



18-0075Z

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “BG” - General Business District to “PD” - Planned Development District, Generally to Allow a Soccer Training Facility, Located Approximately 1,630 Feet South of U.S. Highway 380 (University Drive) and on the West Side of Lake Forest 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: November 12, 2019

DEPARTMENT: Development Services - Planning Department

CONTACT: David Soto, Planner I
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 December 3, 2019 meeting.

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

1. The subject property shall be zoned “PD” - Planned Development District and shall be subject to the following special ordinance provision:
 - a. The subject property shall develop in accordance with the attached development regulations.

APPLICATION SUBMITTAL DATE: June 28, 2018 (Original Application)
May 8, 2019 (Revised Submittal)
July 16, 2019 (Revised Submittal)
August 2, 2019 (Revised Submittal)
October 9, 2019 (Revised Submittal)
October 22, 2019 (Revised Submittal)

October 28, 2019 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 32.93 acres of land from “BG” - General Business District to “PD” - Planned Development District, generally to allow for a private outdoor soccer training facility.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“BG” - General Business District (Commercial Uses)	Undeveloped Land
North	“BG” - General Business District (Commercial Uses)	Wilson Creek Crossing, Kroger
South	“PD” - Planned Development District Ordinance No. 2002-04-028 (Single Family Residential Uses) and “AG” Agricultural District (Agricultural Uses)	Brookview Phase 2B and Undeveloped Land
East	“AG” Agricultural District (Agricultural Uses) and “C” Planned Center District (Commercial Uses)	Undeveloped Land
West	“AG” Agricultural District (Agricultural Uses)	Undeveloped Land

PROPOSED ZONING: The applicant is requesting to rezone approximately 32.93 acres of land from “BG” - General Business District to “PD” - Planned Development District with a base zoning designation of “C2” - Local Commercial District, generally to allow for a private outdoor soccer training facility.

With “PD” - Planned Development District requests, projects must provide a feature(s) to ensure exceptional quality or demonstrate innovation. The applicant is proposing to increase the required parking ratio from 1 parking space for every 6 linear feet of benches for bleacher seating to 1 parking space for every 5 linear feet of benches for bleacher seating. The applicant is also proposing to increase the minimum size of all required canopy trees from 4 inch caliper to a 6 inch caliper. The applicant is also proposing to enhance the landscaping at both drive entries by including native grasses, river cobbles, and low drought tolerant, evergreen flowering plant material. These landscape areas will be a minimum of 250 square feet in size. The applicant is also proposing to provide a 6 foot tubular steel fence facing Lake Forest Drive with 24 inch square decorative masonry columns at gate entries at 100 foot on center along the fence.

Staff is of the opinion that the proposed standards will blend well with the surrounding property and create a quality development, and such, 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 Land Use Diagrams establish distinctive districts, each with a clear intent, market focus, and development pattern that are reinforced through character-defining placetypes. Per the Preferred Scenario, the subject property is located in the Medical District and is designated as Floodplain/Amenity Zone. Often general placetypes included in this district are Suburban Living, Neighborhood Commercial, Urban Living, 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 “diverse economic engines... broaden the tax base, and make the City’s economy more adaptable and resilient”.
- 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 aligns with the Floodplain/Amenity Zone placetype of the Medical District. Furthermore, the proposed request of “PD” - Planned Development District should be compatible with the surrounding properties and placetypes, including Suburban Living, Neighborhood Commercial, Urban Living, and Professional Campus.
- Fiscal Model Analysis: The attached fiscal analysis estimates shows a positive fiscal benefit for the 32.9 acre property and should contribute to achieving an overall fiscal balance in the city. Some key takeaways for this property include:
 1. The proposed zoning is estimated to generate \$3,390,034 amount in revenue; compared to the existing zoning which is estimated at \$11,372,299.

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](#)
[Medical District](#)
[Placetype Definitions](#)

[Land Use Comparison Table](#)
[Fiscal Analysis](#)
[Proposed Zoning Exhibit](#)
[Proposed Development Regulations](#)
[Presentation](#)