



18-0047Z

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "PD" - Planned Development District, Generally for Agricultural, Recreational, and Residential Uses, Located at 3933 County Road 317

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: March 26, 2019

DEPARTMENT: Planning

CONTACT: Samantha Pickett, AICP, Planning Manager
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 April 16, 2019 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.
2. The subject property shall develop in accordance with the attached district plan.

APPLICATION SUBMITTAL DATE: February 22, 2018 (Original Application)
October 10, 2018 (Revised Submittal)
January 8, 2019 (Revised Submittal)
February 15, 2019 (Revised Submittal)
March 5, 2019 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 31.82 acres of land to “PD” - Planned Development District, generally for agricultural, recreational and residential uses. More specifically, the proposed rezoning request establishes three character districts on the property to guide development of Cornerstone Ranch, which provides services, programs and living options for adults with special needs.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“AG” - Agricultural District (Agricultural Uses)	Cornerstone Ranch
North	“AG” - Agricultural District (Agricultural Uses)	Fairview Soccer Park
South	“AG” - Agricultural District (Agricultural Uses)	Single Family Home
East	“AG” - Agricultural District (Agricultural Uses)	Undeveloped Land
West	“AG” - Agricultural District (Agricultural Uses) and “ETJ” - Extraterritorial Jurisdiction	Single Family Home and Undeveloped Land

PROPOSED ZONING: The applicant is requesting to rezone the subject property generally for agricultural, recreational and residential uses. The property is currently zoned for agricultural uses, some of which will be maintained in the proposed zoning; however, due to the unique nature of the proposed development (Cornerstone Ranch), a planned development district has been requested by the applicant.

As indicated in the letter of intent, the property is intended as an expansion to the existing non-profit which provides care, programming, and living opportunities for special needs adults. The proposed zoning divides the property into three character districts, Agricultural, Enterprise and Residential, with each area serving a purpose for the overall development. The Agricultural district outlines uses and standards for community gardens, barns, and other agricultural uses and is the smallest of the three districts at approximately 4 acres, and is located at the northwest corner of the property. The Enterprise district includes most of the administrative and community spaces, including offices, flex buildings, and event spaces, as well as overnight space for visiting guests. The Enterprise district is approximately 15 acres and covers the middle of the property. Lastly, the eastern 11 acres of the property is covered by the Residential district, which will serve as the primary location for the residences on the property.

Due to the size and nature of the property, additional provisions have been included to phase development, establish architectural standards, and modify parking provisions. For example, much of the activity and uses on the property are internal and will not be accessed by the public; as such, the parking requirements were in some areas reduced

in order to avoid over-parking the property, while architectural standards were established that distinguish between external- and internal-facing buildings. Additionally, any screening provided on the property will be done in phases, with full completion of screening to coincide with the completion of development on the property.

With the property providing a unique service to the community not currently established within the Ordinance, Staff understands the need for a planned development and worked with the applicant to establish provisions that would allow the property to both develop as envisioned by the applicant and with quality standards expected within the City of McKinney. As such, Staff recommends approval of the 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 Land Use Diagram establishes distinctive districts, each with a clear intent and market focus that are reinforced through character-defining placetypes. In conjunction with the Preferred Scenario, there will be a series of district diagrams which outline the desired development patterns for each unique area of McKinney. Per the Preferred Scenario, the subject property is located in the Business & Aviation District. General placetypes included in this district are Aviation, Employment Mix, Commercial Center, Manufacturing & Warehousing 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 investment 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 is not in alignment with the Employment Mix placetype of the Business & Aviation District. Projects not in strict conformance with the placetype or district may still be considered consistent with the Comprehensive Plan so long as the majority of criteria are met. Cornerstone Ranch specifically meets the following criteria:
 - Includes uses compatible with the Land Use Diagram
 - Leverages and protects natural and built amenities and infrastructure
 - Demonstrates that the project’s travel demand can be accommodated by the planned transportation network
 - Demonstrates that the project’s demand on other public infrastructure can be accommodated by planned facilities, and

- Demonstrates that the life-cycle costs to the public of constructing, maintaining, and operating infrastructure included in the project is consistent with this plan's fiscal responsibility policies

Cornerstone Ranch includes a number of uses, ranging from agricultural to residential, and while this does not fit with the Employment Mix placetype, it does serve as an appropriate buffer between the proposed and existing developments (including Fairview Soccer Park) to the north and the Estate Residential placetype to the south. The project's demand on services and infrastructure should be reduced from what is currently projected, as the mix of uses proposed is much less intense than what might develop under Employment Mix or Manufacturing & Warehousing. Although this project is not in strict conformance with the Land Use Diagram, the proposed project is in line with the intent and criteria and should be deemed compatible.

- Land Use and Tax Base Summary: Module 11 is currently comprised of approximately 1.4% residential uses, 18.6% non-residential uses (including institutional and agricultural uses), and 80% within the City of McKinney Extraterritorial Jurisdiction. The proposed rezoning request will have an impact on the anticipated land uses in this module. Estimated tax revenues in Module 11 are comprised of approximately 48.4% from residential uses and 51.6% from non-residential uses (including agricultural uses). Estimated tax revenues by type in Module 11 are comprised of approximately 100% ad valorem taxes.

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](#)
[Business & Aviation District](#)
[Placetype Definitions](#)
[Land Use and Tax Base Summary](#)
[Land Use Comparison Table](#)
[Proposed Zoning Exhibit](#)
[Proposed Development Regulations](#)
[Proposed District Plan](#)
[Presentation](#)