CITY OF McKINNEY, TEXAS

Legislation Details (With Text)

File #:	19-0116Z	**Name:**	James Pitts Rezoning
Type:	Agenda Item	**Status:**	Approved
		In control:	Planning & Zoning Commission
On agenda:	1/14/2020	**Final action:**	1/14/2020

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 to Modify the Development Standards and to Allow Multi-Family Residential Uses, Located Approximately 2075 Feet North of Wilmeth Road and on the West Side of James Pitts Drive.

Indexes:

Attachments: 1. Location Map and Aerial Exhibit, 2. Letter of Intent, 3. Comprehensive Plan Maps, 4. Collin Crossing District, 5. Placetype Definitions, 6. Fiscal Impact Analysis, 7. Land Use Comparison Table, 8. Proposed Zoning Exhibit, 9. Metes and Bounds, 10. Proposed Development Regulations, 11. Presentation

Date	Ver.	Action By	Action	Result
1/14/2020	1	Planning & Zoning Commission	Approved	Pass

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 to Modify the Development Standards and to Allow Multi-Family Residential Uses, Located Approximately 2075 Feet North of Wilmeth Road and on the West Side of James Pitts 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: January 14, 2020

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 February 4, 2020 meeting.

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

1. The subject property shall develop in accordance with the development regulations.

APPLICATION SUBMITTAL DATE: November 12, 2019 (Original Application)
December 30, 2019 (Revised Submittal)
January 7, 2020 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 12.64 acres of land from "AG" - Agricultural District to "PD" - Planned Development District, generally to allow for multi-family residential uses and modify the development standards. More specifically, the proposed rezoning request modifies the height, setbacks, and parking requirements for multi-family residential uses.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"AG" - Agricultural District (Agricultural Uses)	Undeveloped Land
North	"AG" - Agricultural District (Agricultural Uses)	Single Family Residence & Undeveloped Land
South	"PD" - Planned Development District Ordinance No. 1907 (Mixed Uses)	Scott Johnson Middle School
East	"PD" - Planned Development District Ordinance No. 2013-10-099 (Mixed Uses)	Undeveloped Land
West	"PD" - Planned Development District Ordinance No. 1509(Single Family Residential Uses)	Undeveloped Land

PROPOSED ZONING: The applicant is requesting to rezone the subject property from "AG" to "PD", generally to allow for multi-family residential uses and to modify the development standards, as further discussed below.

- Multi-Family Residential Uses
  - Currently, the property is zoned for agricultural uses. The applicant's request is for the subject property to develop in accordance with "MF-3" - Multiple Family Residential - Medium-High Density District.

- Density/ Lot Area
  - The applicant has requested that the overall density not exceed 28 units per gross acre. The applicant has also requested that the minimum lot area be 1,500 square feet per unit. MF-3 currently allows 20 units per gross acre and minimum lot area is 2,100 sqft per unit. Given the density of the Collin Square mixed-used development that is planned to the east of the subject property which allows up to 40-60 units per acre, Staff feels as though this density request will be appropriate and will act as a transition of the high density of Collin Square from the east towards the west. Staff has no objections to the request.

- Building Height
  - Currently, the maximum height allowed in "MF-3" - Multiple Family Residential - Medium -High Density District is two stories (35' in height). The applicant has requested an increased height to three stories (45' in height). Currently Scott Johnson Middle School to the south is 2 stories (35' in height) and the zoning for the proposed Collin Square mixed used development to the east allows three-five stories (35'-55' in height). As such, staff feels that the proposed height is compatible with the surrounding

developments and has no objections to the request.

- Parking
  - While the current ratio for multifamily uses is one parking space for each dwelling unit plus half of a space for each bedroom in all dwelling units, the applicant has requested a modified parking ratio that provides 1 space per bedroom with an additional 0.20 parking space per unit. In looking at similar developments that have used a similar or even lesser ratio, Staff found that the reduced ratio did not create issues with parking for the developments. As such, Staff has no objections to this request.

- Enclosed Parking
  - While the current requirement for the multifamily uses is that no less than 50% of the units have an enclosed parking space, the applicant has requested a modified parking standard so that no less than 50% of the units have a covered parking space (e.g. Carport). In looking at similar developments that have used carports instead of enclosed spaces, Staff found that the request still provides a covered parking space product and is not a hindrance to the development.

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 rear yard setback on the west property line (rear), from 25 feet to 45 feet. The applicant is also proposing to enhance the living landscape requirement from 15% to 20% of the entire site and is proposing to devote 30% of the street yard to landscaping instead of the required 15%.

The subject property is currently located in the Collin Crossing District which builds on two important existing Community Assets - the Collin College Central Park Campus and Raytheon's business campus. Due to these assets, the character-defining placetype of this District is Professional Campus. While the Collin Crossing District is not envisioned as a major regional commercial center, it envision to be a large employment generator, and includes a location for a Commercial Center at US 380 and Hardin Boulevard. It is also envisioned to provide housing choices for the residents of the District and McKinney. Not only does this rezoning request conform to the urban living placetype of the comprehensive plan, it also helps to support the introduction of residential product types to the district. This zoning request will provide more housing opportunities for professionals and support the commercial and employment within the district.

When looking at the surrounding area, Staff is of the opinion that the proposed rezoning request will create a quality development that will blend well with the surrounding area and act a transition from the east with the envisioned higher intensity Collin Square mixed-use development toward the west toward the single family residences. 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 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 Collin Crossing District and is designated as Urban Living. Other general placetypes included in this

district are Suburban Living, Employment Mix, Commercial Center, Neighborhood Commercial, Urban Living, Professional Campus, and Mixed-Use Center.

- 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 investments, 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 does align with the Urban Living placetype designation of the Collin Crossing District and therefore is compatible with the Land Use Diagram of the comprehensive plan. Furthermore, the proposed request should be compatible with the surrounding properties and placetypes, including Entertainment Center, Mixed-Use Center, and Professional Campus placetypes.

- Fiscal Model Analysis: The attached fiscal analysis shows a positive fiscal benefit of $13,796 for the 12.64 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 approximately $50.9 million in residential development value.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no comments or phone calls in support of or opposition to this request.