



21-0120Z2

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "C1" - Neighborhood Commercial District, Located at 200 South Ridge Road, and Accompanying Ordinance

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: November 16, 2021

DEPARTMENT: Development Services - Planning Department

CONTACT: Jennifer Arnold, AICP, Director of Planning
Caitlyn Strickland, Planning Manager

RECOMMENDED CITY COUNCIL ACTION: Staff recommends approval of the proposed rezoning request.

APPLICATION SUBMITTAL DATE: August 30, 2021 (Original Application)
September 22, 2021 (Revised Resubmittal)
October 8, 2021 (Revised Resubmittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 1.3651 acres of land, generally for commercial uses.

EXISTING ZONING AND LAND USES:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" - Planned Development District Ordinance No. 2003-02-015 (Office and Retail Uses	Vacant Land

North	"PD" - Planned Development District Ordinance No. 2003-02-015 (Office and Retail Uses	RedCorner Ebby Building LLC
South	"PD" - Planned Development District Ordinance No. 2003-02-015 (Office and Retail Uses	YMCA of Fricso
East	"PD" - Planned Development District Ordinance No. 1997-06-036 and "PD" - Planned Development District Ordinance No. 2012-05-024 (Office and Retail Uses)	Lee Family Dentistry Redwood Family Health Center McKinney Pediatric Dentistry
West	"PD" - Planned Development District Ordinance No. 2003-02-015 (Residential and Commercial Uses	Stonebridge Ranch Community Association

PROPOSED ZONING: The applicant is requesting to rezone the subject property from "PD" - Planned Development District to "C1" - Neighborhood Commercial District, generally for commercial uses. Under the existing zoning on the property, the tract allows for development of uses found under the "O-1" - Neighborhood Office District.

The applicant requests that the lot be rezoned to the "C1" - Neighborhood Commercial District to allow for commercial uses. Given that the property is fronting onto South Ridge Road and will be directly adjacent to existing commercial uses, Staff is of the professional opinion that the rezoning request is appropriate and will be compatible with the surrounding uses. As such, Staff recommends approval of the proposed rezoning 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 illustrates 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 the Guiding Principle of "Diversity (Supporting our Economy and People)" established by the Comprehensive Plan. In particular, the proposed request has the potential to provide "diverse 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 Established Community District and is designated as the Professional Center placetype.

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.

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 Professional Center placetype of the Established Community District, 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 \$58,117 for the 1.3651-acre property, which should contribute to achieving an overall fiscal balance in the city. Some key takeaways for this property include:
 - The proposed zoning is expected to provide nearly triples the potential development value than the current zoning.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no comments or phone calls in support of or opposition to this request.

BOARD OR COMMISSION RECOMMENDATION: On October 26, 2021, the Planning and Zoning Commission recommended approval of this item by a vote of 6-0-1. Commission Member Taylor abstained.

SUPPORTING MATERIALS:

[PZ Minutes 102621](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Established Community District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)

[Land Use Comparison Table](#)

[Ex. PD Ord. No. 1621](#)

[Ex. PD Ord. No. 2003-02-015](#)

[Ex. PD Ord. No. 97-06-36](#)

[Proposed Ordinance](#)

[Proposed Exhibits A-C](#)

[Presentation](#)