



20-0014Z2

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 Use and Development Standards, Located on the South Side of Rockhill Road and Approximately 200 Feet West of Dogwood Trail, 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: June 16, 2020

DEPARTMENT: Development Services - Planning Department

CONTACT: Jennifer Arnold, AICP, Director of Planning
Joe Moss, Planner I

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

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: February 2, 2020 (Original Application)
March 3, 2020 (Revised Submittal)
March 24, 2020 (Revised Submittal)
May 11, 2020 (Revised Submittal)

ITEM SUMMARY: The applicant requests to rezone approximately 13.207 acres of land, generally to modify the use and development standards for multifamily uses. More specifically, the proposed rezoning request modifies the density, type of units,

screening, and parking requirements for multi-family residential uses.

ZONING:

| Location | Zoning District (Permitted Land Uses) | Existing Land Use |
|------------------|--|---|
| Subject Property | “PD” Planned Development District (Single Family and Multifamily Uses) | Undeveloped Land |
| North | “RS 84” Single Family Residence District (Single Family Uses) and “AG” Agricultural District (Agricultural Uses) | High Meadows, Single Family Residential |
| South | “PD” Planned Development District 1400 (Single Family and Multifamily Uses) | The Rustic of McKinney |
| East | “PD” Planned Development District 1400 (Single Family and Multifamily Uses) | North Brook |
| West | “PD” Planned Development District 1423 (Multifamily Uses) | Undeveloped Land (Multifamily currently under construction) |

PROPOSED ZONING: The applicant requests to rezone the subject property to “PD” - Planned Development District, generally to modify the use and development standards for multifamily uses, as further discussed below.

- **Multi-Family Residential Uses and Density**
 - Currently, the property is zoned for single family and multi-family uses. The applicant proposes to rezone the property to “PD” - Planned Development District with a base zoning of “MF-1” - Multi-Family Residential Low Density District to allow for a unique style of multi-family uses whereby the units resemble small single-family and duplex housing types.
 - As proposed, the zoning would require that a minimum of 50 percent of the units be fully detached structures, while the remaining units would be comprised of duplex-style buildings with a maximum of two units per structure.
 - The applicant has requested that the overall density not exceed 10 units per acre. The existing zoning currently allows 17 units per acre.
- **Site Layout**
 - As part of the proposed rezoning request, the site will develop in general accordance with the attached conceptual layout.
 - As proposed, each unit will have a private outdoor space in the form of a fenced yard. Private yards on the south and west side of the subject

property would be allowed to encroach into the landscape buffer as indicated by the development regulations and proposed layout exhibit.

- A minimum of two parking spaces per unit will be provided with at least 50 percent of units having an enclosed space.

It is Staff's professional opinion that this unique style of multi-family development supports the existing neighborhoods by acting as a gradual transition between the multifamily developments that currently exist to the south and west of the subject property for the following reasons:

1. The proposed density of 10 dwelling units per acre falls between the maximum five dwelling units per acre permitted north of the subject property, and the maximum 24 dwelling units per acre permitted to the south; and
2. The proposed single structure and duplex-style units are more in scale with the surrounding single family residential neighborhoods as compared to a traditional multifamily product, which could develop on this site under the existing zoning.

As such, Staff recommends approval of the zoning 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 establish distinctive districts, each with a clear intent and market focus that are reinforced through character-defining placetypes.

Per the Preferred Scenario, the subject property is designated as the Suburban Living Placetype in the Established Community District. Other general placetypes included in this district include Employment Mix, Commercial Center, Neighborhood Commercial, Urban Living, Mixed Use Center, and Professional Campus.

- 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 "private development, public investments, and community engagement to 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. While the proposed rezoning request may not strictly align with the traditional single-family uses envisioned in the Suburban Living placetype, the unique form of the multi-family

is comparable to the Suburban Living placetype. 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 certain decision making criteria are met. This rezoning request specifically meets the following criteria:

- Help McKinney achieve the Comprehensive Plan's Vision and Guiding Principles;
- Advance the District's intent;
- Demonstrate compatibility with the District's identity and brand;
- Include uses compatible with the Land Use Diagram;
- Create a positive fiscal impact for the City through the timeframe of the Plan (2040); and
- Demonstrate that the project's travel demand estimates can be accommodated by the planned transportation network.

The Comprehensive plan also recommends that infill development in the Established Community District “*complement, rather than compete with, the existing single-family detached inventory. Possible products that could effectively diversify and strengthen the area mix include attached products such as townhomes, rowhomes...*” While this specific housing type was not foreseen at the time of the writing of the comprehensive plan, Staff feels the proposed development will add to the diversity of the existing housing stock while complimenting the existing developments around the site.

- Fiscal Model Analysis: The attached fiscal analysis shows a positive fiscal benefit of \$5,145 for the 13.207 acre property and should achieve an overall fiscal benefit to the city. Some key takeaways for this property include:
 - Because the fiscal model utilizes density as a key tracker for projected revenues and expenditures, the proposed development is anticipated to generate less revenues than the existing zoning. However, the proposed product type is more compatible with the scale and transition of the existing neighborhoods.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received eight letters of opposition and one letter of support for the request.

BOARD OR COMMISSION RECOMMENDATION: On May 26, 2020, 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](#)

[Letters of Support](#)

[Letters of Opposition](#)

[Comprehensive Plan Maps](#)

[Established Community District](#)

[Placetype Definitions](#)

[Fiscal Analysis](#)

[Land Use Comparison Table](#)

[Ex. PD Ord. No. 1486](#)

[Proposed Ordinance](#)

[Proposed Exhibits A-E](#)

[Presentation](#)