



**TITLE:** Consider and Discuss Possible Amendments to Multiple Sections of the Zoning Ordinance Pertaining to Multi-Family Residential Uses (Michael Quint) (30 minutes)

**MEETING DATE:** November 26, 2012

**DEPARTMENT:** Planning

**CONTACT:** Michael Quint, Director of Planning

**RECOMMENDED ACTION:**

- Staff recommends the Planning and Zoning Commission and City Council consider, discuss, and provide direction regarding the proposed amendments to the Zoning Ordinance as they pertain to multi-family residential uses.

**ITEM SUMMARY:**

- In May of 2010, the City Council adopted a series of ordinance amendments pertaining to multi-family residential uses. These amendments were intended to increase the perceived quality in future multi-family residential developments.
- At the May 15, 2012 City Council work session, Council Member Day and Mayor Pro-Tem Ussery indicated that they would like to revisit these previously approved multi-family standards. At that time, Staff was directed to craft a series of ordinance amendment options that would address the overly burdensome parking standards while preserving standards that result in high quality multi-family residential developments.
- At the June 5, 2012 City Council work session, Staff presented two ordinance amendment options that would address the stated concerns. At that time, the Council directed Staff draft some specific ordinance verbiage which could be submitted for City Council review and comment.
- The proposed ordinance amendments are a result of this City Council direction. These amendments have been reviewed and discussed with the MEDC sponsored Development Advocacy Group and have received general support.
- The proposed amendments address several specific issues:

- They provide a clear distinction between multi-family residential, senior multi-family residential, independent living, and assisted living uses;
- They provide for a modified parking standard for multi-family residential, senior multi-family residential, independent living, and assisted living uses;
- They provide for modified architectural design standards for multi-family residential and senior multi-family residential uses;
- They provide an updated Schedule of Use chart which clearly indicates which zoning district each use will be allowed within; and
- They provide an updated listing of definitions which clearly indicates what multi-family residential, senior multi-family residential, independent living, and assisted living uses are.

#### **BACKGROUND INFORMATION:**

- In August of 2009, Council Member Day made comments to the effect that the City of McKinney had too many multi-family residential uses and that too many vacant properties had multi-family residential zoning. At that time, Staff was directed to draft recommendations regarding how to ensure that the future multi-family residential developments were developed to a higher quality and were appropriately buffered from adjacent single family residential uses.
- Subsequent to this meeting, Staff researched, drafted, and discussed a number of options and possible amendments with the City Council. These meetings and discussions resulted in the adoption of Ordinance No. 2010-05-011 which created the regulations that are currently in place that regulate the development of multi-family residential developments in the City of McKinney.

#### **SPECIAL CONSIDERATIONS:**

- Since the adoption of the May 2010 Zoning Ordinance amendments pertaining to the development of multi-family residential uses, three rezoning requests for modified parking and architectural standards have been considered and approved by the City Council. Two of the rezoning requests included a reduced enclosed parking space requirement in exchange for increased architectural regulations. The third proposal included a modified, slightly more restrictive parking requirement with modified architectural design regulations.

#### **FINANCIAL SUMMARY:**

- None.

#### **BOARD OR COMMISSION RECOMMENDATION:**

- None.