



22-0040Z2

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “PD” - Planned Development District and “REC” - Regional Employment Center Overlay District to “PD” - Planned Development District, Generally to Modify the Development Standards and to Allow for Multi-Family Residential and Commercial Uses, Located on the Southwest Corner of Collin McKinney Parkway and Alma Drive, 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: August 16, 2022

DEPARTMENT: Development Services - Planning Department

CONTACT: Jennifer Arnold, AICP, Director of Planning
Caitlyn Strickland, Planning Manager
Kaitlin Sheffield, CNU-a, Planner II

RECOMMENDED CITY COUNCIL ACTION: 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: May 2, 2022 (Original Application)
June 20, 2022 (Revised Submittal)
July 12, 2022 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 12.9 acres of land, generally for senior multi-family residential and commercial uses. The applicant has submitted this zoning request to modify the development standards for senior multi-

family developments including parking, height, landscaping and space limits. Also included in the request are standards and similar uses to those within the city's "C2" - Local Commercial District. More information is detailed further below.

EXISTING ZONING AND LAND USES:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" - Planned Development District Ordinance No. 2014-11-087 (Office Uses)	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 2001-02-017 (Mixed Uses)	Fountain Park
South	"PD" - Planned Development District Ordinance No. 2015-07-067 (Multi-family Residential and Commercial Uses)	Parkside at Craig Ranch
East	"PD" - Planned Development District Ordinance No. 2018-08-060 (Commercial Uses), "PD" - Planned Development District Ordinance No. 2008-06-054 (Mixed Uses)	Craig Ranch Medical Pavilion, Undeveloped Land
West	"PD" - Planned Development District Ordinance No. 2014-11-087 (Open Space and Civic Uses)	McKinney Fire Station 11, Fountain Park

PROPOSED ZONING: The applicant is requesting to rezone the subject property generally for senior multi-family residential and commercial uses and to modify the development standards, as further described below.

Tract A (8.2 acres)

- Residential Uses
 - Currently, the property is zoned "PD" - Planned Development District and allows for uses such as a bank, daycare, places of worship, offices, restaurants, retail, and personal service establishments.
 - The applicant proposes to rezone this tract to allow for senior multi-family residential uses. Staff has no objection to the request for the following reasons:
 - the northern portion of the property (Tract B) is being preserved for commercial uses closer to the major intersection;
 - the proposed senior multi-family development should provide a compatible building scale and transition with other existing

developments surrounding the property;

- the likelihood of realizing notable office uses and developments on the tract may be limited given the large amount of planned office uses at the Craig Ranch Corporate Center, which is less than half a mile from the subject property; and
- the request for residential uses aligns with the Mixed-Use Center placetype in the ONE McKinney 2040 Comprehensive Plan for this property.

- Building Height and Density

- The zoning currently limits the maximum building height to 3 stories. The maximum building height permitted in the city's typical multi-family residential zoning districts is 35 feet (2 stories).
- The applicant is requesting a maximum building height of 4 stories, not to exceed 55 feet.
- The applicant is also proposing similar space limit requirements to the "MF-3" - Multiple Family Residential - High Density District with an increase in the maximum density from 20 dwelling units per gross acre to 30 dwelling units per gross acre.
- Given the heights and density of existing developments within the surrounding area, Staff has no objections to the applicant's requests.

- Landscape and Screening Requirements

- Typically, all multi-family developments are required to provide a 20-foot landscape buffer along all property lines. A 6-foot masonry screening wall is also typically required along all rear and side property lines.
- The applicant proposes to remove the landscape buffer requirement between Tract A and B and requests to reduce the landscape buffer from 20 feet to 10 feet along Rundell Way. The applicant is also requesting to be able to utilize a 6-foot tubular steel or wrought iron fence with masonry columns as well as evergreen screening shrubs rather than a 6-foot masonry wall.
- Staff has no objections to the applicant's requests as the proposed uses on Tract B are commercial uses and existing parallel parking along Rundell Way provides an additional buffer from the right-of-way.

- Parking

- The current requirement for multi-family uses requires that no less than 50% of the units have an enclosed parking space. However, the applicant has requested a modified parking standard that no less than 30% of the units shall have an enclosed parking space and 20% of units shall have a covered space (carports). As proposed, all covered surface parking (carports) may be constructed of steel frame with gabled roofs supported by steel columns.
- In looking at similar developments that have used similar modified parking requirements, Staff found that the request still provides an enclosed or covered parking space product and is not detrimental to the development.
- Exceptional Quality
 - Per Section 146-139 (Architectural and Site Standards) of the City's Zoning Ordinance, a minimum number of amenities for multi-family developments are required based on the number of units. The maximum density of the proposed zoning would permit up to 246 units, which would typically require a minimum of four amenities. As a provision of exceptional quality, the applicant is proposing a minimum of six amenities.

Tract B (4.7 acres)

- Commercial Uses
 - Currently, the property is zoned "PD" - Planned Development District and allows for uses such as a bank, daycare, places of worship, offices, restaurants, retail, and personal service establishments.
 - The applicant proposes to rezone this tract to "PD" - Planned Development District with similar uses to those permitted within the city's "C1" - Neighborhood Commercial District and those permitted within the city's "C2" - Local Commercial District. A complete list of the allowed uses is attached to this staff report for your reference.
 - Staff has no objections to the applicant's request as we feel the applicant's proposal will provide a wider variety of neighborhood commercial services to the existing and future residents.
- Space Limits
 - Currently, the property is zoned "PD" - Planned Development District with allowances for either urban space limits of 10 to 15-foot Build-To Lines or a set of suburban space limits with 25-foot setbacks.
 - The applicant proposes to rezone this tract with similar space limit

requirements within the city's "C2" - Local Commercial District, which would result in a more suburban commercial development. A complete list of the space limits is attached to this staff report for your reference.

Staff is supportive of the proposed rezoning request to allow for senior multi-family residential and commercial uses within the proposed tracts. The applicant's proposal aligns with Mixed-Use Center placetype designated in the Comprehensive Plan and should introduce a new housing type solely for senior residents in the area. The proposed senior multi-family residential use should also provide a buffer and a transition between less intense uses as you travel west on Van Tuyl Parkway and the proposed commercial uses will provide a wider range of commercial uses and services to the surrounding area. Staff feels that the proposed uses will integrate and blend in with the surrounding developments.

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 desired development patterns in the city and to inform decisions related to the timing and phasing of future infrastructure investments. To assist in guiding these decisions, the plan includes a set of Guiding Principles that provide overall guidance and a Preferred Scenario and Land Use Diagram that illustrates the desired development patterns in the city. The Preferred Scenario and Land Use Diagram are built upon a series of distinctive districts, each with a specific purpose, focus and market. Each district consists of a mix of placetypes that identify the predominate land uses and desired pattern of development for the district.

- 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 "[...]housing options and neighborhood choices that are accessible, attainable and appealing to people at all stages of their lives."
- Preferred Scenario and Land Use Diagram Characteristics:
Per the Preferred Scenario and Land Use Diagram, the subject property is located in the Collin McKinney Commercial District and is designated as the Mixed-Use Center placetype.

Mixed-Use Center offers people the ability to live, shop, work, and play in one community. They include a mixture of housing types and multiple residential housing choices within close proximity to the goods and services residents need on a daily basis. This Placetype typically includes a higher intensity of uses developed in an urban style that are supported by nodes of activity. The design and scale of development in a mixed-use center encourages active living, with a complete and comprehensive network of walkable streets enhanced by a vertical

style of development.

Land Use Diagram Compatibility: When considering land use decisions, the City should determine that a project aligns with the Land Use Diagram and/or meets a majority of the plan's established criteria to be considered compatible with the Land Use Diagram. The proposed rezoning request **aligns** with Mixed-Use Center placetype of the Collin McKinney Commercial District, is in conformance with the Land Use Diagram and should be compatible with the surrounding properties.

- Fiscal Model Analysis: The attached fiscal analysis shows a potential overall net surplus of approximately \$244,000 for the 12.9 acre property.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no letters of support to this request and no letters of opposition. This does not include emails or letters that may have been sent directly to members of the Council. Staff has not received any citizen comments through the online citizen portal.

BOARD OR COMMISSION RECOMMENDATION: On July 26, 2022, the Planning and Zoning Commission voted 7-0-0 to recommend approval of the proposed rezoning request.

SUPPORTING MATERIALS:

[Draft PZ Minutes 07.26.2022](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Collin McKinney Commercial District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. No. 2014-11-087](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-D](#)
[Presentation](#)