



20-0041Z

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “PD” - Planned Development District to “PD” - Planned Development District, Generally to Modify the Development Standards and to Allow Single Family and Multi-Family Uses, Located on the Southeast Corner of Community Avenue and James Pitts Drive

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: July 14, 2020

DEPARTMENT: Development Services - Planning Department

CONTACT: Kaitlin Gibbon, Planner I
Danielle Mathews, AICP, Planner II
Jennifer Arnold, AICP, Director of Planning

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the August 3, 2020 meeting.

STAFF RECOMMENDATION: Staff recommends approval of the proposed rezoning request with the following special ordinance provisions:

1. The subject property shall develop in accordance with the attached development regulations.

APPLICATION SUBMITTAL DATE: April 27, 2020 (Original Application)
June 8, 2020 (Revised Submittal)
June 30, 2020 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 28.25 acres of land, generally for single family and multi-family uses. More specifically, the proposed rezoning request modifies the use, height, setbacks, and parking requirements.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" - Planned Development District Ordinance No. 1509 (Residential Uses)	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 1642 (Residential and Commercial Uses)	Undeveloped Land
South	"PD" - Planned Development District Ordinance No. 1907 (Residential and Commercial Uses)	Scott Johnson Middle School
East	"PD" - Planned Development District Ordinance No. 1642 (Residential and Commercial Uses), "AG" - Agricultural District (Agricultural Uses), and "PD" - Planned Development District Ordinance No. 2020-02-014 (Multi-Family Residential Uses)	Single family home and Undeveloped Land
West	"PD" - Planned Development District Ordinance No. 1509 (Residential Uses)	Creek Hollow

PROPOSED ZONING: The applicant is requesting to rezone the subject property generally for single family and multi-family uses. The applicant has provided a zoning exhibit which divides the property into two districts, Tract A ("TH" - Townhome Residential District) with approximately 16 acres, and Tract B ("MF-3" - Medium-High Density District) with approximately 12.24 acres, and includes the following modifications:

Tracts A & B:

- Townhome Residential Uses
 - Currently, the property is zoned for multi-family residential uses. The applicant's request is to develop in accordance with the "TH" - Townhome Residential District to allow for single family - attached residential uses (townhomes).

- Staff feels that the proposed townhomes will serve as a more gradual transition between the existing single family residential uses to the west and the proposed and anticipated multi-family and commercial uses to the east of the subject property.
- Lot Size and Width
 - The current zoning on the subject property would allow for multi-family residential uses with a lot size of 3,600 square feet per unit and a lot width of 60 feet. The lot size requirement in “TH” - Townhome Residential District is 2,700 square feet, with a minimum lot width of 25 feet. The applicant is proposing to reduce the minimum lot size to 1,920 square feet and the minimum lot width to 24 feet.
 - The proposed lot size and width should blend in with the adjacent proposed and zoned multi-family developments and integrate as part of the block intended for higher density residential. As such, Staff does not have any objections to this request.
- Setbacks
 - The current zoning on the subject property would allow for multi-family residential uses with a rear yard setback of 25 feet or 45 feet where adjacent to single family or duplex residential zones or uses. The rear yard setback for “TH” - Townhome Residential District is 15 feet. The applicant is proposing a reduced rear yard of 8 feet.
 - The proposed reduced rear yard setback would blend in with the adjacent proposed and zoned multi-family developments and integrate as part of the block developed for higher density residential. As such, Staff does not have any objections to this request.
- Driveways
 - Typically, a residential driveway is required to be a minimum of 20 feet long. However, the applicant is proposing that lots backing to the eastern boundary line of Tract A, extending from James Pitts Drive and approximately 370 feet south, be allowed to utilize either an 8-foot driveway or a minimum of 20-foot driveway in length.
 - Although Staff is not typically supportive of reduced driveway lengths, we have worked with the applicant to greatly limit the amount of lots that would be permitted to utilize a shortened driveway length. As such, we do not have any objections to this request.

- Landscaping
 - Typically, single family residential lots are required to provide a minimum of two canopy trees on each lot. The applicant is requesting to provide a minimum of one canopy tree in the front yard with the ability to provide the second tree as a canopy or ornamental tree in either the front yard or rear yard of each lot.
 - As proposed, the applicant would still provide the typically required two trees per lot, with at least one canopy tree in the front yard. Staff feels as though the proposed request is in keeping with the spirit of the ordinance. As such, we do not have any objections to this request.

Tract B:

- Multi-Family Residential Uses
 - Currently, the property is zoned for commercial uses. The applicant's request is to develop in accordance with "MF-3" - Multiple Family Residential - Medium-High Density District to allow for multi-family residential uses.
 - Given the midblock location of the property on a minor arterial and collector roadway as well as its distance and relatively low direct access from the US 75 corridor, it is Staff's professional opinion that meaningful commercial development may be difficult to achieve in this location. As such, the proposed multi-family residential development should provide an appropriate transition between the more intense commercial and mixed use development pattern that is envisioned as part of the proposed Collin Square mixed use development just east of the subject property. As such, staff recommends approval of the proposed rezoning request.
- Density and Lot Area
 - The current zoning on the property allows for commercial uses with an allowed minimum lot area of zero square feet. The applicant is proposing a maximum density of 28 units per gross acre and a minimum lot area of 1,500 square feet per unit. "MF-3" - Multiple Family Residential - Medium-High Density District currently allows 20 units per gross acre and a minimum lot area of 2,100 square feet per unit.
 - Given that the density of the Collin Square mixed-used development that is planned to the east of the subject property allows up to 40-60 units per acre, Staff feels as though this density request is appropriate and will act as a transition of the high density of Collin Square from the east to the

west. As such, Staff does not have any objections with the proposed request.

- Height
 - Currently, the maximum height allowed in “MF-3” - Multiple Family Residential - Medium-High Density District is two stories (35 feet in height). The applicant is requesting a maximum height of three stories (45 feet in height).
 - The tract immediately south of the subject property is currently zoned for multi-family residential uses with a maximum allowed height of three stories (45 feet in height). As well, the zoning for the proposed Collin Square mixed used development to the east allows three to five story (35 feet - 55 feet) multi-family uses. As such, Staff feels that the proposed height is compatible with the surrounding developments and has no objections to the request.
- Setbacks
 - The current zoning for the property allows for commercial uses with a front yard setback of 25 feet, a rear yard setback of 25 feet when abutting any zone requiring a rear yard, a zero foot rear yard setback when abutting a business, a side yard setback of 15 feet when abutting any zone requiring a side yard, and a side yard of zero feet when abutting a business. “MF-3” - Multiple Family Residential - Medium-High Density District requires a 35-foot front yard setback, a rear yard of 25 feet or 45 feet when adjacent to single family or duplex residential, and a side yard of 20 feet or 45 feet when adjacent to single family or duplex residential.
 - The applicant is proposing to have a front yard setback of 35 feet with an allowable five-foot encroachment for first floor walkouts. The proposed rear yard would be 25 feet and the proposed side yard would be 20 feet.
 - Staff does not have any objections with the proposed request.
- Required Parking
 - While the current required parking ratio for multi-family uses is one parking space for each dwelling unit plus half of a space for each bedroom in all dwelling units, the applicant has requested a modified parking ratio of one space per bedroom with an additional 0.2 spaces per unit. In looking at comparable developments that have used a similar or even lesser ratio, Staff found that the reduced ratio did not create issues with parking for these developments.

- As such, Staff does not have any objections to this request.
- Enclosed Parking
 - The current requirement for multi-family uses is that no less than 50% of the units shall have an enclosed parking space. However, the applicant has requested a modified parking standard that no less than 30% of the units have an enclosed parking space and 20% of the units can be carport covered parking spaces. If a 20-foot driveway is not provided with the required enclosed parking, the applicant asks that the additional 0.5 parking space not be required. In looking at similar developments that have used carports instead of enclosed spaces, Staff found that the request still provides a covered parking space product and is not detrimental to the development.
 - As such, Staff does not have any objections to this request.
- Landscaping
 - Per the Landscaping Regulations of the City, the applicant would typically be required to provide a minimum 50-foot long and eight-foot wide landscaped median entrance that consists of a minimum of one canopy tree and two ornamental trees at each entrance to the multi-family development. The applicant is requesting that the landscaped median only be required at the primary entrance.
 - Staff does not have any objections to this request.

With “PD” - Planned Development District requests, projects must provide a feature(s) to ensure exceptional quality or demonstrate innovation. To satisfy this requirement, the applicant proposes to enhance the street yard landscape requirement from 15% to 30%.

The subject property is currently located in the Collin Crossing District which builds on two important existing Community Assets - the Collin College Central Park Campus and Raytheon’s business campus. Due to these assets, the character-defining placetype of this District is Professional Campus. While the Collin Crossing District is not envisioned as a major regional commercial center, it is envisioned to be a large employment generator, and includes a location for a Commercial Center at US 380 and Hardin Boulevard. It is also envisioned to provide housing choices for the residents of the District and McKinney. Not only does this rezoning request conform to the urban living placetype of the comprehensive plan, it also helps to support the introduction of residential product types to the district. This zoning request will provide more housing opportunities for professionals and support the commercial and employment within the

district.

When looking at the surrounding area, Staff is of the opinion that the proposed rezoning request will create a quality development that will blend well with the surrounding area and act as a transition from the east with the envisioned higher intensity Collin Square mixed-use development toward the single family residences to the west. 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 the desired development patterns and to inform decisions related to the timing and phasing for future infrastructure investments in the City. To assist in guiding these decisions, the Preferred Scenario and series of Land Use Diagrams establish distinctive districts, each with a clear intent, market focus, and desired development patterns that are reinforced through character-defining placetypes.

Per the Preferred Scenario, the subject property is located in the Collin Crossing District and is designated as the 'Urban Living' placetype. General placetypes also included in this district are Suburban Living, Employment Mix, Commercial Center, Neighborhood Commercial, and Professional Campus.

- Guiding Principles: The proposed rezoning request is generally in conformance with Guiding Principle of "Diversity (Supporting our Economy and People)" established by the Comprehensive Plan. In particular, the proposed request has the potential to provide "private development, public investments, and community engagement support the people of McKinney by making available housing options and neighborhood choices that are accessible, attainable and appealing to people at all stages of their lives."
- Land Use Diagram Compatibility: In evaluating development requests, the City should determine that a project meets the majority of the established criteria to be considered compatible with the Land Use Diagram. The proposed rezoning request to "PD" - Planned Development District with a base zoning of "TH" - Townhome Residential District and "MF-3" - Medium-High Density District generally aligns with the Urban Living placetype. Furthermore, the proposed request is compatible with the Land Use Diagram of the comprehensive plan and with the surrounding properties.
 - Fiscal Model Analysis: The attached fiscal analysis projects that the proposed multi-family zoning would result in a fiscal deficit of \$96,218 per year in annual operating expenses. However, it is expected to provide approximately \$2.88M in residential development value per acre and capture roughly 35% of the residential market share for the Collin Crossing District.

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

SUPPORTING MATERIALS:

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Comprehensive Plan Maps](#)

[Collin Crossing District](#)

[Placetype Definitions](#)

[Fiscal Analysis](#)

[Land Use Comparison Table](#)

[Proposed Zoning Exhibit](#)

[Metes and Bounds](#)

[Proposed Development Regulations](#)

[Proposed Regulating Plan](#)

[Presentation](#)