

ONE | COMMUNITY VISION

McKINNEY 2040

McKinney Economic Development Corporation

June 16, 2016

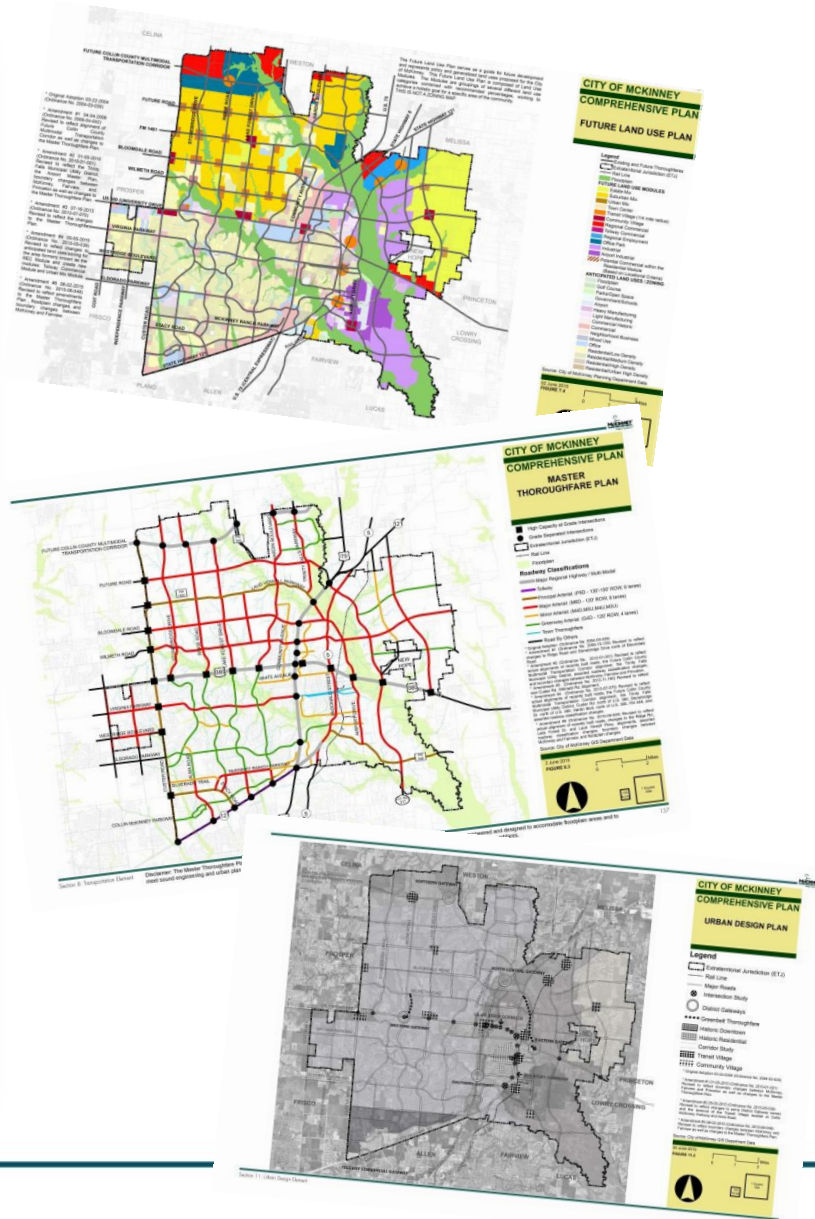
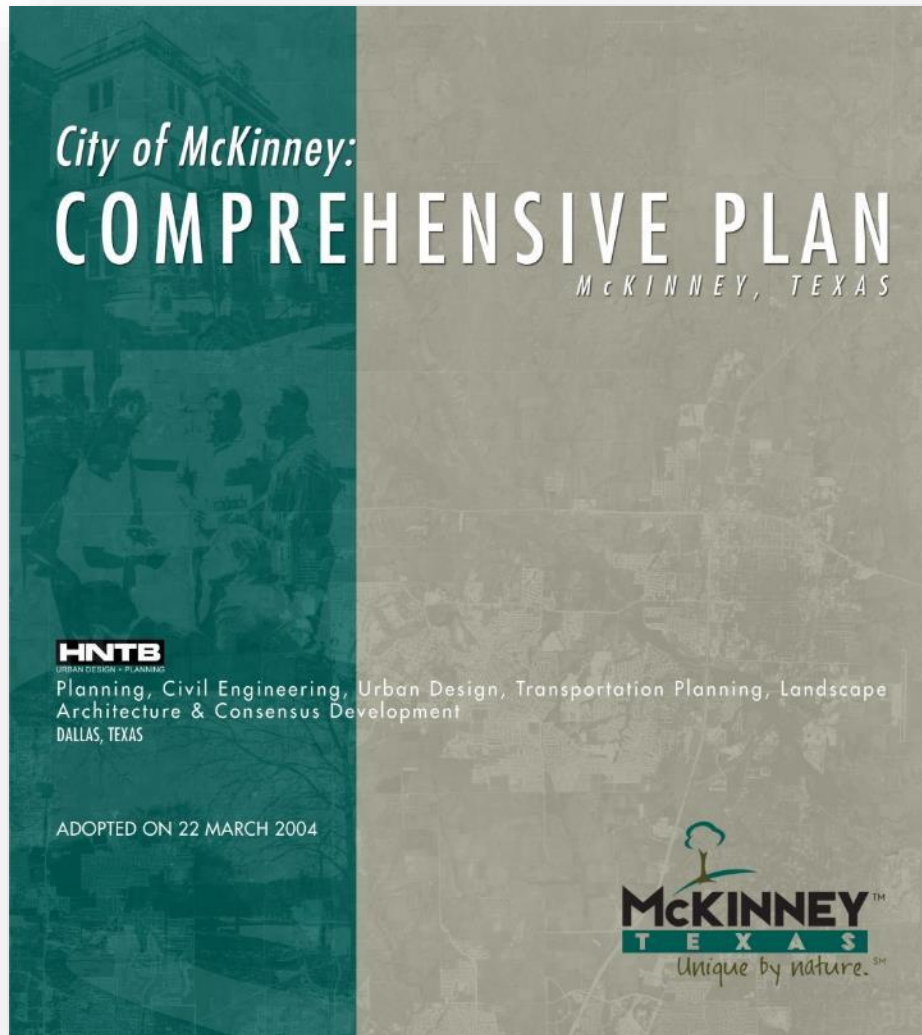


What is a Comprehensive Plan?

- A document that states a community's desired vision for the future.
- Consists of a single plan or coordinated set of plans organized by subject and geographic area.
- Includes but is not limited to provisions for future land use, transportation and public facilities.

*While a comprehensive plan states the community's vision for the future, it does **not** constitute zoning regulations or establish zoning district boundaries.*

2004 McKinney Comprehensive Plan



How is a Comprehensive Plan Used?

- Used to coordinate and guide the establishment of development regulations.
- Used to provide a basis for future zoning decisions.
- Helps to guide public investments in transportation and other infrastructure improvements that aide in guiding future development.



Comprehensive Plan Update

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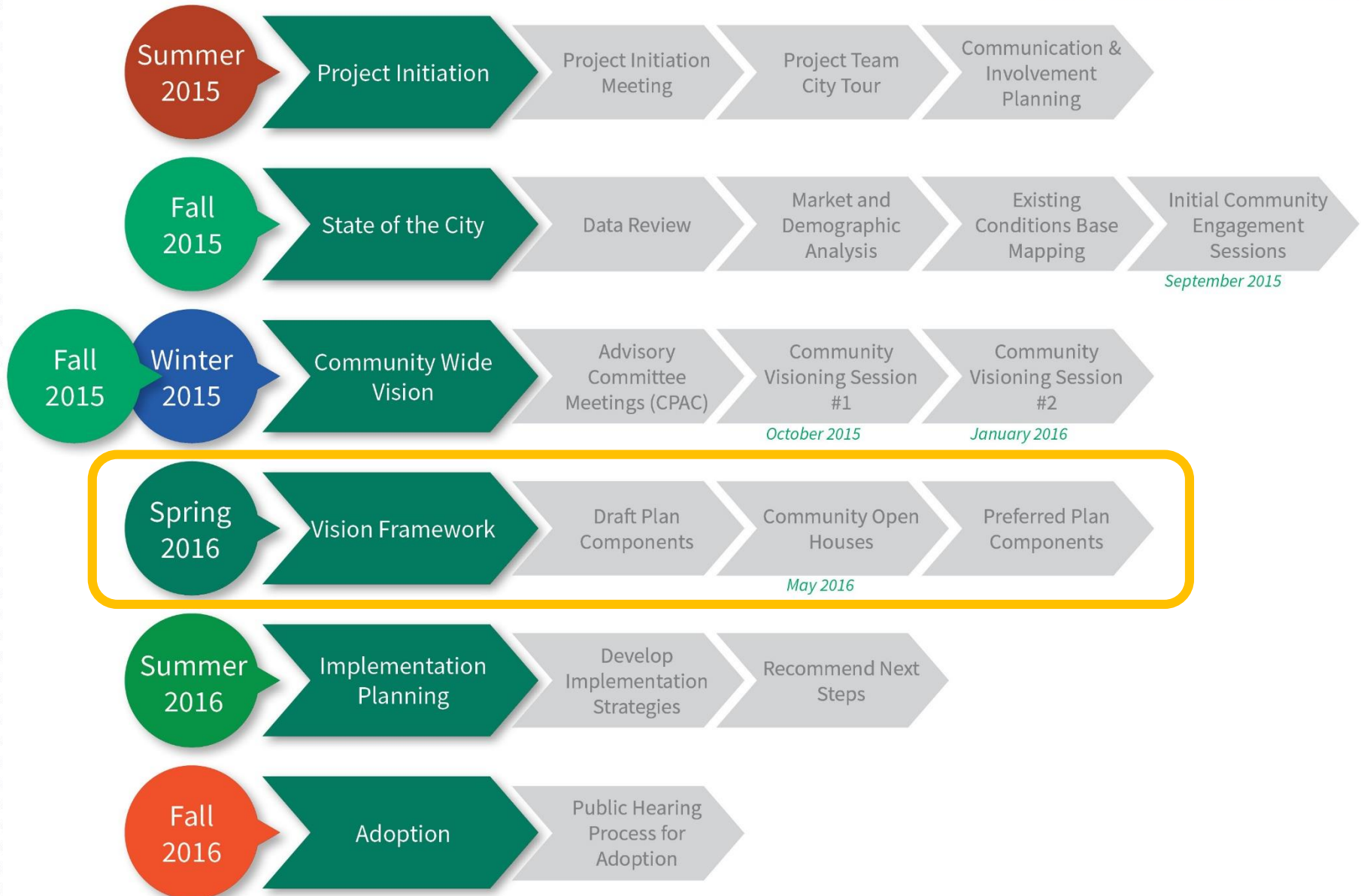
Why are we updating the Comprehensive Plan?

- McKinney's City Charter requires a Comprehensive Plan
- Current Comprehensive Plan was adopted in 2004, much has changed in the past 12 years
- Population growth to over 160,000 residents
- High level of development has taken place
- Texas Local Government Code requires zoning regulations to be adopted in accordance with a comprehensive plan.

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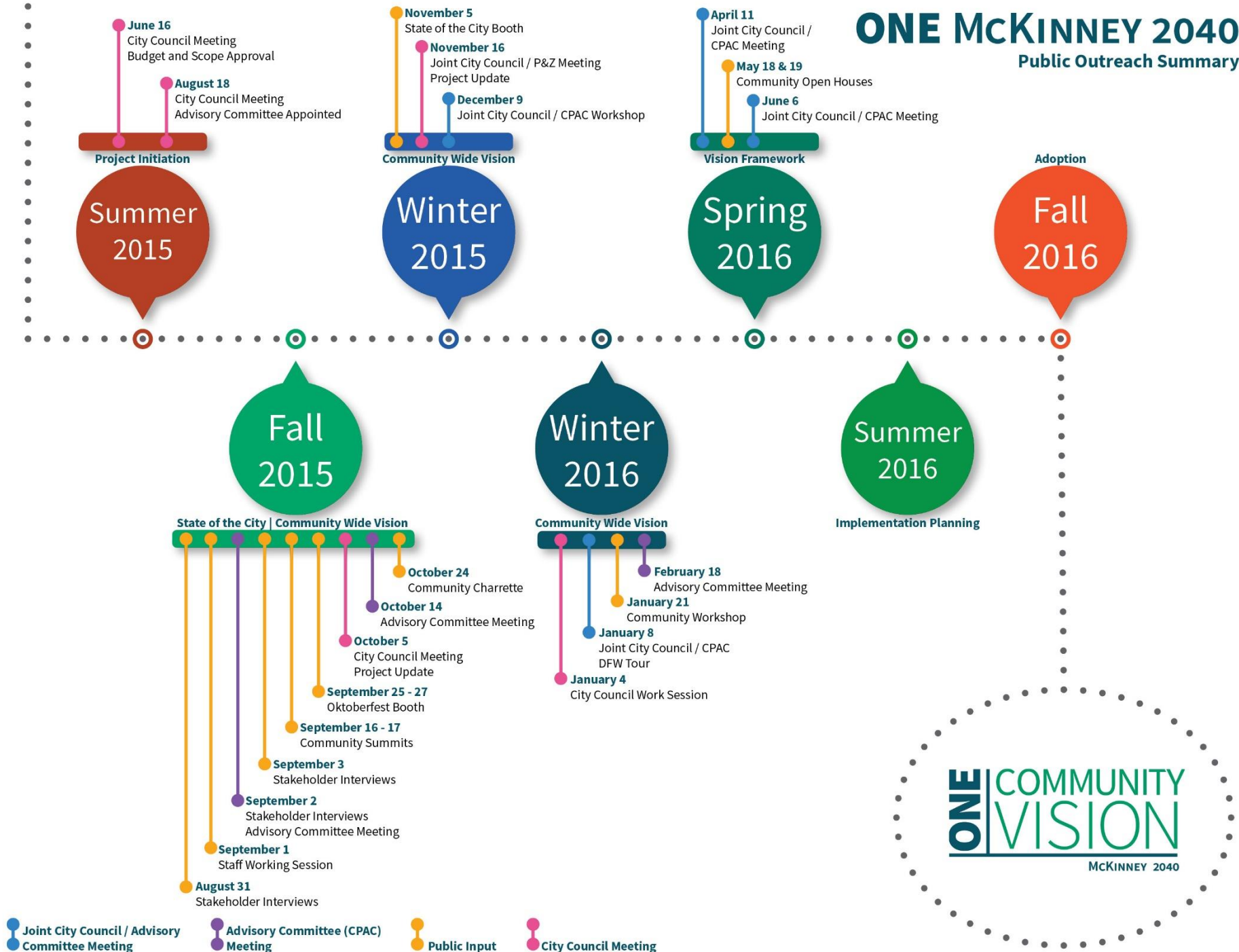
Overall Scope and Process Timeline



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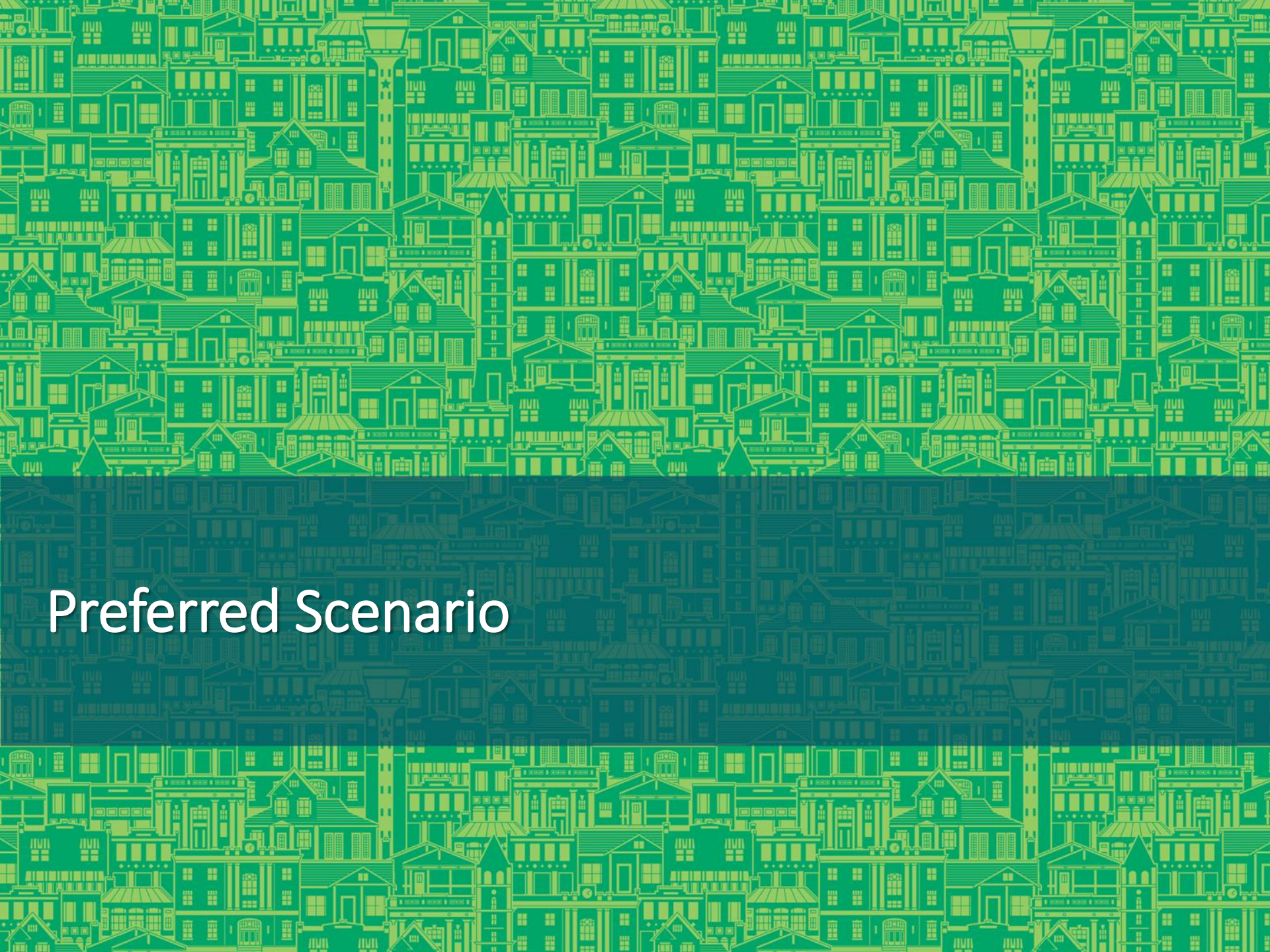
ONE McKinNEY 2040

Public Outreach Summary



ONE McKinney 2040 Plan Document Outline

- **Executive Summary and Overview**
 - Brief background to what this plan is and how it was created
- **Citywide Strategy**
 - Vision Statement and Guiding Principles
 - Preferred Scenario
 - Direction on key topics that affect the entire city (*i.e. economic development, preservation, etc*)
- **District Strategies**
 - Direction specific to each individual district
 - The first 'District' is the developed city
- **Implementation**
 - Priority action steps to carry out the plan
- **Appendices**
 - Detailed background information for someone needing more detail on the plan's preparation and analysis



Preferred Scenario

Creating a Preferred Scenario

Community Charrette

*CommunityViz Growth Mapping Exercise
11 Table Maps (Several with Common Threads)*

Joint City Council / CPAC Workshop #1

*Scenario Frameworks for Development of 3
Alternative Scenarios*

Community Workshop

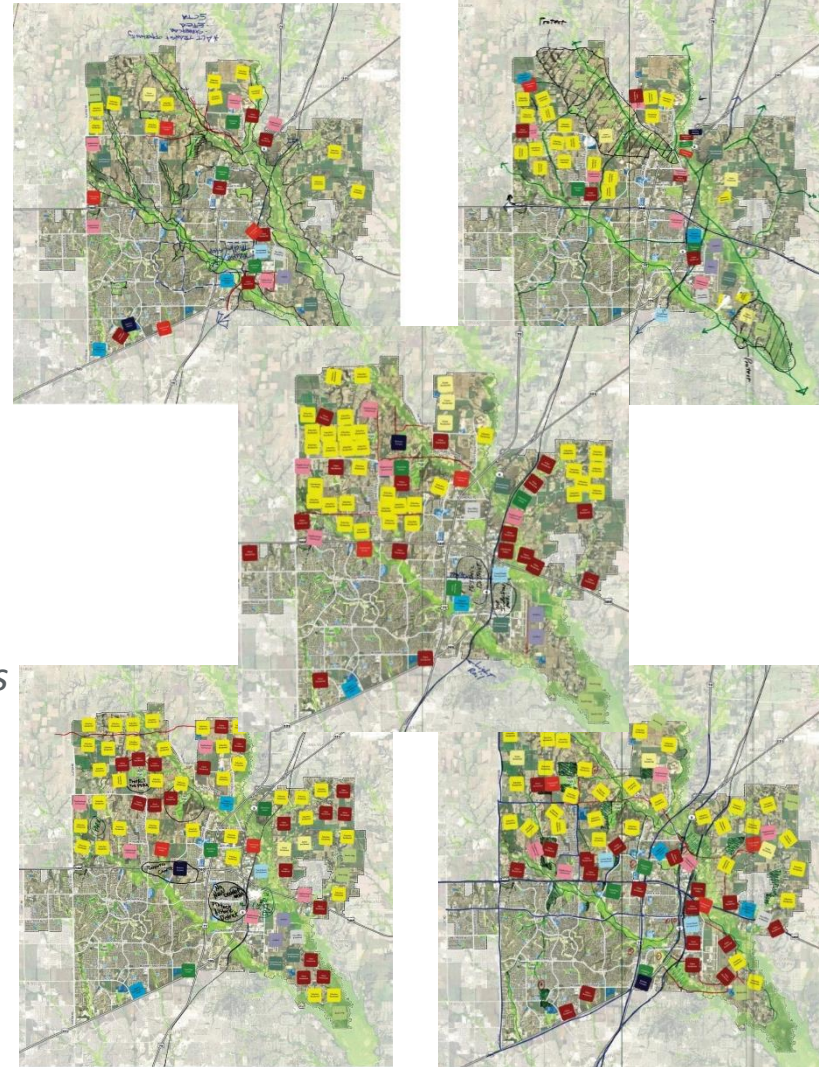
*Feedback on 3 Alternative Scenarios
Current Trend, Distinctive Districts & Focused Options*

CPAC Meeting

Develop Single CPAC Preferred Scenario

Joint City Council / CPAC Workshop #2

*Develop Consensus on a Preferred Scenario for
Community Review / Comment*



Development of a Preferred Scenario

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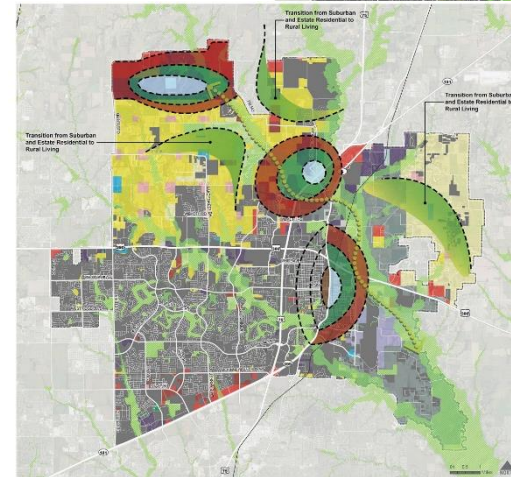
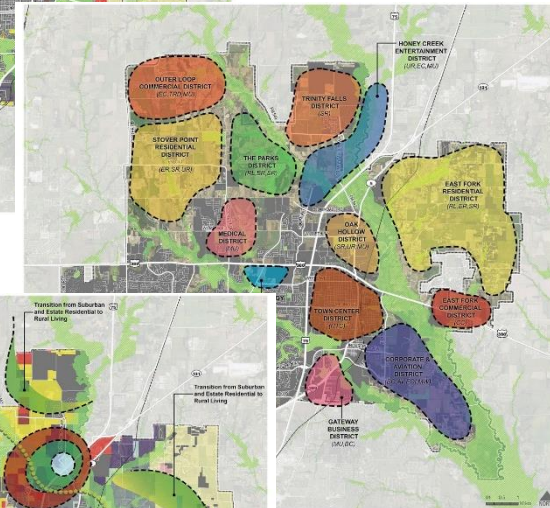
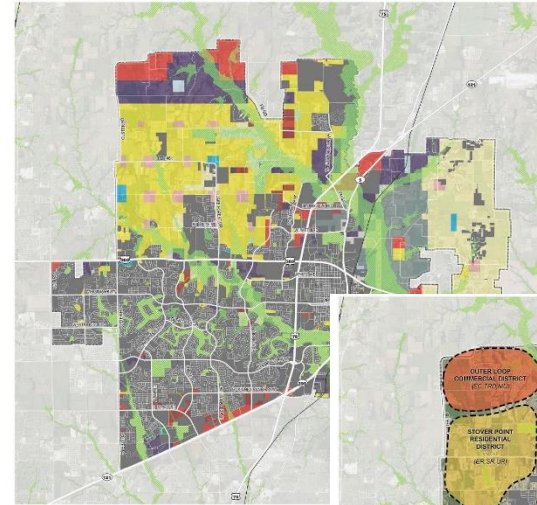
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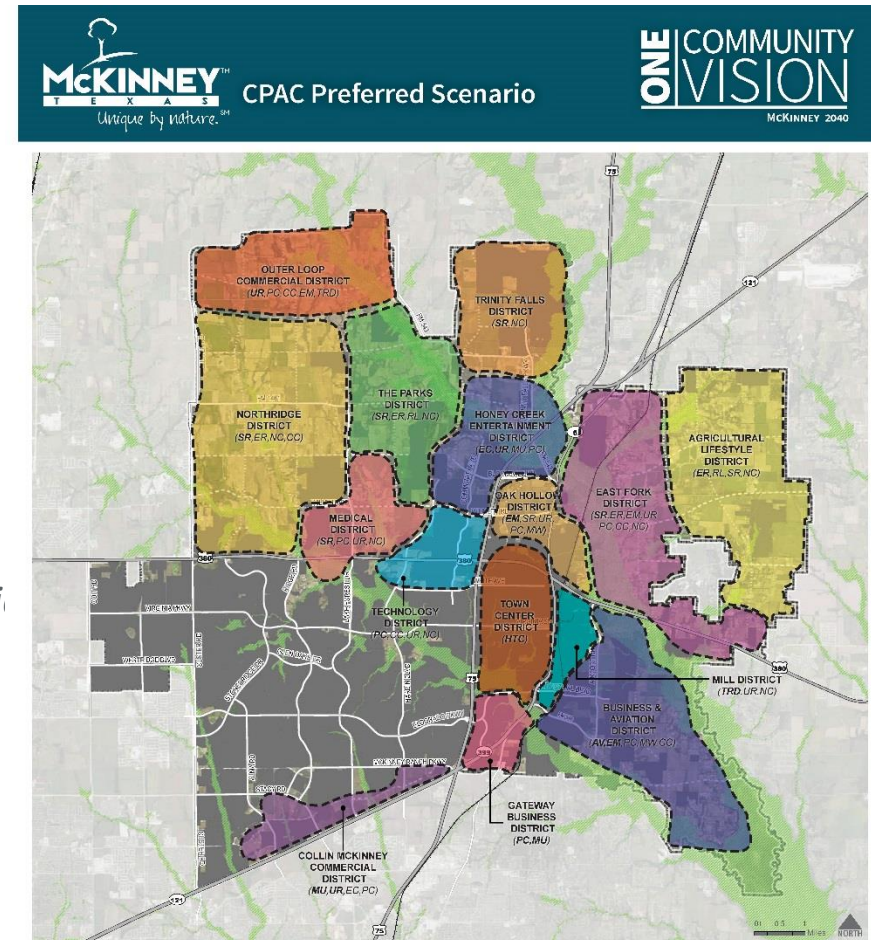
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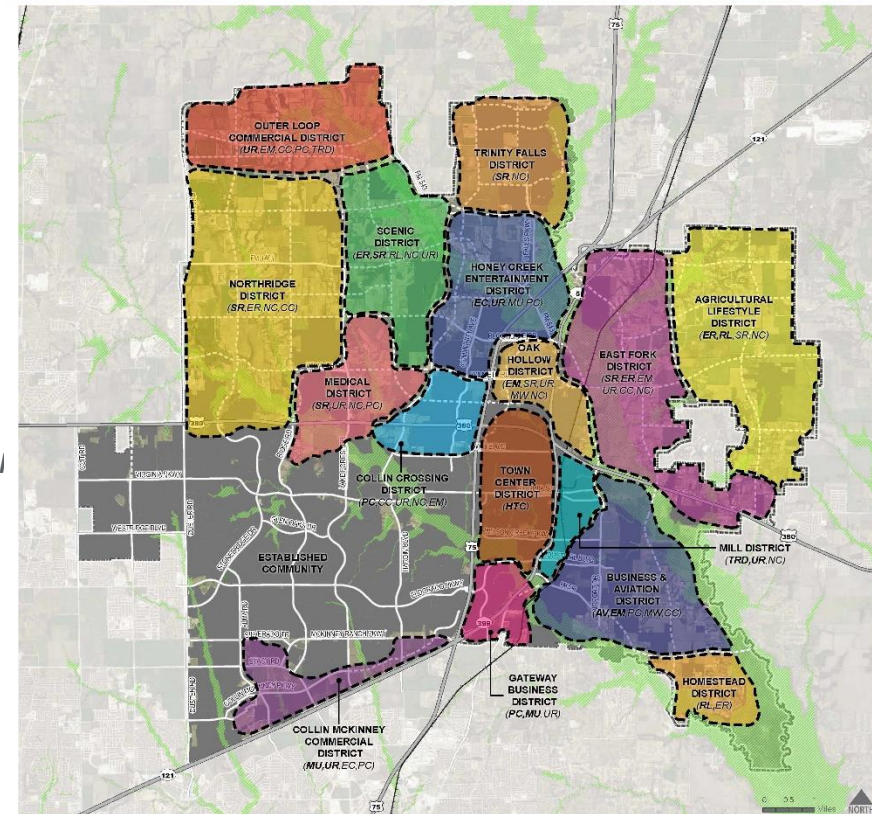
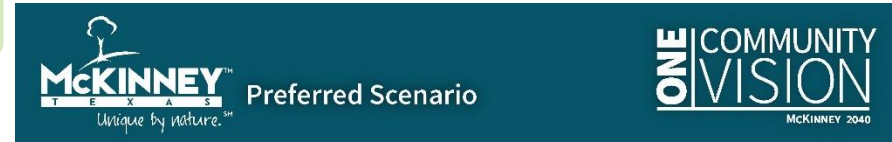
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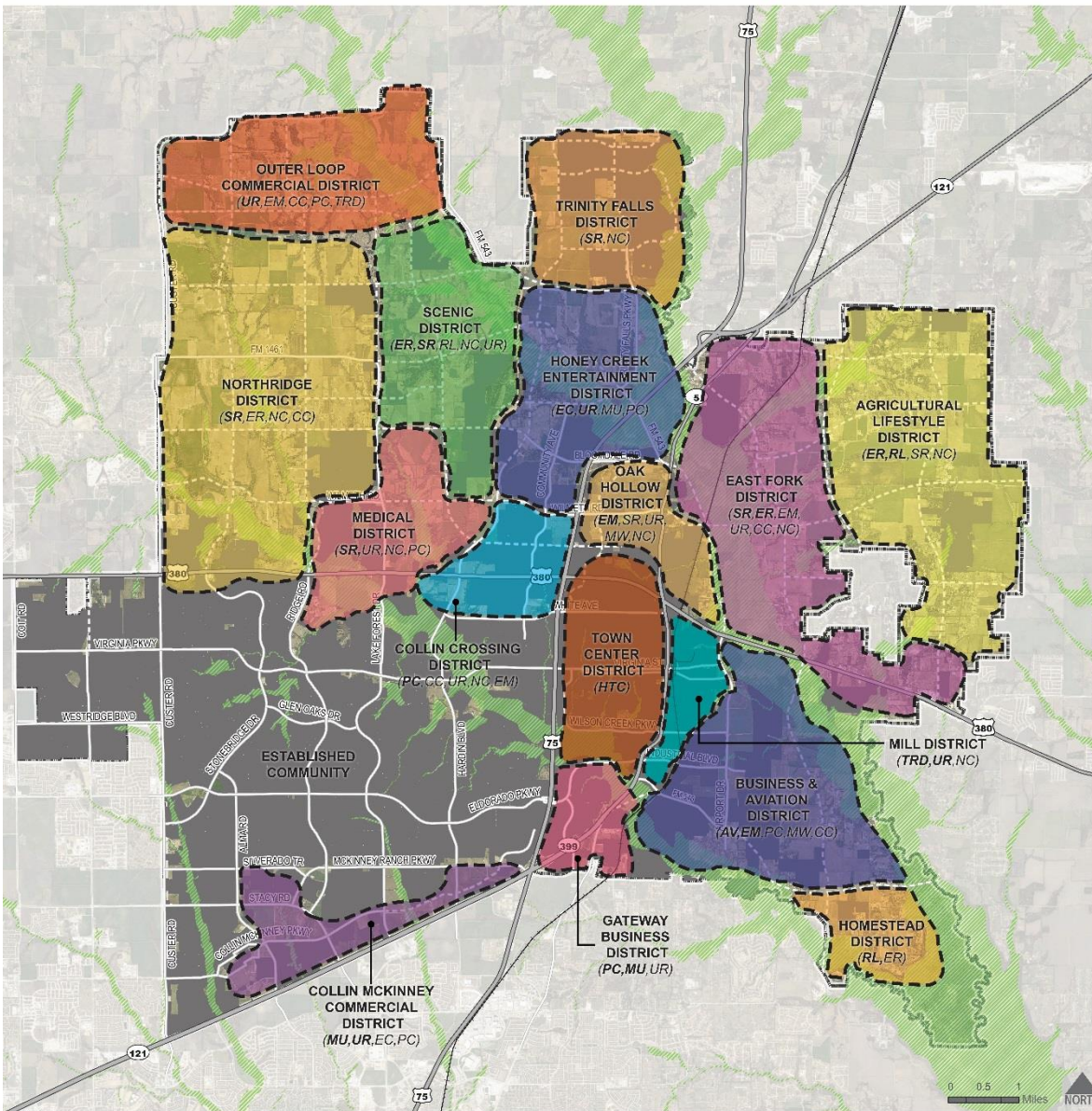
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Preferred Scenario



- Scenario based on PlaceTypes instead of land uses.
- City divided into 16 Districts centered on existing natural assets, economic drivers, or other features.
- Each has a unique mix of PlaceTypes.

Place Types – the Scenario ‘Palette’



Rural Living
(RL)



Urban Residential
(UR)



Neighborhood
Commercial
(NC)



Estate Residential
(ER)



Entertainment
Center
(EC)



Commercial Center
(CC)



Suburban
Residential
(SR)



Transit Ready
Development
(TRD)



Mixed-Use Center
(MU)



Historic Town Center
(HTC)



Employment Mix
(EM)



Professional
Campus
(PC)

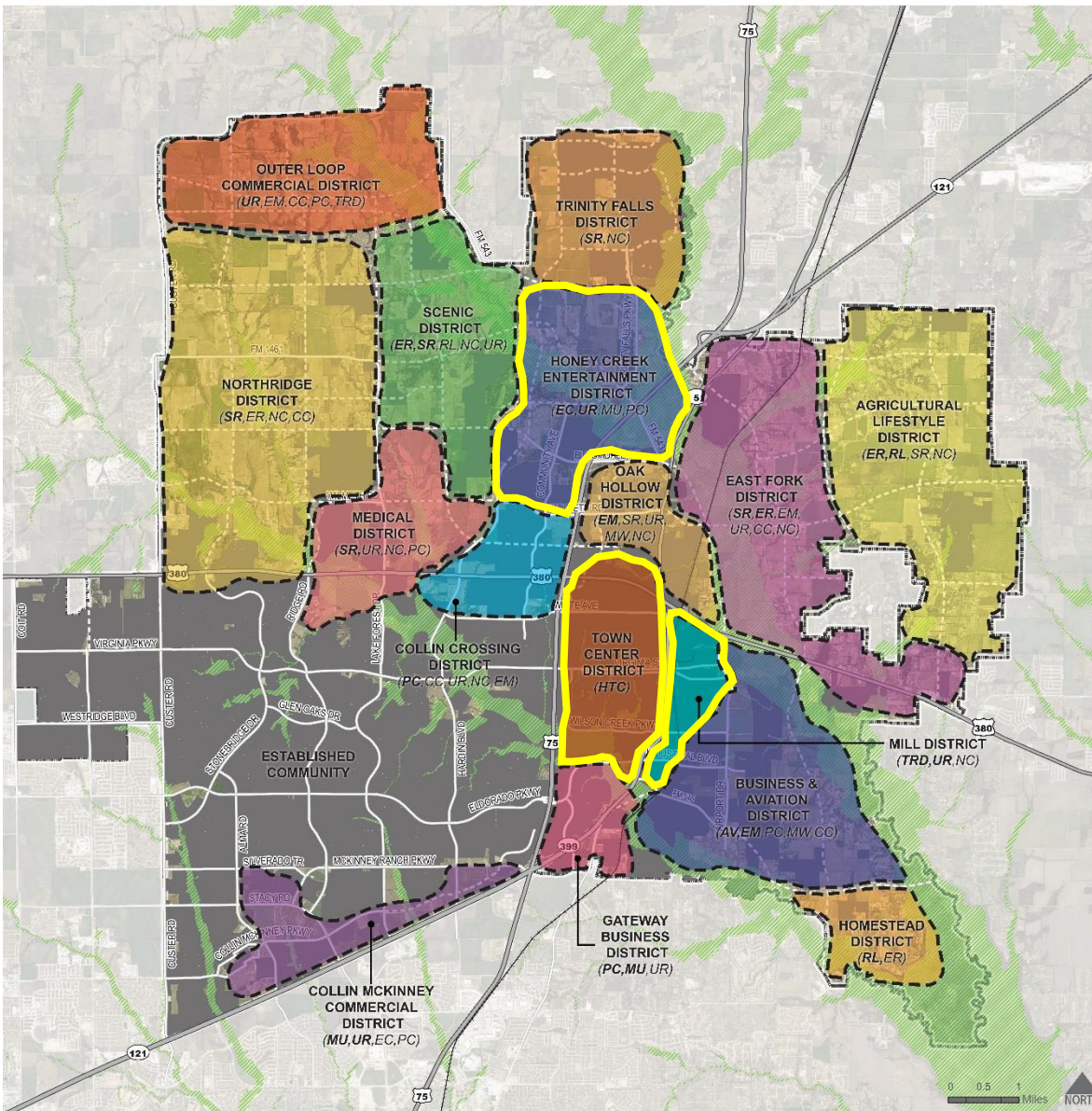


Manufacturing &
Warehouse
(MW)



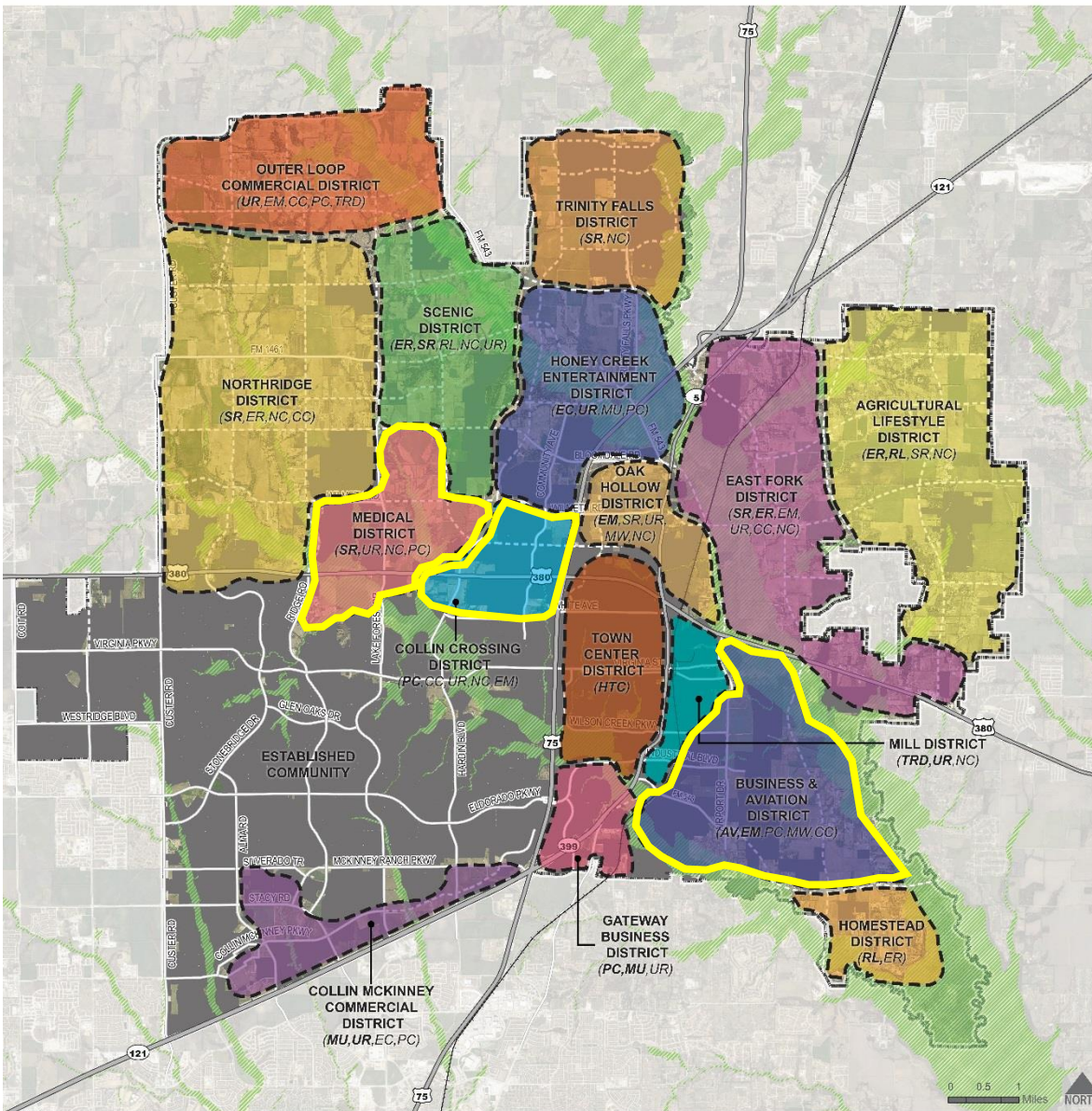
Aviation
(AV)

Preferred Scenario



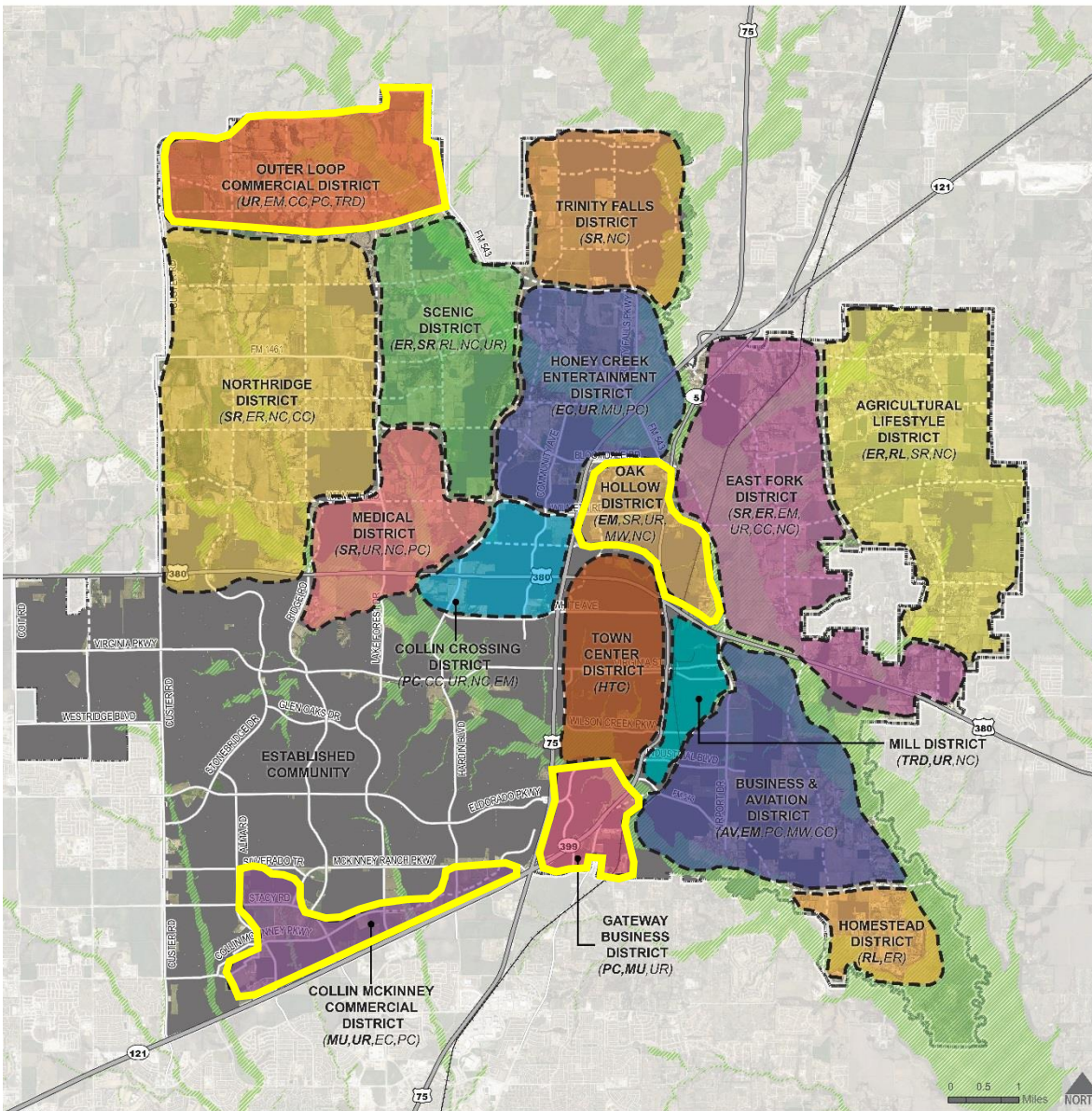
- Grouped into five sets of similar Districts.
 - **Cultural & Entertainment**
 - Economic Assets
 - Transportation-Focused
 - Housing & Neighborhood
 - Natural Assets

Preferred Scenario



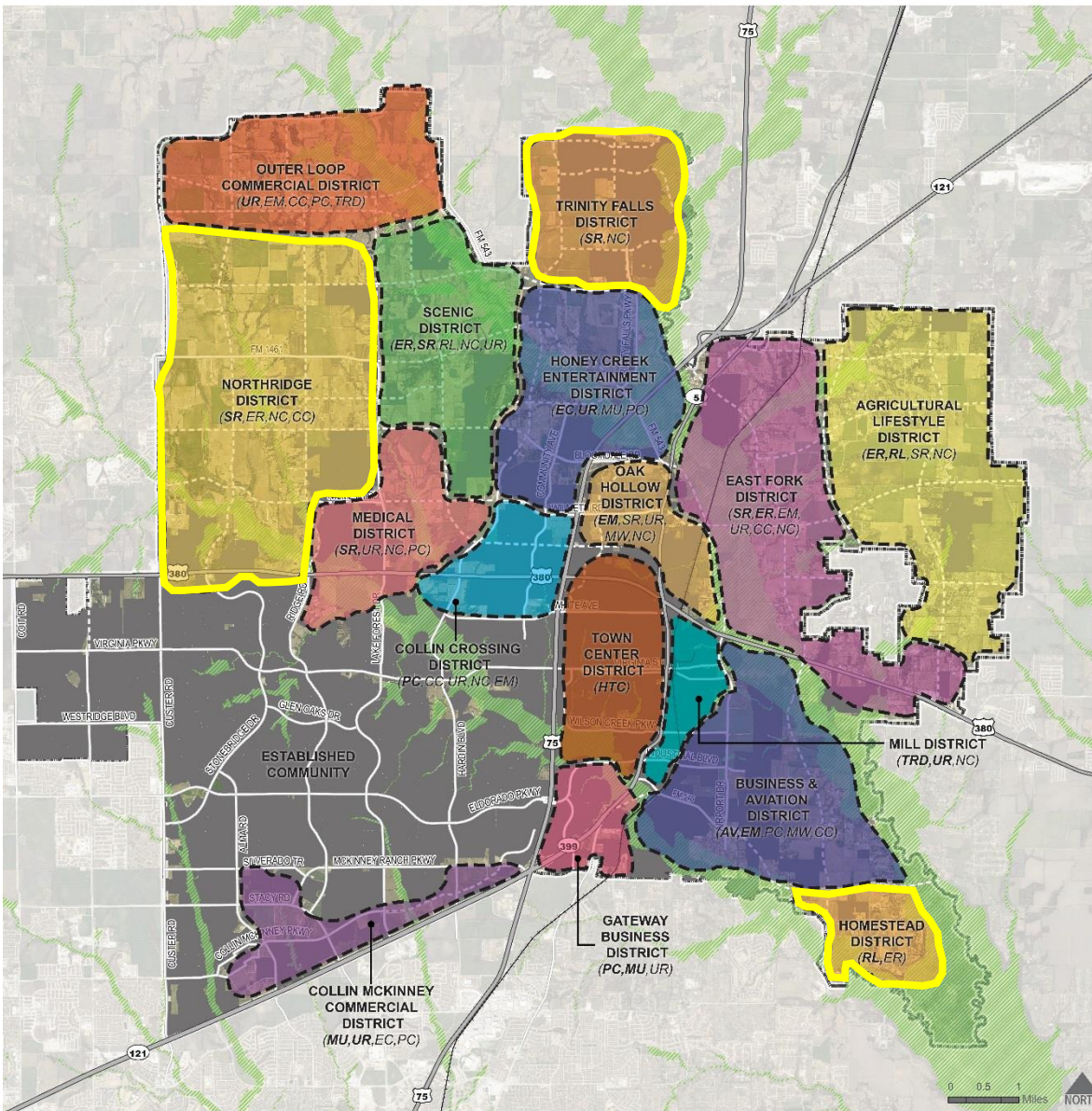
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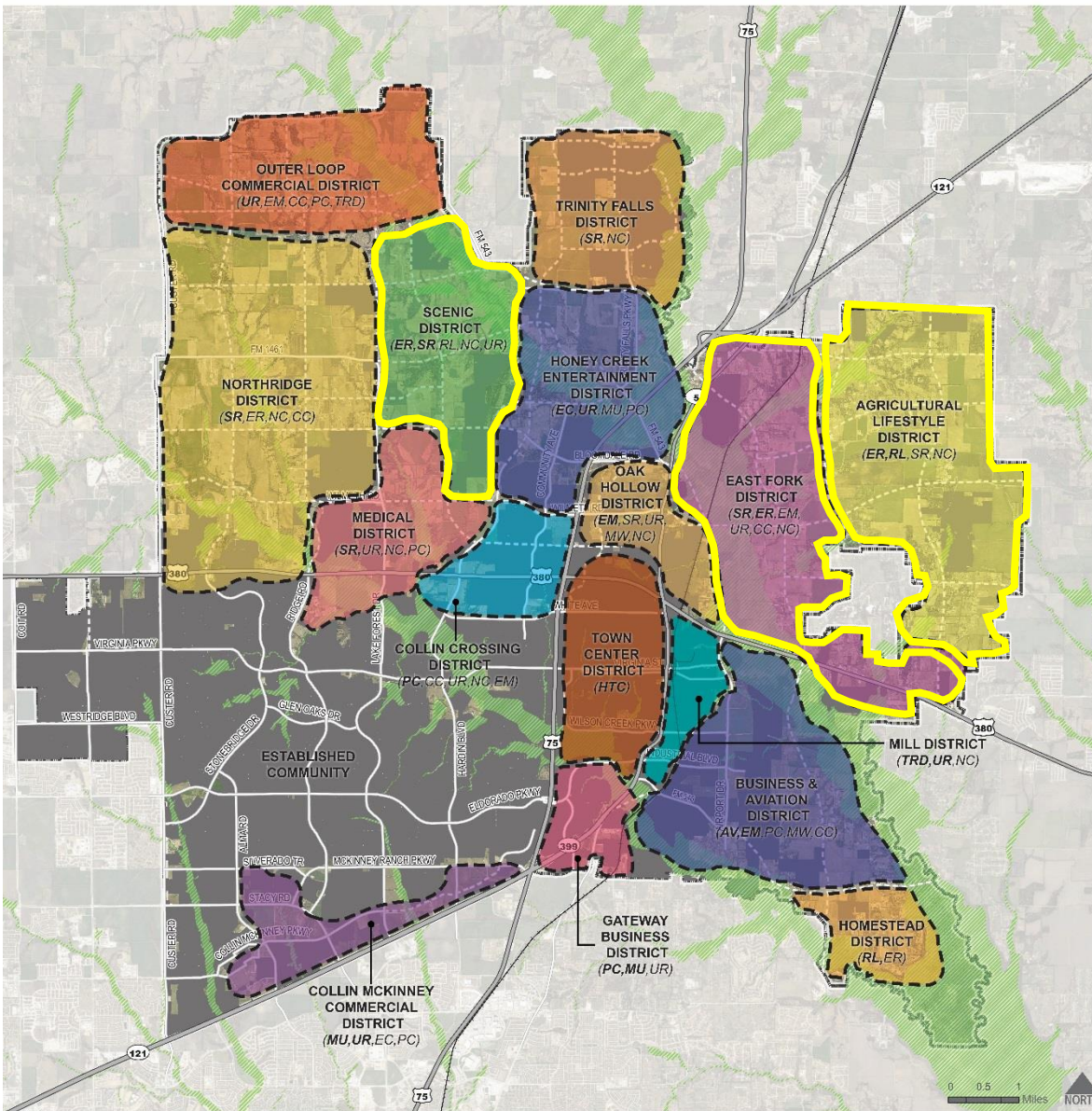
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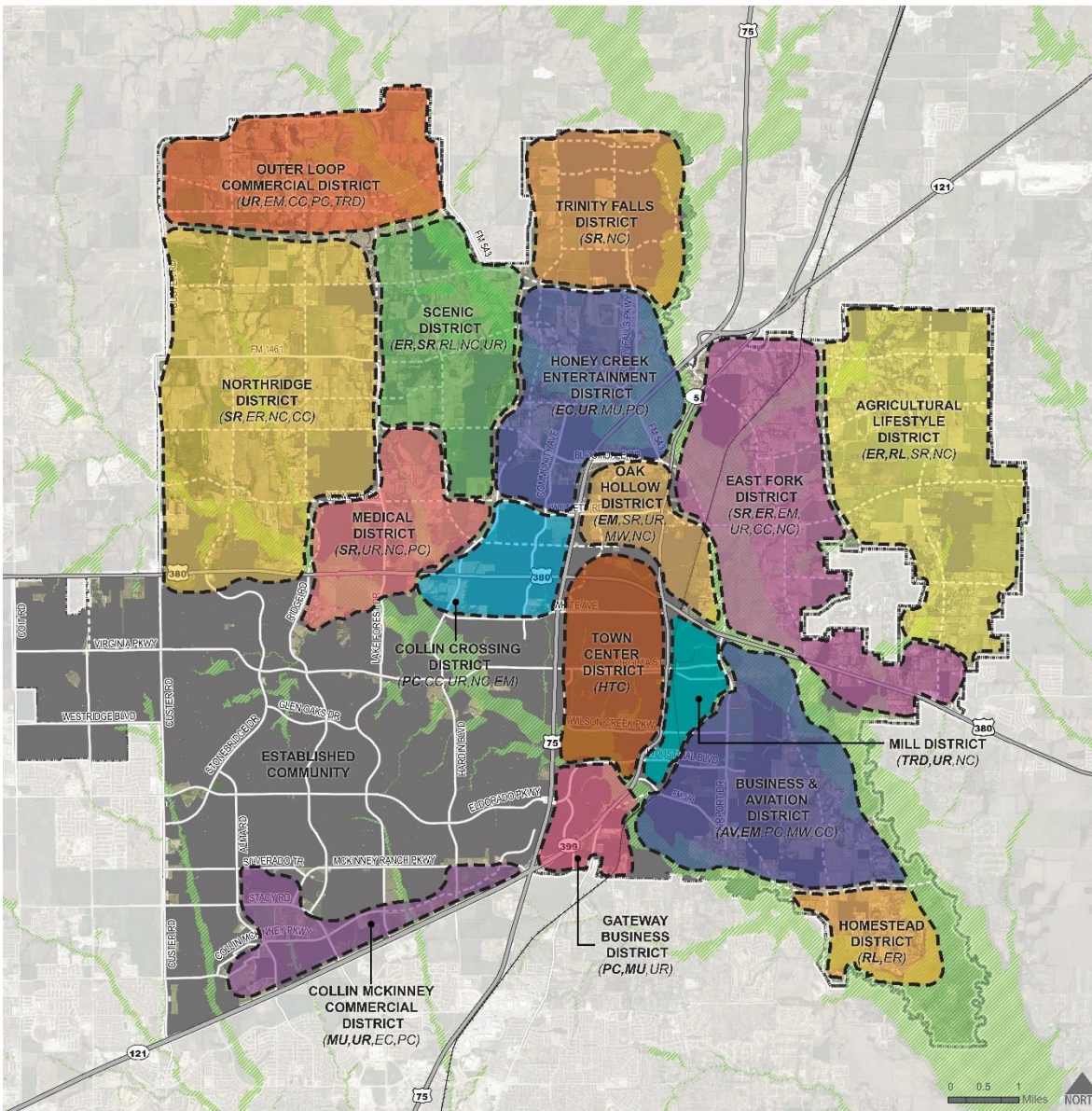
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 - **Natural Assets**

Preferred Scenario



Results In...

2040 Population: **284,000**

2040 New Residential Units: **54,900**

| Housing Type | Added Units | % Market Share |
|----------------|-------------|----------------|
| Low-Density | 30,700 | 24% |
| Medium-Density | 13,200 | 25% |
| High-Density | 11,000 | 25% |

2040 Total Employment: **138,000**

2040 Added Non-Res: **26.8MM sq ft**

| Employment Type | Added SQFT | % Market Share |
|-----------------|------------|----------------|
| Retail | 7.7 MM | 54% |
| Office | 11 MM | 51% |
| Industrial | 8.1 MM | 14% |

More detailed information available at <http://onemckinney2040.com/pages/events/openhouse.html>

Next Steps

- Continue Developing Plan Components
- City Council Work Sessions
 - June 20
 - July 25

Stay in the Know!



www.onemckinney2040.com



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Questions?