





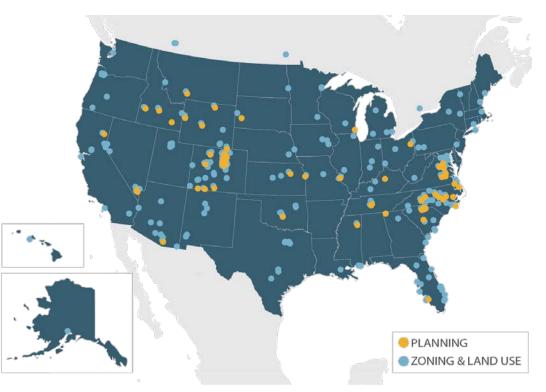
McKinney, Texas

Development Code Update

CLARION

CLARION ASSOCIATES

- National consulting practice with 25+ years experience
- Multi-disciplinary: Planners, attorneys, designers, and landscape architects
- Offices in Denver and Chapel Hill
- Focus on plan implementation and user-friendly codes
- Leaders in innovative codes integrating traditional and formbased approaches
- Texas experience: Addison, Arlington, Austin, Cedar Hill, Denton, Irving, Rowlett, San Antonio



TEAM MEMBERS

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Clarion – Project Manager Code Drafting

Jim Spung, AICP

Clarion – Project Associate Code Drafting

Eric Wencel

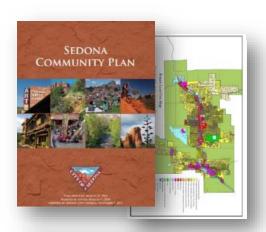
Clarion – Project Associate Code Graphics

Jim Dougherty, Esq.

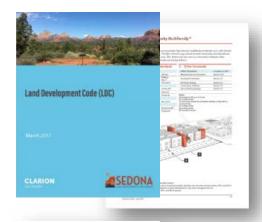
Texas Land-use Law Expert
Texas Planning Knowledge and Best
Practices
Extensive Texas Experience

THE CLARION APPROACH

IMPLEMENT THE PLAN













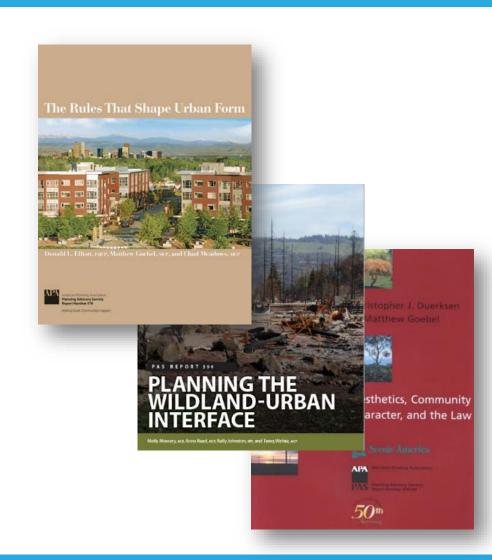




DRAW ON BEST PRACTICES

Build upon national best practices and experience

- Analyzing land use issues and drafting codes is Clarion's core practice area
- Clarion staff have authored leading books, APA reports, and publications
- We are regular speakers at APA national and state conferences



ENGAGE THE PUBLIC

Engage at project milestones:

- Project orientation
- Assessment and annotated outline
- Public draft for each phase

Target key stakeholders/geographies

- Neighborhoods
- Development/business community
- Others

Offer multiple methods of participation







MAKE IT USER-FRIENDLY

2.10. RM-3: High-Density Multifamily38

The RM-3 district is intended to accommodate high-density multifamily residential uses, with limited single-family uses and duplexes. The RM-3 district may include limited community and educational uses and incidental or accessory uses. This district can also serve as a transition between other multifamily and commercial or mixed-use zoning districts.

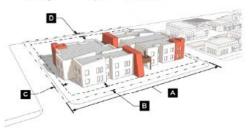
B. RM-3 Lot and Building Standards Width (minimum 8,000 sq. ft.ft) 16 Density (maximum) 30 dia/ocre 30 feet (5) Building height See 3.33.D

Impervious Coverage (maxi

Building coverage

. Other Standards	
Other Standards	Location in LDC
Measurements and Exceptions	Section 2.23
Use-Specific Standards	Section 3.3
Off-Street Parking	Section 5.5
Landscaping, Buffering	Section 5.6
Site and Building Design	Section 5.7

neares. (I) Currantly 21,780 sq. ft. (I),0 sons) (I) Currently 30 her (I) Doll not carry kineares the side satisack abstitling a street, which is consolist 31 feet.



40 percent [6]⁴¹

- * This district is carried forward from the current RM-3 district.
- The current bit size requirement can act as a barrier to achieving higher describes than the lower intensity districts RM-1 and RM-2.
 8.4 allower settleds will recovarie more washable and deservement in key areas throughout the city.
 Residual to match the purposed listric in the RM-1 and RM-2 districts.

Sedena Land Development Code Consolidated Draft - Rune 2018

Article 8: Administration and Procedures

nary of Development Review Procedures

w and Recommendation | D= Review and Decision | A= Appeal | <= Required | <> = Public Hearing R

			N	oti	ce			Review and	Decision-Ma	king Bodies	
Proce	dure	Code Reference	Published	Written	Posted	Pre- Application Conference	Staff	Historic Fravta Comm.	Planning & Zoning Comm.	City	Board of Adjustment
Development F	Permits										
Development	Minor	8.4	Г	П	Г		0 (1)		×A*		
Review	Major	8.4	4	4	4		R	< R>[8]	< 0 >	< A>	
Conditional Use	Permit	848	v	v	v	· ·	R	< R>[3]	<0>>	< A>	
Single-Family Ke Review	oidential	840					D				< A>
Temporary Use P	'ermit	84.0			Г	√[2]	D				* A *
Subdivision Pro	ocedures										
Preliminary Plat		45A	w.	ď	¥	V	R		<8>	<0>>	
Final Plet		83.5	П		Г		K.			* D *	
Land Division or	Combination	8.5.0	П		Г		D				*A*
Reversion to Am	eage	8.5.E	ď	V	v		R		<8>	<0>>	
Ordinance Ame	endments										
Rezoning		8.8.5	~	4	4	1	R.	< R > [3]	× 15 ×	4 D 5	
Reconing to Plan Development (P)		8.68	4	r	1	- 1	8		4 R a	×D >	
Code Amendmer	nt (Text)	160	4			< (6)	R		<8>	< D>	
Historic Presen	vation Proced	ures.									
Historic Landmar	rk Designation	87.A	*	4	4	· ·	M.	+ D +		* A *	
Historic District (Designation	17.0	*	4	4	1	R	< 8>	< 8 >	< D>	
Certificate of App	propriateness.	87.0	ď	ď	¥		R	< 0 >		< A>	
Certificate of No	Effect	8.7.0	L	L	L		D BI				
Flexibility and	Kellef										
Variance		88A	w.	v	¥	V	R				<0>>
Minor Modificati	ion	0						As require	d for associated o	pplication	
Appeal		110	4	4	4			Asia	Sinated in table a	bose	
Special Exception	1	88.0	ď	v	v		R			< 0 >	

- Notion.

 If the Director may refer minor development review applications to the Planning and Zoning Commission.
 If It has perplication conference in required for zone types of responsive up servit applications are 8-20.
 If a page on any internal district districts on the designated historic application page 150.
 If a page on any internal district districts on the designated historic application in several page 150.
 If a page on any internal districts of the designated historic application on the district of the designation of the designati

Article 8: Administration and Procedures

8.4 Development Permits | 8.4.8. Conditional Use Permit

B. Conditional Use Permit

This section is based generally on the existing Section 402, but the current language has been rewritten to refer to the new common procedures and remove unnecessary material that is now covered in the common procedures.

The conditional use permit procedure provides a mechanism for the City to evaluate proposed land uses that are generally characterized by infrequency of use, high degree of traffic generation, and/or requirement of a large land area. ⁶⁰⁰ This procedure is intended to ensure compatibility of such uses with surrounding areas and that adequate mitigation is provided for

A conditional use permit is required for the establishment of certain land uses as specified in Table 3.1 Table of Allowed Uses. Approval of a new conditional use permit is also required for modification or expansion of an existing conditional use.

(3) Application Submittal and Review Procedure

Figure 8-4 identifies the applicable steps from 8.3, Common Review Procedures, that apply to the review of conditional use permits. Additions or modifications to the common review procedures are noted below.

Figure 8-4: Conditional Use Permit

1	2	3	4	5	6	7
Pre- Application Meeting	Application Submittal and Handling	Citizen Review Process	Staff Review and Action	Scheduling and Notice of Public Meetings	Review and Decision	Post Decision Actions
Required	Submit to Director	Required	Staff report and recommend- ation	Witten, published, and mailed netice required	Planning and Zoning Commission	Expiration after two years of tractivity

a. Pre-Application Meeting

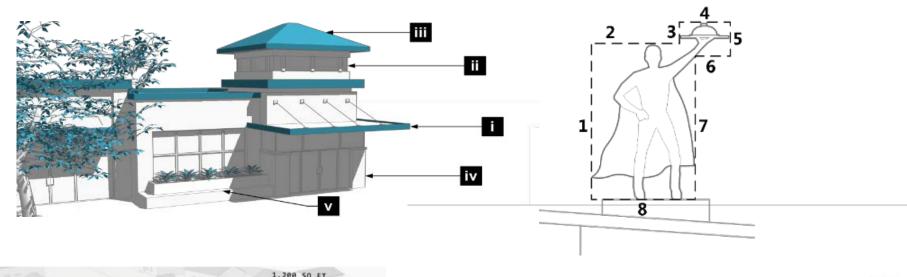
A pre-application meeting shall be held in accordance with 8.3.8, Pre-Application Meeting.

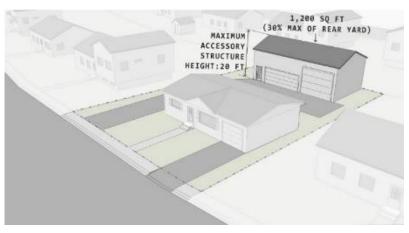
b. Application Submittal and Handling^{set}

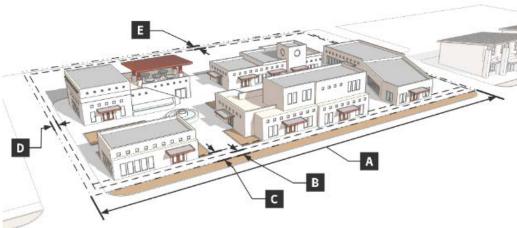
The conditional use permit application shall be submitted, accepted, and revised, and may be withdrawn, in accordance with 8.3.C, Application Submittel and Handling.

⁶⁰ New purpose statement. ⁶⁰ This language is from ARS 9-462-01-C.1. 164 Submittals removed to bin file for Administrative Manual

USE GRAPHICS & ILLUSTRATIONS

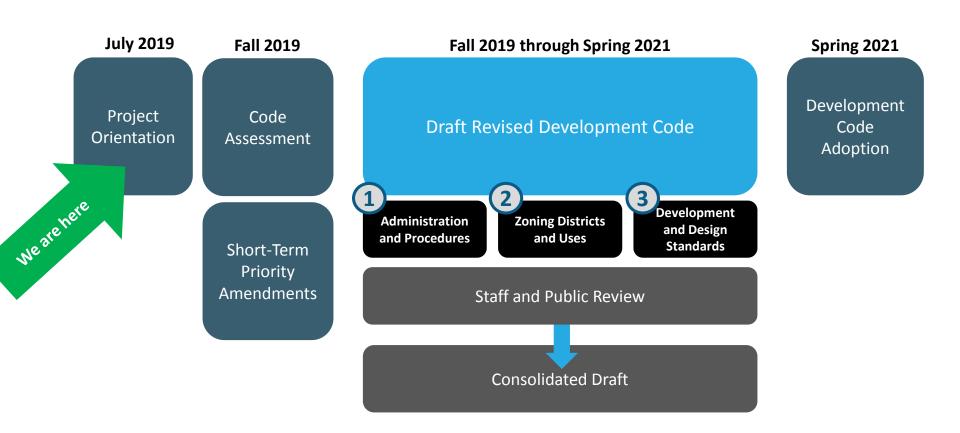






THE APPROACH FOR McKINNEY

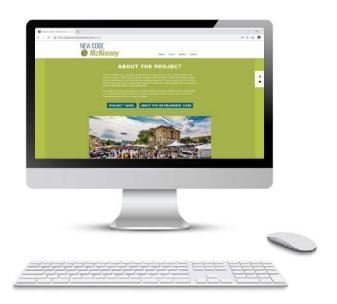
PROJECT SCOPE & TIMELINE



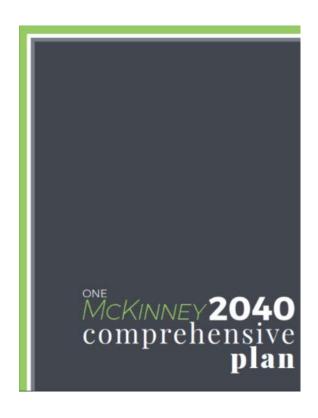
PROJECT WEBSITE

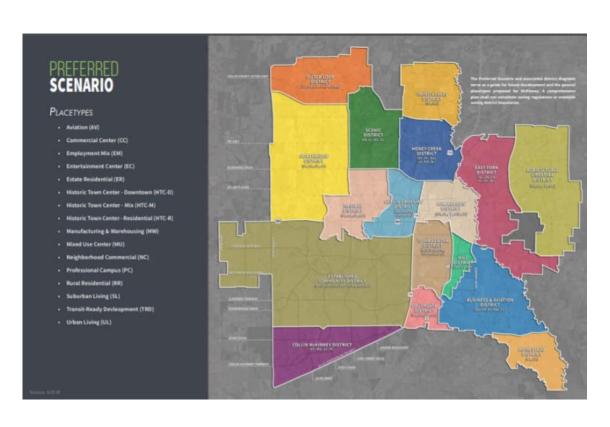
www.newcodemckinney.com

- Access project materials
- Ask questions and provide feedback
- Sign up to receive updates
- View project calendar



ONE McKINNEY 2040 PLAN





CHANGING LEGAL LANDSCAPE

Two new bills effective in September require immediate action:

HB 2439

Limits the City's ability to regulate construction materials.

HB 3167

Requires the City to act within 30 days on site plans and plats.

Updates to the Development Code are underway to comply with these statutes.



QUESTIONS

Are there any questions on the project approach or scope of work?



REVIEW PROCEDURES

REVIEW PROCEDURES

The current McKinney development review procedures establish review and evaluation of various development application types, including:

- Subdivisions and replats;
- Rezonings;
- General development plans;
- Specific use permits;
- Site plans; and
- Variances and appeals.

APPROVAL PROCESS FLOWCHART



What are the three ways site plans can be approved:

- Staff Approval Process If the site does not require any variances.
- Harning and Zoning (PEZ) Commission Approval Process If variances are requested or the zoning requires PEZ Commission seconds
- City Council Approval Process— If the zoning requires City Council approva

For an outline of the typical steps involved in each of these approval processes see the chart below

Start Here	Staff Approval Process	P&Z Commission Approval Process	City Council Approval Process
Step 1	Site Plan Submittal - See the Cho for assistance submitting plans.	cklist for submittal requirements, and	the Submittal and Revision Guideline
Step 2	Staff Review - Once the docum submittal, and make comments as n	ents are received, various City deposeded.	actments will discuss and review th
Step	Staff Comments - The Case Manag	er will ensure that all comments are n	eturned to the applicant via elleviews
Step 4	Applicant Submitted Revisions plans. Step 2 and Step 3 will repeat	- The applicant will then be responduntial comments are addressed.	uble for revising and resubmitting th
Step 5	Site Plan Approved by Staff	Public Hearing Notice* - Staff of feet of the subject property of the s	will notify property owners within 20 public hearing.
Step 6		Public Hearing* - The P&Z Corr consider approval (or recommendal	mission will hold a public hearing toon) of the plan.
Step 7		Site Plan Approved by P&Z Commission	Legal Notice* - Staff will por notice of a public hearing.
Step 8			Public Hearing* - Council will hole a public hearing.
Step 9			Site Plan Approved by City Council
Final Step	Project Expediter. Furthermore, approval, as well as to assess all ass	engineering plans and building consti the Planner will need copies of the sit ociated fees (e.g. Impact, Median Lanc t the Project Expeditor, please call 97	e plan addressing any conditions of dscape, and Parkland Dedication fees.

REVIEW PROCEDURES

Article 8: Administration and Procedures

8.2 Summary Table of Review Procedures | 7.4.0. Required Improvements for Subdivisions 0.47

mmary of Development Review Procedures

KEY: R.: Review and Recommendation D.: Review and Decision A.: Appeal < .. Required <> .. Public Hearing Regi

			н	lati	ce			Review and	Decision-Ma	king Bodies	
Proced	lure	Code Reference	Published	Written	Posted	Pre- Application Conference	Staff	Historic Pravta Comm.	Planning & Zoning Comm.	City Council	Board of Adjustmen
Development Po	ermits			_	_						
Development	Misor	8.4	Г	Г	Г	1	0.00		- A -		
Review	Major	8.4	1	1	1	- /	R	< R>[3]	< D>	< A>	
Conditional Use P	ermit	141	*	V	4			< R>[3]	< D >	< A>	
Single-Family Res Review	idential	140					D				- A -
Temporary Use Po	ermit	8.4.0				< (2)	0				< A >
Subdivision Pro	cedures										
Freliminary Flat		8.5.A	*	4	1	4	R		< 8.5	< 0 >	
Final Plat		158	Г	Г	Г					< D >	
Land Division or G	Combination	4.5.C					0				< A>
Reversion to Acre	uge	152	1	4	1	1	8.		× 15 ×	= D =	
Ordinance Ame	ndments										
Reconing		0.6A	e.	v	ď	· ·		< R > [3]	< R >	< D >	
Reconing to Plans Development (PD		8.8.9	1	ď	•	- 1	R		< 8.5	< D >	
Code Amendment	t (Text)	8.60	ď	Г	Г	< (0)	*		482	< D >	
Historic Preserv	ation Proced	ures									
Historic Landmari	k Designation	8.7.A	1	V	4	4	R	< 0.5		< 8 >	
Historic District D	lesignation	8.7.C	1	ď	4	- /	R	< ₹>	< R >	< B >	
Certificate of App	repriateness	8.7.0	ď	4	4		R	< 0 >		< A >	
Certificate of No I	Effect	8.7.0					0 (5)				
Flexibility and F	lellef										
Variance		11A	e.	v	ď	· · · · ·					< 0 >
Minor Modificatio	on.	0						As require	d for accordated	application	
Appeal		110	1	4	1			As in	dicated in table a	those	

- 191 The Director may refer minor development review applications to the Planning and Zoning Commission
- [2] A pre-application conference is required for some types of temporary use permit applications; see SAD.
- DT Applies only in historic districts or for designated historic properties.
- [4] Fre-application meetings are required only for text amendments proposed by an applicant, not staff. [5] HPC Chair (or designee) and Staff make the determination regarding a Certificate of No Effect.

Article 8: Administration and Procedures

8.3. Common Review Procedures

Common review procedures are new to Sedona, Although the current development code has a good progressional framework for procedures, a lot of the information is repeated for each application procedure. Per the Analysis report, these common review procedures consolidate general steps that are applicable to multiple development application types. The application-specific procedures then refer back to these common review procedures and note any modifications or additions.

A. General

This section describes the standard procedures and rules applicable to all development applications unless otherwise stated in this Code. Common review procedures include seven steps, as shown below in Figure 8-1: Common Review Procedures, not all of which are applicable to every development application. Application-specific procedures in sections 8.4 through 8.8 identify additional procedures and rules beyond those in this section.

Figure 8-1: Common Review Procedures

T Pre- Application Meeting	2 Application Submittal and Handling	Gitizen Review Process	4 Staff Review and Action	5 Scheduling and Notice of Public Maetings	6 Review and Decision	7 Post Decision Actions

B. Pre-Application Meeting⁶¹⁰

The pre-application meeting is intended to provide an opportunity for the applicant to meet with City staff to review applicable submittal requirements and review procedures associated with the proposed development concept.

A pre-application meeting is required according to Table 8.1, Summary Table of Review Procedures.

Sedona Land Development Code Adoption Draft - July 2018

Sedona Land Development Code

⁶⁸⁹ New, This common procedure for pre-application conferences regiaces and consolidates those currently found in multiple incluidual procedures, including reconling, conditional use, development review, and others. The name it changed from the current "pre-application consultation."

STREAMLINE PROCEDURES

Issue:

- Review procedures are scattered throughout Chapters 118, 130, 138, 142, and 146.
- Relief procedures (waivers, appeals, and variances) are inconsistently addressed.

Potential solutions:

 Consolidate administration and review procedures.



POTENTIAL ASSESSMENT REPORT DISCUSSION TOPICS

Review Procedures

- Are the designated decision-makers appropriate for each development application type?
- Are there any procedures that need to be added to the development code that are currently missing?
- Should the City consider restructuring the development regulations into a unified development code (UDC)?



QUESTIONS

- What are your priorities for updating review procedures?
- Any other questions or comments on the review procedures?



ZONING DISTRICTS AND USES

ZONING DISTRICTS (EST. PRE-2014)

AG	Agricultural district (ten acres per lot)	NC	Neighborhood convenience district
RED-1	Residential estates district (one acre per lot)	BN	Neighborhood business district
RED-2	Residential estates district (two acres per lot)	BG	General business district
RS 120	Single family residence district (12,000 square feet per lot)	C O-1	Planned center district Neighborhood office district
RS 84	Single family residence district (8,400 square feet per lot)	0	Office district
RS 72	Single family residence district (7,200 square feet per lot)	ВС	Commercial business district
RS 60	Single family residence district (6,000 square feet per lot)	ML	Light manufacturing district
		МН	Heavy manufacturing district
RS 45	Single family residence district (4,500 square feet per lot)	AP	Airport district
RD 30	Duplex residence district	GC	Governmental complex district
RG 27	General residence townhome district	MTC	McKinney town center district
RG 25	General residence district	PD	Planned development district
RG 18	General residence district	CHD	Commercial historic overlay district (suffix)
MF-1	Multiple family residential - low density district	Н	Historic preservation overlay district (suffix)
MF-2	Multiple family residential - medium density district	FP	Floodplain district (prefix)
		REC	Regional employment center overlay district (suffix)
MF-3	Multiple family residential - medium-high density district	TNANI	
MP	Mobile home park district	TMN	Traditional McKinney neighborhood overlay district (suffix)

ZONING DISTRICTS (EST. 2014)

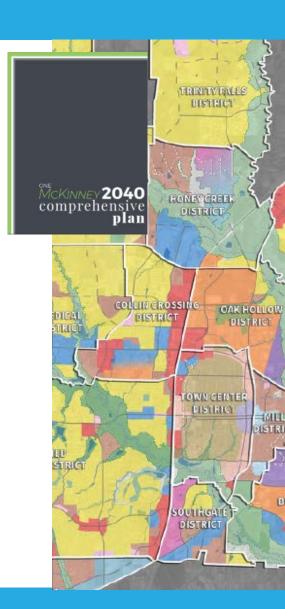
SF12	Single family residential district (12,000 square feet per lot)
SF10	Single family residential district (10,000 square feet per lot)
SF8	Single family residential district (8,000 square feet per lot)
SF7.2	Single family residential district (7,200 square feet per lot)
SF5	Single family residential district (5,000 square feet per lot)
DR	Duplex residential district
тн	Townhome residential district
so	Suburban office district
RO	Regional office district
C1	Neighborhood commercial district
C2	Local commercial district
С3	Regional commercial district
LI	Light industrial district
ні	Heavy industrial district

IMPLEMENT THE PLAN

Align with Character Districts and Placetypes:

- The plan identifies unique character districts and placetypes with varied development patterns, uses, and densities.
- The menu of zoning districts should be aligned to accommodate them.



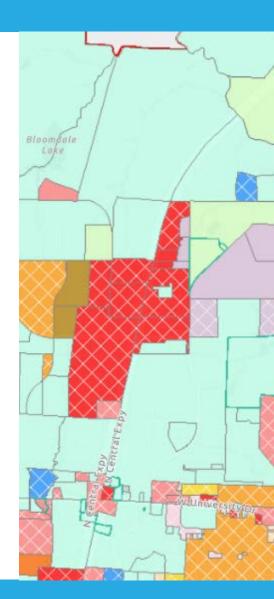


SIMPLIFY THE DISTRICTS

Issue: The City has retained obsolete zoning districts, creating an overly complex code administration and mapping system.

- 1. Districts created in 2014 that can be applied (14)
- 2. Districts created prior to 2014 that can be applied (10)
- 3. Districts created prior to 2014 than CANNOT be applied (18)

Potential Solutions: Explore options to simplify the menu of districts to convert obsolete districts to new districts.



AcKinney

IMPROVE DISTRICT LAYOUT

Sec. 146-70. - RS 120 - Single Family Residence district.

- (a) Purpose. The "RS 120" Single Family Residence zone is designed to stabilize and protect the residential characteristics of the district and to encourage a suitable family life environment on relatively ample lots. Zoning or rezoning to this classification will not generally be permitted after July 1, 2014.
- (b) Permitted uses. The permitted uses subject to the same regulations pertaining to such uses permitted in the "RED-1" - Residential Estates zone shall be permitted in the "RS 120" - Single Family Residence zone.
- Space /imits. The space limits identified in Appendix F of the Zoning Ordinance as being applicable to the "RS 120" - Single Family Residence zone shall apply.
- (d) Miscellaneous provisions. Only one building for living purposes shall be permitted on one zoning lot, except as otherwise provided herein.

(Code 1982, § 41-65; Ord. No. 1270, § 3.05, 12-15-1981; Ord. No. 1612, § 1, 12-17-1985; Ord. No. 2002-08-084, § 1.20, 8-20-2002; Ord. No. 2008-07-065, § 1, 7-14-2008; Ord. No. 2010-12-053, § 14, 12-7-2010; Ord. No. 2012-11-056, § 27, 11-5-2012; Ord. No. 2013-04-033, § 3, 4-2-2013; Ord. No. 2014-03-018, § 2, 3-4-2014)

Sec. 146-71. - RS 84 - Single Family Residence district.

- (a) Purpose. The "RS 84" Single Family Residence zone is designed to stabilize and protect the residential characteristics of the district and to encourage a suitable family life on medium size lots. More uses are allowed as a matter of right throughout the zone than in the larger lot size zones. Zoning or rezoning to this obscinication will not generally be permitted after July 1, 2014.
- (b) Permitted uses. Those uses permitted in the "RED-1" Residential Estates zone, subject to the same regulations pertaining to such uses in said zoning district, shall be permitted in the "RS 84" -Single Family Residence zone.
- (a) Permitted accessory uses. The following accessory uses are permitted in the "RS 84" Single Family Residence zone:
 - The parking of one unoccupied trailer designed for recreational use and not to exceed 24 feet in length, shall be permitted in the rear yard;
 - (2) The storage of one pleasure boat shall be permitted within a building, or in the open within the rear yard;
 - (3) Real estate lease or sale signs relating to the property on which the sign is located; and
 - (4) Other accessory uses and buildings customarily appurtenant to a permitted use, including, but not limited to, associational meetings, religious gatherings, and social activities.
- (d) Space limits. The space limits identified in appendix F of the zoning ordinance as being applicable to the "RS 84" - Single Family Residence zone shall apply.
- (e) Miscellaneous provisions. Only one building for living purposes shall be permitted on one zoning lot except as otherwise provided herein.

(Code 1982, § 41-66; Ord. No. 1270, § 3.06, 12-15-1981; Ord. No. 1612, § 1, 12-17-1985; Ord. No. 94-08-26, § 3(C), § -16-1994; Ord. No. 2002-08-084, § 1.21, § -20-2002; Ord. No. 2004-12-124, § 1, 12-15-2044; Ord. No. 2008-07-066, § 1, 7-14-2008; Ord. No. 2010-12-053, § 14, 12-7-2010; Ord. No. 2012-11-056, § 27, 11-5-2012; Ord. No. 2013-04-033, § 3, 4-2-2013; Ord. No. 2014-03-018, § 3, 3-4-2014)

edona

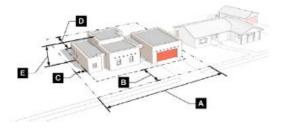
2.5. RS-10: Single-Family Residential10

A. Purposi

The RS-10 district is intended to accommodate and preserve medium-density single-family national uses with limited community and educational uses and incidental or accessory uses. This district can also serve as a transition between low- and medium-density single-family residential to higher-density residential zoorina districts.

Lot Standards (minimum)	
With	80 Feet (1)
Area	30 000 sq. ft. [7]
Setbacks (minimum) ²⁷	
Front .	20 feet
5 Side	7 feet CIE
Side, abutting direct	10 feet
Rec	20 feet (4) ¹⁰
Height (maximum)	
Building height	22 ft. (See Sec. 2.23)
impervious Coverage (maxis	munt)
Building coverage	40 percent
Total coverage	60 percent

Other Standards	Location in LDC
	rockops in the
Mossy remembs and Exceptions	Section 2.29
Use Regulations	Article 3
Off-Street Parking	Section -
Canthorping	Section -
Nates	7
D3 Currently 90 feet in RS-32	
(2) Cornertly 12,600 sq. ft. or FS - LT	
(I) Currently 10 feet in RS-10b	
(N) Currently 25 feet in RG-32 and RS-38e	



Sedona LDC - Districts and Uses Module 1 PUR. C BRIFT - July 2017

- 10.

POTENTIAL ASSESSMENT REPORT DISCUSSION TOPICS

Zoning Districts

- Are there zoning districts that should be consolidated?
- How should obsolete zoning districts be transitioned out?
- Should the City consider modifying the zoning map? If so, how and when?



USE REGULATIONS

Type of Use	AG	RED-1	RED-2	RS 120	RS 84	RS 72	RS 60	RS 45	RD 30	RG 27	26	RG 15 [18]	MF-1	MF-2	MF-3	MP	NC	BN	BG	c o-		вс	ML	МН	AP	вс	мтс	SF 12	SF 10	SF 8	SF 7.2	SF 5	DR	тн	so	RO	C1	C2 C	3 1	u
Water storage tank	s	s	s	s	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р		Р	Р	Р	P	Р	Р	Р	Р	Р	Р	N-1	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	P	Р
Vater treatment plant	s			Γ	Г	Г					1									Т	T		р	Р			N-1										T	T	,	Р
													Rec	reatio	nal and	Ente	ertali	men	Use	s			_					_		_										
Amusement, commercial (indoor) (4)																			р	Р	Р	Р	р	Р			N-1										s	Р	P	Р
musement, commercial (outdoor) (5)																							Р	Р			N-1											s :	s	Р
amival or circus (temporary)	т																		т	т	т	т	т	т	т	т	N-1									т		т	т	т
ountry club (31)	s	s	s	s	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р			Р	Р	Р	Р	Р	Р	Р			N-1	Р	Р	Р	Р	Р	Р	Р	s	s	s	s :	s s	s
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off course (private)	s			Г	Г	Г			s	s	s	s	s	s	s	Г	П		р	Т	Т	р	р	Р		\neg	N-1	р	Р	Р	р	Р	р	Р	s	s	s	s :	s :	S
ark or playground (public) (81)	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	р	Р	РР	Р	Р	Р	Р	Р	Р	N-1	р	Р	Р	Р	Р	р	Р	Р	Р	Р	Р	P	P
layfield or stadium (public) (88)	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	р	Р	Р	Р	р	р	РР	Р	Р	р	Р	Р	Р	N-1	р	Р	Р	р	Р	р	Р	Р	Р	Р	Р	Р	Р
rivate club (See Ch. 138, Art. II; Sec. 46-41) (89)				Γ	Г	Г			П		T								s	s	T	ş					N-1		П							s	s	s	s	s
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wimming pool (private) (113)	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	р	Р	Р	Р	Р	Р	РР	Р	Р	Р	Р			N-1	р	Р	Р	р	Р	Р	Р	Р	р	Р	Р	P	P
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heater (outdoor)											1									\top	T	Р	р	Р			N-1											1	P	p

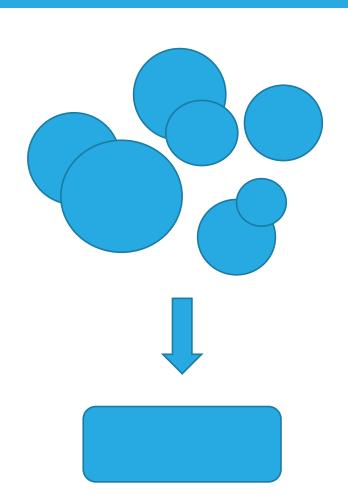
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SIMPLIFY USE REGULATIONS

Issue:

- Use regulations are scattered throughout the Development Code.
- For example, bed and breakfasts and sexually-oriented businesses in Chapter 138, other uses scattered throughout Chapter 146.

Potential solution: Consolidate use-specific standards.



IMPLEMENT THE PLAN

Provide a mix of housing choices: The plan identifies the need to expand housing choices to accommodate diverse demographics and lifestyles.





POTENTIAL ASSESSMENT REPORT DISCUSSION TOPICS

Use Regulations

- Should the City consider expanding the types of uses allowed?
- Should the City expand the standards for any specific use types?
- Should any use regulations be left alone for this update ("hands-off")?



QUESTIONS

- What are your priorities for updating the zoning districts and use regulations?
- Any other questions or comments on the zoning districts or use regulations?



DEVELOPMENT STANDARDS

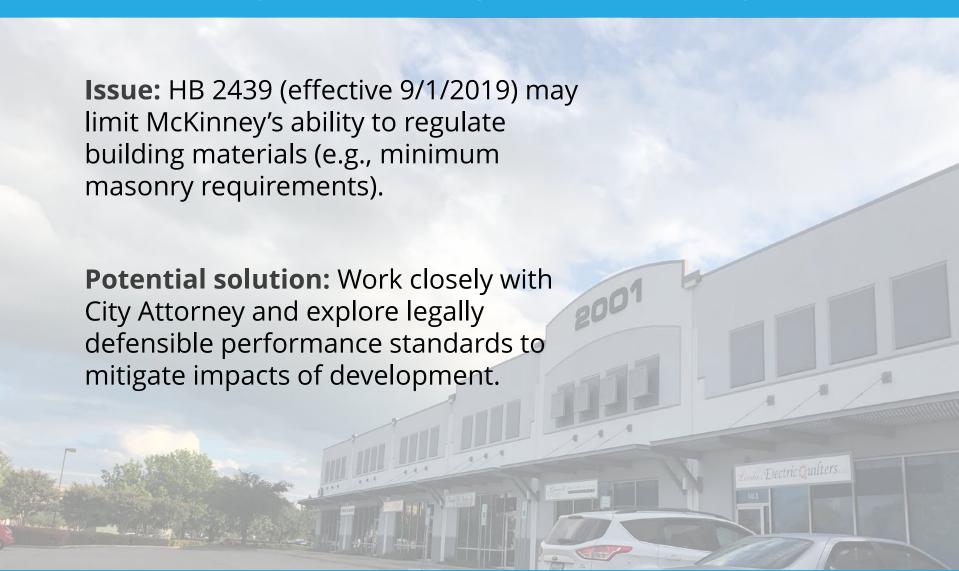
DEVELOPMENT STANDARDS

The Development Standards address the quality of development, including standards for:

- Access and connectivity
- Stormwater and drainage
- Landscaping and fences
- Tree preservation
- Building and site design
- Outdoor lighting
- Parking and loading
- Signage



DEVELOPMENT STANDARDS

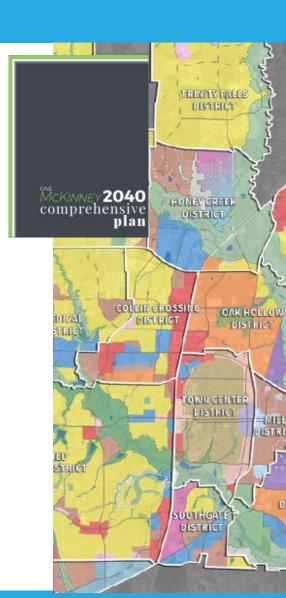


IMPLEMENT THE PLAN

Establish flexible alternatives:

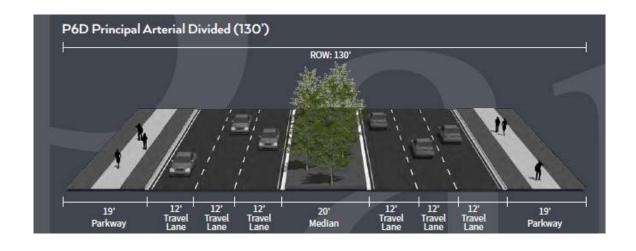
- The plan identifies the need to include flexibility to accommodate market demands
- Flexible alternatives could be built into the development standards (e.g., parking, building design, landscaping)





IMPLEMENT THE PLAN

Integrate mobility strategy: The plan calls for a safe and efficient transportation network for multiple modes and various contexts. The development code should align with those strategies.





POTENTIAL ASSESSMENT REPORT DISCUSSION TOPICS

Development Standards

- Should any development standards be strengthened?
- Should flexible alternatives to any development standards be considered? If so, under what conditions?
- Should any standards be relocated outside the development code in technical manuals or guidelines?



QUESTIONS

- What are your priorities for updating the development standards?
- Any other questions or comments on the development standards?



ADDITIONAL DISCUSSION

Other comments or questions related to the code update?

- They could relate to the substance of the regulations....
 - Administrative procedures
 - Zoning districts and uses
 - Development standards
- Or relate to code organization and user-friendliness...
- Or relate to coordination with other City policies...
- Or something else?

THANK YOU

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