



17-262Z

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, Located at the Southeast Corner of Spur 399 and Medical Center Drive, and Accompanying Ordinance

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: December 5, 2017

DEPARTMENT: Planning

CONTACT: Brian Lockley, AICP, CPM, Director of Planning
Matt Robinson, AICP, Planning Manager

RECOMMENDED CITY COUNCIL ACTION: Staff recommends approval of the proposed rezoning request with the following special ordinance provisions:

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

APPLICATION SUBMITTAL DATE: September 8, 2017 (Original Application)
October 10, 2017 (Revised Submittal)
November 1, 2017 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 64.16 acres of land from "PD" - Planned Development District to "PD" - Planned Development District, generally to modify the development standards. The applicant has indicated their intent to continue development of Lot 3, Block A and Lot 2, Block A of the McKinney Medical Center Subdivision.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
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Subject Property	"PD" - Planned Development District Ordinance No. 2012-03-006 (Light Manufacturing Uses)	McKinney Urban Village, 7-Eleven, and Undeveloped Land
North	"BG" - General Business District (Commercial Uses), "C" - Planned Center District (Commercial Uses), "PD" - Planned Development District Ordinance No. 2017-04-040 (Single Family Residential Uses), and "PD" - Planned Development District Ordinance No. 2000-11-093 (Multi-Family Residential and Golf Course Uses)	Magnolia Ranch Apartments, Collin County Maintenance Facility, and Undeveloped Land
South	Town of Fairview	Town of Fairview
East	"AG" - Agricultural District (Agricultural Uses), "PD" - Planned Development District Ordinance No. 2002-03-022, 2005-08-081 (Multi-Family Residential, Single Family Residential, and Commercial Uses), and Town of Fairview	Single Family Residences, Oak Street Nursery, Undeveloped Land, and Town of Fairview
West	"PD" - Planned Development District Ordinance No. 96-11-51 (Light Manufacturing Uses)	Medical Center of McKinney and McKinney Medical Office Buildings

PROPOSED ZONING: The applicant is requesting to rezone the subject property from "PD" - Planned Development District to "PD" - Planned Development District, generally to modify the development standards. Specifically, the applicant is requesting amendments to the existing PD to incorporate a series of meritorious exception modifications that would allow future phases to take on the character, appearance, and design of previously developed phases. The PD for the property was approved for 500 multifamily units (rest home or nursing home, congregate care, retirement dwelling, and assisted living units do not count against this total).

For example, the applicant proposes that the remaining development be modified as follows:

- Parking for Multi-family uses shall be one (1) space for each bedroom in all dwelling units, plus three (3) spaces per one thousand square feet (1000 sf) for any common facility and management office.
- Multifamily development shall be limited to a minimum of 25 units per net acre, and a minimum of three stories.
- Parking may be provided through a combination of head-in parking on private streets built within an urban streetscape condition, "tuck under" spaces in ground level garages and interior parking courtyards. No screening from

public thoroughfares shall be required of any openings in interior parking courtyards or head-in parking along private streets.

The Future Land Use Plan (FLUP) designates the property for high density residential uses. The adjacent properties to the east and west are currently used or zoned for medical offices and hospital and multi-family residential uses. The properties to the north are zoned and developed for golf course and multi-family uses. Given the proposed use of the subject property it is Staff's professional opinion the rezoning request is appropriate for the subject property and will remain compatible with the existing and future land uses. As such, Staff recommends approval of the proposed rezoning request.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Future Land Use Plan (FLUP) designates the subject property for Government/School uses. The FLUP modules diagram designates the subject property as Suburban Mix within a significantly developed area. The Comprehensive Plan lists factors to be considered when a rezoning request is being considered within a significantly developed area:

- Comprehensive Plan Goals and Objectives: The proposed rezoning request is generally in conformance with the goals and objectives of the Comprehensive Plan. In particular, the proposed zoning change would help the community attain the goal of "Land Use Compatibility and Mix" by creating a "mix of land uses that provides for various lifestyle choices".
- Impact on Infrastructure: The proposed rezoning request should have a minimal impact on the existing and planned water, sewer and thoroughfare plans in the area.
- Impact on Public Facilities/Services: The proposed rezoning request should have a minimal impact on public services, such as schools, fire and police, libraries, parks and sanitation services.
- Compatibility with Existing and Potential Adjacent Land Uses: The properties located adjacent to the subject property are zoned for similar commercial and residential uses. The proposed rezoning request will remain compatible with the surrounding properties.
- Land Use and Tax Base Summary: Module 33 is currently comprised of approximately 25.2% residential uses and 74.8% non-residential uses (including institutional and agricultural uses). The proposed rezoning request will not change the anticipated land uses in this module. Estimated tax revenues in Module 33 are comprised of approximately 68% from residential uses and 31.6% from non-residential uses (including agricultural uses). Estimated tax revenues by type in Module 33 are comprised of approximately 92.5% ad valorem taxes and 7.5% sales and use taxes.

- Concentration of a Use: The proposed rezoning request should not result in an over concentration of multi-family residential land uses in the area.

CONFORMANCE TO THE MULTI-FAMILY POLICY: Conformance to the Multi-Family Policy is not applicable to this request as the applicant is not requesting any additional multi-family units beyond what is already approved.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received one letter in opposition to this request.

BOARD OR COMMISSION RECOMMENDATION: On November 14, 2017 the Planning and Zoning Commission voted 7-0-0 to recommend approval of the proposed rezoning request.

SUPPORTING MATERIALS:

[PZ Minutes](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Letter of Opposition](#)

[Comprehensive Plan Maps](#)

[Land Use and Tax Base Summary Map](#)

[Ex. PD Ord. No. 2012-03-006](#)

[Ex. PD. Ord. No. 96-11-51](#)

[Proposed Ordinance](#)

[Prop. Exhibits A-C](#)

[PowerPoint Presentation](#)