

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Michael Quint, Senior Planner

FROM: Brooks Wilson, AICP, Planner

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request K Hovnanian Homes, on Behalf of J. Baker Corporation, for Approval of a Request to Rezone Approximately 113.36 Acres, from "PD" – Planned Development District to "PD" – Planned Development District, Generally to Modify the Development Standards, Located on the South Side of Bloomdale Road and Approximately 750 Feet West of Lake Forest Drive.

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the August 17, 2010 meeting.

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

1. Use and development of the subject property shall conform to regulations of Planned Development District Ordinance No. 2006-05-059, and as amended, except as follows:
 - a. Maximum Lot Coverage: None.

APPLICATION SUBMITTAL DATE: July 12, 2010 (Original Application)
July 16, 2010 (Revised Application)

ITEM SUMMARY: The applicant is requesting to rezone approximately 113.36 acres of land, located on the south side of Bloomdale Road and approximately 750 feet west of Lake Forest Drive from "PD" – Planned Development District to "PD" – Planned Development District, generally to modify the development standards.

PLATTING STATUS: The subject property is currently unplatted. An associated preliminary-final plat (06-147PF) was approved by the Planning and Zoning Commission on April 25, 2006. A record plat or plats, subject to review and approval by the Director of Planning, must be filed for record with the Collin County Clerk, prior to issuance of a building permit.

ZONING NOTIFICATION SIGNS: The applicant has posted zoning notification signs on the subject property, as specified within Section 146-164 (Changes and Amendments) of the City of McKinney Zoning Ordinance.

SURROUNDING ZONING AND LAND USES:

Subject Property: "PD" - Planned Development District Ordinance No. 2006-05-059 (single family residential uses)

North	McKinney Extraterritorial Jurisdiction (ETJ)	Undeveloped Land
South	"PD" – Planned Development District Ordinance No. 2003-03-025 (single family residential uses); "PD" - Planned Development District Ordinance No. 2004-02-014 (single family residential uses); and "PD" - Planned Development District Ordinance No. 2006-05-059 (single family residential uses)	Robinson Ridge, Phase 2 and Heatherwood, Phases 2B and 3A
East	"PD" - Planned Development District Ordinance No. 2004-02-014 (commercial and single family residential uses) and "PD" - Planned Development District Ordinance No. 2006-05-059 (commercial and single family residential uses)	Heatherwood, Phases 2B and 3A
West	McKinney Extraterritorial Jurisdiction (ETJ) and "PD" – Planned Development District Ordinance No. 2003-03-025 (single family residential uses)	Undeveloped Land and Robinson Ridge, Phase 2

Discussion: The subject property is currently zoned for detached single family residential uses.

PROPOSED ZONING: The subject property, Heatherwood, is a Master Planned Development. The applicant is requesting to rezone Phases 2C, 3B, 3C and 4 from "PD" – Planned Development District to "PD" – Planned Development District, generally to amend the development standards by eliminating the maximum lot coverage requirement. The modification requested would allow greater flexibility in the design of one-story residential units, which the applicant asserts is a more marketable product in today's economy. The applicant is not proposing any changes to the front, side or rear yard setbacks. By allowing home designs to be determined solely by setbacks, a slightly larger footprint for single-story homes than that which is allowed utilizing setbacks plus the lot coverage calculation (see comparison below) would be allowed.

1. Use and development of the subject property shall conform to regulations of Planned Development District Ordinance No. 2006-05-059, and as amended, except as follows:

a. Maximum Lot Coverage: None.

- The current lot coverage for the development calls for the homes with a base zoning of RS 84 to be 35% and for the homes with a base zoning of both RS 60 and RS 72 to be 40%. The maximum one-story footprints using the current lot coverage calculations on a typical lot are as follows:

	Minimum Lot Size	Maximum Lot Coverage	Maximum Housing Footprint Currently Allowed
RS 84	8,400	35%	2,940
RS 72	7,200	40%	2,880
RS 60	6,000	40%	2,400

- Calculating the maximum one-story square footage on a typical lot using only setbacks, the maximum square footage for the various housing types would be as follows:

	Minimum Lot Size	Maximum Housing Footprint Using Setbacks Only	Percentage of Lot
RS 84	8,400	3,361	41%
RS 72	7,200	3,000	42%
RS 60	6,000	2,500	42%

- Eliminating the maximum lot coverage will increase the one-story footprint slightly, but will accommodate one-story designs with greater flexibility in layout and style.
- Staff has no objections to eliminating the maximum lot coverage calculation as proposed by the applicant and recommends approval of this special ordinance provision.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Future Land Use Plan (FLUP) designates the subject property for Suburban Mix uses. The FLUP modules diagram also designates the subject property as Suburban Mix within a significantly developed area. The Comprehensive Plan lists factors to be considered when a rezoning request is being considered within a significantly developed area:

- Comprehensive Plan Goals and Objectives: The proposed rezoning request is generally in conformance with the goals and objectives of the Comprehensive Plan. In particular, the proposed zoning change would help the community attain the goal of “Economic Development Vitality for a Sustainable and Affordable Community” through the stated objective of the Comprehensive Plan, a “balanced development pattern.” Another goal of the Comprehensive Plan is accomplished through “Land Use Compatibility and Mix” by creating a “mix of land uses that provides for various lifestyle choices.”
- Impact on Infrastructure: The proposed rezoning request should have no impact on the existing and planned water, sewer and thoroughfare plans in the area since the proposed use is not changing. The water master plan, sewer master plan, and master thoroughfare plan are all based on the anticipated land uses as shown on the Future Land Use Plan.
- Impact on Public Facilities/Services: The proposed rezoning request should have no impact on public services, such as schools, fire and police, libraries, parks and sanitation services since the proposed use is not changing. Similar to infrastructure, public facilities and services are all planned for based on the anticipated land uses shown on the Future Land Use Plan.
- Compatibility with Existing and Potential Adjacent Land Uses: The properties located adjacent to the subject property are zoned for similar residential uses. The proposed rezoning request will not alter the land use from what has been planned for the subject property. Since the proposed use is not changing, Staff is of the opinion the requested provision will be compatible with existing and future development.
- Fiscal Analysis: Staff feels that there will be no change in the economic impact associated with the proposed rezoning request since it does not alter the land use. Staff did not perform a fiscal analysis for this case because the rezoning request does not alter the base residential zoning of the subject property.
- Concentration of a Use: The proposed rezoning request should not result in an over concentration of commercial land uses in the area. Currently, the surrounding properties are zoned generally for residential and commercial uses.

CONFORMANCE TO THE MASTER PARK PLAN (MPP): The proposed rezoning request does not conflict with the Master Park Plan.

CONFORMANCE TO THE MASTER THOROUGHFARE PLAN (MTP): The proposed rezoning request does not conflict with the Master Thoroughfare Plan.

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

ATTACHMENTS:

- Location Map
- Aerial Exhibit
- Letter of Intent
- Property Owner Notice
- Property Owner Notification List
- Existing "PD" – Planned Development District Ordinance No. 2006-05-059
- Existing "PD" – Planned Development District Ordinance No. 2004-02-014
- Proposed Zoning Exhibit

Action: