wash (See Sec 146-41(11a)) (23)																			S	P	P			P	P	P														S	S	S	P	P	P	P	P						
Garage, auto repair (50)																				P	P			P	P	P																	S	S	P	P	P	P					
Garage or lot, parking (private)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						
Garage or lot, parking (commercial)																				P	P		P	P	P															S	P	S	P	P	P	P	P	P					
Heliport or helistop	T																			T	T		T	T	T	T	P	T																		P	P	P	P				
Motor freight terminal																								P	P	P																						P	P				
Parking, incidental to main use	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						
Parking lot (truck) (83)																								P	P	P																							P	P			
Private street development (See Ch. 142, Art. VII)		S	S	S	S	S	S	S	S	S	S	S																		S	S	S	S	S	S	S	S																
Railroad freight station																								P	P	P																							P	P			
Railroad team truck																								P	P	P																							P	P			
Railroad track or right-of-way	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						
Recreational vehicle sales																				S	S			S	S	S																							P	P	P		
Service station or motor vehicle fuel sales (subject to section 146-84 (103)																				P	P	P			P	P	P																				S	S	S	P	P		
Taxi or shuttle service																									P	P	P																								S	P	P
Tire recapping																									P		P																									P	P
Truck Fueling Station (117)																									S	S																								S	S		
Truck sales, storage, or repair																								S	S	S																									P	P	
Truck Stop (118)																																																					
Commercial Type, Retail, and Service Uses																																																					
Bait shop	P																							P	P	P																							P	P	P	P	

Green: Proposed Zoning

Type of Use	AG	RED-1	RED-2	RS 120	RS 84	RS 72	RS 60	RS 45	RD 30	RG 27	RG 25	RG 15 [18]	MF-1	MF-2	MF-3	MP	NC	BN	BG	C	O-1	O	BC	ML	MH	AP	GC	PD	SF 12	SF 10	SF 8	SF 7.2	SF 5	DR	TH	SO	RO	C1	C2	C3	LI	HI															
Bakery or confectionery (retail)																		P	P	P			P	P	P														P	P	P	P	P														
Bakeries (wholesale)																			P					P	P	P															P	P	P	P	P												
Banks and financial institutions																		P	P	P	P	P	P	P	P	P												P	P	S	P	P	P	P	P												
Barber or beauty shops																		P	P	P	P		P	P	P	P															P	P	P	P	P												
Building materials sales or monument sales																				P	P			P	P	P																	S	P	P	P	P										
Carpentry or sign shop																								P	P	P																			P	P	P	P	P								
Cleaning plant (laundry)																				P	P			P	P	P																				P	P	P	P	P							
Cleaning shop and pressing (small shop and pickup) (27)																		P	P	P	P			P	P	P																	S	S	P	P	P	P	P								
Department or discount store																				P	P			P	P	P																		S	P	P	P	P	P								
Drug-store or pharmacy																			P	P	P			P	P	P																	S	P	P	P	P	P									
Exterminator																				P	P			P	P	P																			P	P	P	P	P								
Farmers market (40)	P																			P	P			P	P	P																S	S	S	P	P	P	P	P								
Florist or garden shop																				P	P	P			P	P	P																	P	P	P	P	P									
Field office (43) or real estate sales office	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T							
Food stores, groceries																				P	P	P			P	P	P																		S	P	P	P	P	P							
Frozen food lockers																				P	P			P	P	P																					S	P	P	P	P						
Funeral homes and mortuaries													S	S	S	S				P	P			P	P	P																				S	P	P	P	P							
Furniture sales																				P	P			P	P	P																					P	P	P	P	P						
Greenhouse or plant nursery																				P	P			P	P	P																						P	P	P	P	P					
Hardware store (paint, plumbing, and related sales)																				P	P	P			P	P	P																		S	P	P	P	P	P							
Heavy machinery sales and storage																								P	P	P																								P	P	P	P				
Hotel or motel (54)																				P	P			P																					S	S		S	P	P	P	P					
Household appliance sales (55)																				P	P	P			P	P	P			P																		P	P	P	P	P					
Laboratories (medical, dental, science)																				P	P		P	P	P	P																			S	P		P	P	P	P	P					
Mimeograph or letter shop																				P	P			P	P	P																								P	P	P	P	P			
Mobile home display and sales																								P	P	P																									P	P	P	P			
Office building													S						P	P	P	P	P	P	P	P	P	P	P																			P	P	P	P	P					
Offices with showrooms																								P	P	P																							P	P	P	P	P				
Office use	P												P						P	P	P	P	P	P	P	P	P	P	P																					P	P	P	P	P			
Office supplies																				P	P	P			P	P	P	P																						P	P	P	P	P			
Paint and related sales																				P	P	P			P	P	P																								P	P	P	P	P		
Pawnshops																				P	P			P	P	P																									S	P	P	P	P		
Personal service (86)																				P	P	P	P			P	P	P																				S	P	P	P	P	P				
Pet store, kennel, animal boarding (no outside runs)																				P	P	P			P	P	P																						P	P	P	P	P				
Pet store, kennel, animal boarding (outside runs)	P																							P	P	P																								S	P	P	P	P			
Psychic/paranormal readings																				P	P	P			P	P	P																								S	P	P	P	P		
Radio or TV broadcast studio																								P	P	P																									S	P	S	P	P	P	P
Retail store (Indoor)																				P	P	P	P			P	P	P																							P	P	P	P	P		
Restaurant or cafeteria (carry-out only) (95)																				P	P	P	P			P	P	P																							S	P	P	P	P	P	
Restaurant or cafeteria (indoor service) (96)																				P	P	P	P			P	P	P																							S	P	P	P	P	P	
Restaurant or cafeteria (including drive-through window) (97a)																				S	P	P			P	P	P																								S	S	P	P	P	P	P
Restaurant or cafeteria (drive-in service) (97b)																								P	S																											S	P	P	P	P	P
Studios, photo, music, art, health, etc.																								P	P	P																											S	P	P	P	P
Tattoo Parlor																									P	P																											P	P	P	P	P
Travel agent																								P	P	P																											P	P	P	P	P
Upholstery shop																								P	P	P																											S	P	P	P	P
Veterinarian (no outside runs)																								P	P																											P	P	P	P	P	
Veterinarian (with outside runs)	P																							P	P	P																											S	P	P	P	P

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Type of Use	AG	RED-1	RED-2	RS 120	RS 84	RS 72	RS 60	RS 45	RD 30	RG 27	RG 25	RG 15 [18]	MF-1	MF-2	MF-3	MP	NC	BN	BG	C	O-1	O	BC	ML	MH	AP	GC	PD	SF 12	SF 10	SF 8	SF 7.2	SF 5	DR	TH	SO	RO	C1	C2	C3	LI	HI							
Wholesale establishments																								P	P	P																P	P	P					
Industrial and Manufacturing Uses																																																	
Concrete or asphalt batch plant																										P																				P			
Contractor's yard																								P	P	P																			P	P			
Dirt or topsoil extraction; sand and gravel mining or storage	S																								S	S																		S	S				
Fat rendering, animal reduction																										P																				P			
Food processing																									P	P																			P	P			
Forestry, mining and oil/gas drilling uses	P																							P	P																				P	P			
Forge plant																										P																					P		
Indoor Gun Range (57)																									S	S																			S	S			
Industrial and manufacturing plants (apparel, drugs and pharmaceuticals, electronic, plastic, or similar products manufacture)																								P	P																					P	P		
Industrial and manufacturing plants (acid, cement, chemicals, fertilizer, gypsum, lime, paper or pulp, or similar products manufacture)																										P																					P		
Junk or salvage yard (58)																										P																						P	
Machine shop or welding																								P		P																					P	P	
Metal fabrication																								P	P	P																					P	P	
Mini-warehouse (See Sec. 146-41)																				S	S			P	P	P																		S	S	P	P		
Open storage (79)																									P	P																					P	P	
Paper or pulp manufacture																										P																						P	
Printing plant																									P	P																					P	P	
Refining or storage (petroleum products, gas, butane, propane)																										P																						P	
Sanitary landfill																									P	P																					S	P	
Smelting of ores or metals																										P																						P	
Soft drink bottling plant																									P	P																					P	P	
Warehousing																								P	P	P																					S	P	P
Agricultural and Related Uses																																																	
Agricultural and ranching uses	P	P	P	P	P	P		P	P	P	P	P				P		P	P	P		P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Community Garden (29)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Creamery (dairy products)																				P	P			P	P	P																					S	P	P
Fairgrounds or rodeo	S																								P	P	P	P																			P	P	
Farm implement sales and service																									P	P	P																					P	P
Farm, orchard or truck garden (40)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Hatchery (poultry), egg farm, feed lot	P																								P	P																					S	P	
Livestock auction (62)	P																								P	P																				S	P	P	
Stable, commercial (106)	P																								P	P																				S	P	P	
Stable, private	P	P	P																																														
Stockyards or slaughterhouse																										P																							P

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