Architectural and Site Standards Discussion

December 15, 2014

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Background

- **May 2000 – Architectural and Site Standards Established**
- **August 2009 – Council Member Day expresses concerns with existing standards**
- **2010 – 2012 – Staff works with City Council, P&Z, Development Community and Development Advocacy Group to draft a new ordinance but this effort is ultimately abandoned**
- **July 28, 2014 – City Council directs Staff to re-evaluate the architectural standards ordinance focusing on:**
  - Mandating quality but ensuring flexibility which allows competitiveness with sister cities;
  - Allowing more material types; and
  - Focus more on architectural design elements (façade offsets).
  - o **P&Z and the development community also asked Staff to address:**
    - The existing standards are too restrictive;
    - The current point system is too confusing; and
    - The current standards create delays in the overall development process.

Types of Architectural Standards Ordinances

- **Subjective Review Model**
  - Strengths:
    - Allows flexibility and varying architectural expression
    - Allows discretion to ensure that community values are captured
  - Weaknesses:
    - Not standardized
    - Changes in board and staff = change in architecture
    - Less predictability

- **Formulaic Model**
  - Strengths:
    - Eliminates arbitrary decision making
    - Ensures consistent character
  - Weaknesses:
    - Don't ensure pleasing designs
    - Pleasing buildings may not meet standards
    - Complex and difficult to understand and administer

Plano, Frisco and Allen utilize more flexible, subjective standards.

Existing Architectural Standards Model
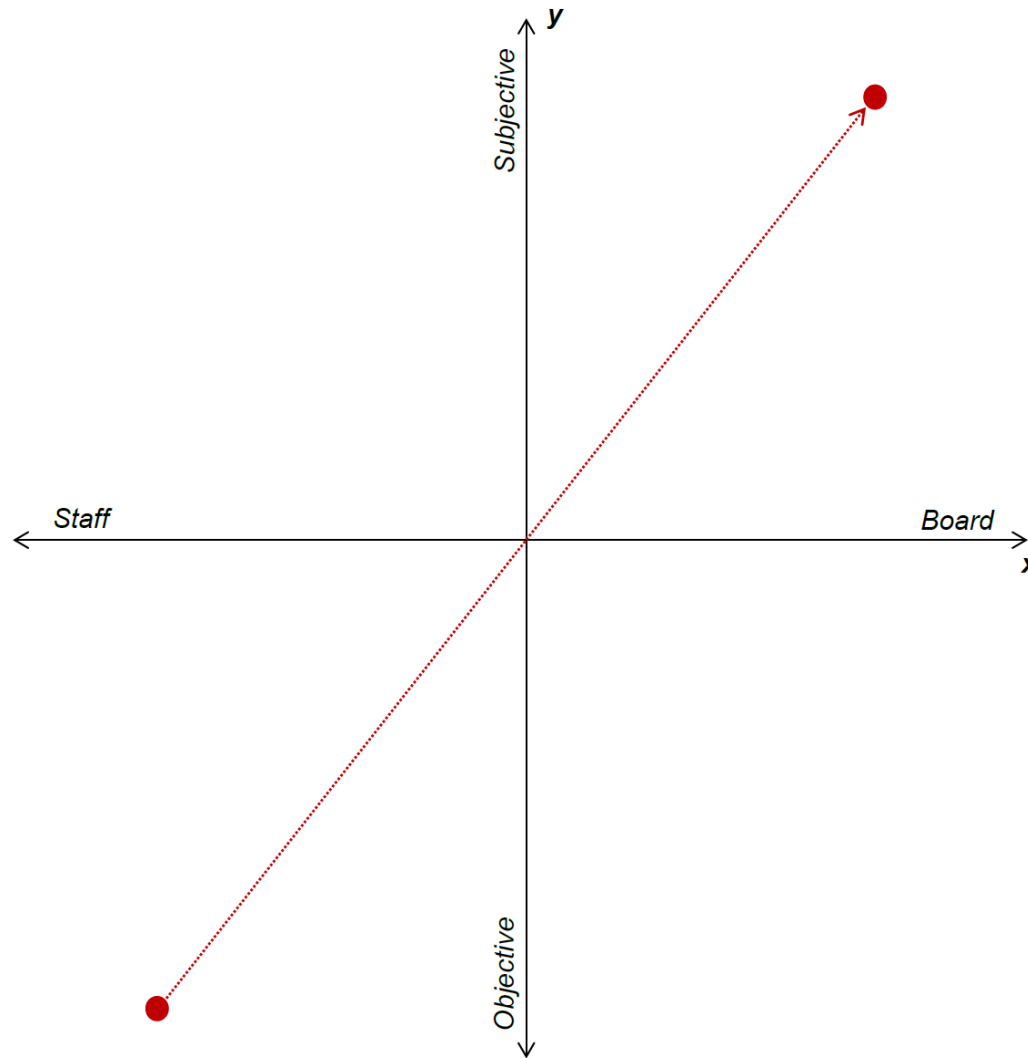
Recommended Architectural Standards Model
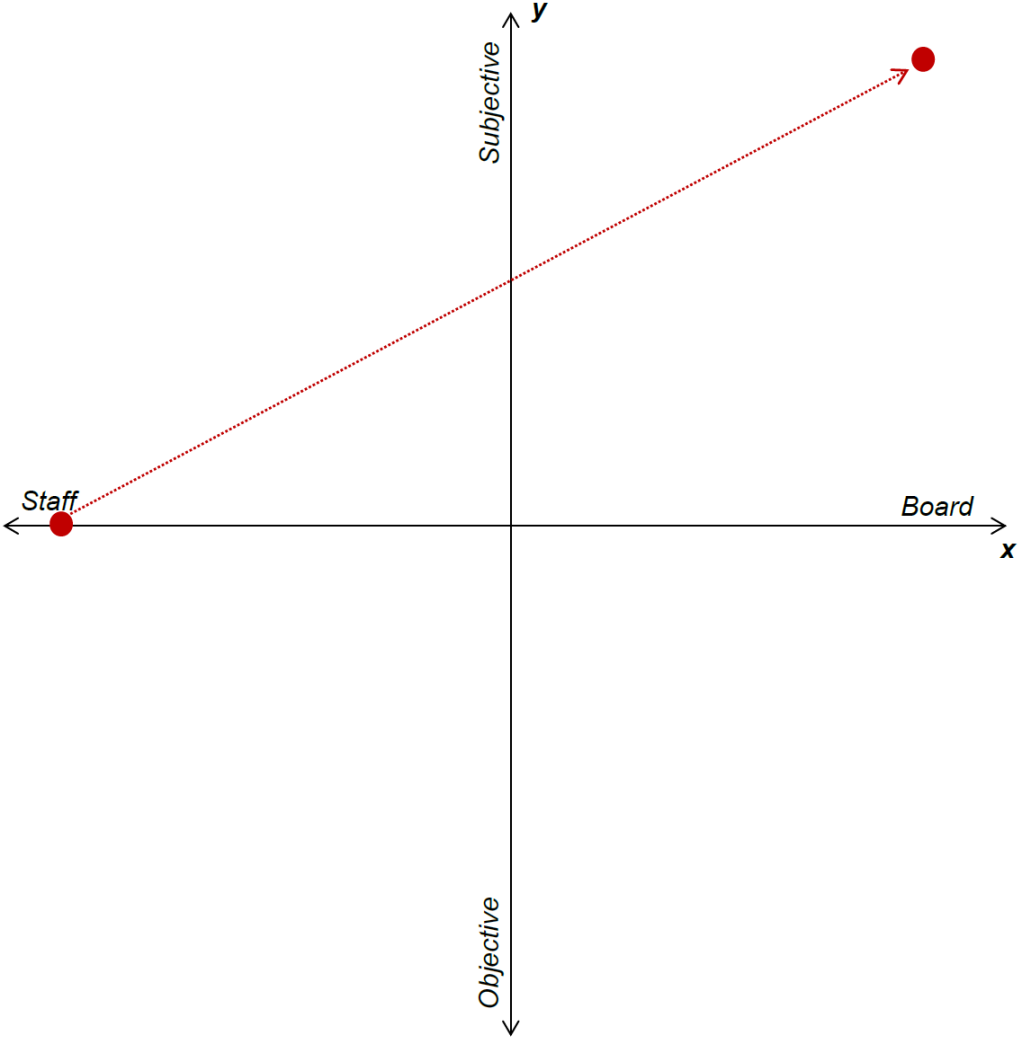
Recommended Ordinance's High Points

- Non-residential point system is eliminated.
- More materials are permitted and the ability for new materials to be utilized is introduced.
- Façade offsets, fenestration and roof treatment become more important to the building's design.
- All building designs are evaluated on a "per elevation" basis rather than a "per wall" basis.
- "Tripartite design" is introduced to create architectural organization in façade design.
- Added visual representations of subjective design features.
- Meritorious exception process is eliminated; instead, the original submittal may be processed for board approval rather than requiring a new submittal.
- Regulations are clear, concise and easy to implement.

Tripartite Design

- This means designing buildings with three distinct parts- a bottom section, middle section and top section.
- Examples:

Non-Tripartite Design

- Examples:

Next Steps

- Staff will incorporate any City Council feedback
- Staff will meet with the Planning and Zoning Commission to discuss these draft amendments.
- Staff will post the draft regulations on our website and solicit any feedback from the public and or development community at large.
- Staff will meet with McKinney Economic Development Corporation's Development Advocacy Group to solicit feedback.
- Staff will bring the draft ordinance amendments back to a joint meeting between the City Council and Planning and Zoning Commission for any last minute feedback before starting the adoption proceedings.
- It is anticipated that approval could come as early as March or April of 2015.

Questions or Discussion?