



CITY OF MCKINNEY, TEXAS

Legislation Text

File #: 18-0104Z, Version: 1

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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, Located at the Southwest Corner of Vany Tuyl Parkway and Alma Road

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: October 23, 2018

DEPARTMENT: Planning

CONTACT: David Soto, Planner I
Samantha Pickett, AICP, Planning Manager
Jennifer Arnold, AICP, Interim 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 4, 2018 meeting.

STAFF RECOMMENDATION: Staff recommends approval of the proposed rezoning request.

APPLICATION SUBMITTAL DATE: August 20, 2018 (Original Application)
September 21, 2018 (Revised Submittal)
October 05, 2018 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 12.25 acres of land from "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District to "PD" - Planned Development, generally to modify the development standards. The applicant has proposed a new pattern book for the remaining undeveloped parcels of the development known as Parkside at Craig Ranch. The proposed pattern book maintains most of the regulations of the previous pattern book, with minor modifications to building and open space standards.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
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Subject Property	"PD" - Planned Development District Ordinance No. 2015-07-067 and "REC" - Regional Employment Center Overlay District (Mixed Uses)	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 2014-11-087 and "REC" - Regional Employment Center Overlay District (Mixed Uses)	Undeveloped Land
South	"PD" - Planned Development District Ordinance No. 2018-08-0607 and "REC" - Regional Employment Center Overlay District (Mixed Uses)	Parkside at Craig Ranch Phase III
East	"PD" - Planned Development District Ordinance No. 2018-08-060 and "CC" - Corridor Commercial Overlay District (Mixed Uses)	The Ballfields at Craig Ranch, the Beach at Craig Ranch, and the Michael Johnson Athletic Facility
West	"PD" - Planned Development District Ordinance No. 2001-02-017, and "REC" - Regional Employment Center Overlay District (Mixed Uses)	Undeveloped Land

PROPOSED ZONING: The applicant is requesting to rezone the subject property from "PD" - Planned Development District Ordinance and "REC" - Regional Employment Center Overlay District to "PD" - Planned Development District Ordinance, generally to modify the development standards for the future phases of the Parkside at Craig Ranch development.

The proposed development regulations and land plans for the subject property are contained within the attached pattern book. The attached pattern book reflects a series of a total of five parcels as five distinct developments and a large centralized open space. Each parcel will be subject to a series of build-to lines, encroachment zones, and building zones that will ensure that an appropriate pedestrian environment is maintained while still allowing for the appropriate movement of vehicular traffic.

In addition to regulations pertaining to the placement of buildings in relation to pedestrian and vehicular routes, the proposed pattern book also includes provisions regulating landscaping, architectural design, parking, and the placement of open spaces/pocket parks. While these proposed regulations deviate from the standards currently contained within the City of McKinney's Zoning Ordinance, the proposed standards have, and should continue to, result in a high-quality development that will benefit its residents, the surrounding area, and the City of McKinney as a whole for many years to come.

The proposed changes to the pattern book include:

- Decrease the minimum density for Parcel D from 35 units per acre to 22 units per acre

- While the proposed minimum density for Parcel D would decrease, the overall density for the entire Parkside development will remain above 35 dwelling units per acre. As the proposed decrease will provide a transitional area between the existing high-density phases of Parkside at Craig Ranch and the property to north zoned for office use, Staff has no objections to this request.
- Remove the requirement that first floor residential fronting on Van Tuyl Parkway be designed and constructed to permit commercial uses
 - With the higher density and mixed use developments trending south towards SH 121, the applicant is requesting to remove the commercial design requirements for the buildings facing north along Van Tuyl Parkway. Staff understands this change is development patterns and the transition to the ... uses to the north, and has no objections to this change.

While slight modifications to the pattern book for the remaining phase are being proposed, Staff is of the opinion that the intent of the pattern book and the character prescribed for the overall development in the pattern book is being preserved. Staff has no objections to the modified regulations.

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 Collin McKinney Commercial District. General placetypes included in this district are Entertainment Center, Mixed- Used Center, Urban Living, and Professional Campus.

- Guiding Principles: The proposed rezoning request is generally in conformance with Guiding Principle of “Places (To live, work, play and visit)” established by the Comprehensive Plan. In particular, the proposed request has the potential to provide “Today’s neighborhood remain vibrant and desirable places that meet the needs of existing residents and appeal to future residents”.
- 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 Mixed-Use Center placetype of the Collin McKinney Commercial Center District. Furthermore, the proposed request of “PD” - Planned Development District should be compatible with the surrounding properties and placetypes, including Entertainment Center, Center, Urban Living, and Professional Campus.
- Land Use and Tax Base Summary: Module 12 is currently comprised of approximately 15% residential uses, 85% non-residential uses (including institutional, mixed-use, and agricultural

uses). The proposed rezoning request will have no impact on the anticipated land uses in this module. Estimated tax revenues in Module 12 are comprised of approximately 23.1% from residential uses and 76.9% from non-residential uses (including mixed-use and agricultural uses). Estimated tax revenues by type in Module 12 are comprised of approximately 60.8% ad valorem taxes and 39.2% sales and use taxes.

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