NORTHRIDGE DISTRICT

Intent - Anchored by an NRCS lake, new neighborhood developments in the Northridge District continue McKinney's high quality of life and housing choices.

DESCRIPTION

One of McKinney's strengths is its quality neighborhoods that are great places to raise families. By including neighborhoods developed over many decades, McKinney can offer families a choice of housing styles, neighborhood designs, public spaces and community character. These choices help the appeal to diverse families and households as times and needs change, and they enhance McKinney's long-term desirability and tax base stability of the City. The Northridge District builds on this strength and will play an important role in the future retaining this vitality since it will be the home of new family-oriented neighborhoods.

The character-defining Placetype of the Northridge District is Suburban Living. This is the District that continues the successful and popular pattern of single family neighborhoods found today in Stonebridge Ranch and Tucker Hill. With the largest amount of undeveloped land of any District, Northridge has the ability to accommodate new neighborhoods for many years to come. Most of the District is expected to reflect the character of the Suburban Living Placetype, with single family homes sited on individual lots. In addition to this neighborhood style, the Northridge District also includes some areas intended for Estate Residential development. Like Suburban Living, this Placetype features single family detached homes. It offers a larger lot size to appeal to households that may want more space for gardens, horses, outdoor entertaining or other pursuits; this Placetype also supports preservation of natural features and woodlands within new neighborhoods.

The Neighborhood Commercial Placetype includes the ability to develop small retail, service and office centers to serve adjacent neighborhoods, but the scale of this District supports larger centers as well. In addition, Custer Road, Stonebridge Drive, Ridge Road and Lake Forest Drive are important commuter routes for McKinney and the cities to its north. The Northridge District includes Commercial Center and Neighborhood Commercial nodes at key intersections to capture the demands of the District's residents and those who drive through the District to and from work.

The Mixed-Use Center Placetypes provide an opportunity to establish a low intensity, village-style development pattern along the US 380 Corridor and adjacent to the Wilson and Stover Creek floodplains. This mixed-use development pattern contains a variety of uses, which can consist of residential, retail, service, and office uses, that integrate the surrounding natural features and walkability to enhance the character of the District.

Since the Northridge District is located in the city's Northwest Sector, it has been considered as McKinney plans its expansions of water, sewer and other infrastructure systems. Timing and phasing of these systems will be an important aspect of assuring a steady, fiscally-sustainable level of growth over time.

The Wilson Creek and Stover Creek floodplains give the District some opportunities to incorporate natural open space as an amenity for residents. Trail connections along these creeks help link these newer neighborhoods to the jobs in the Medical District and the people and amenities in Stonebridge Ranch and other existing neighborhoods.

"Larger lot size to appeal to households that may want more space"

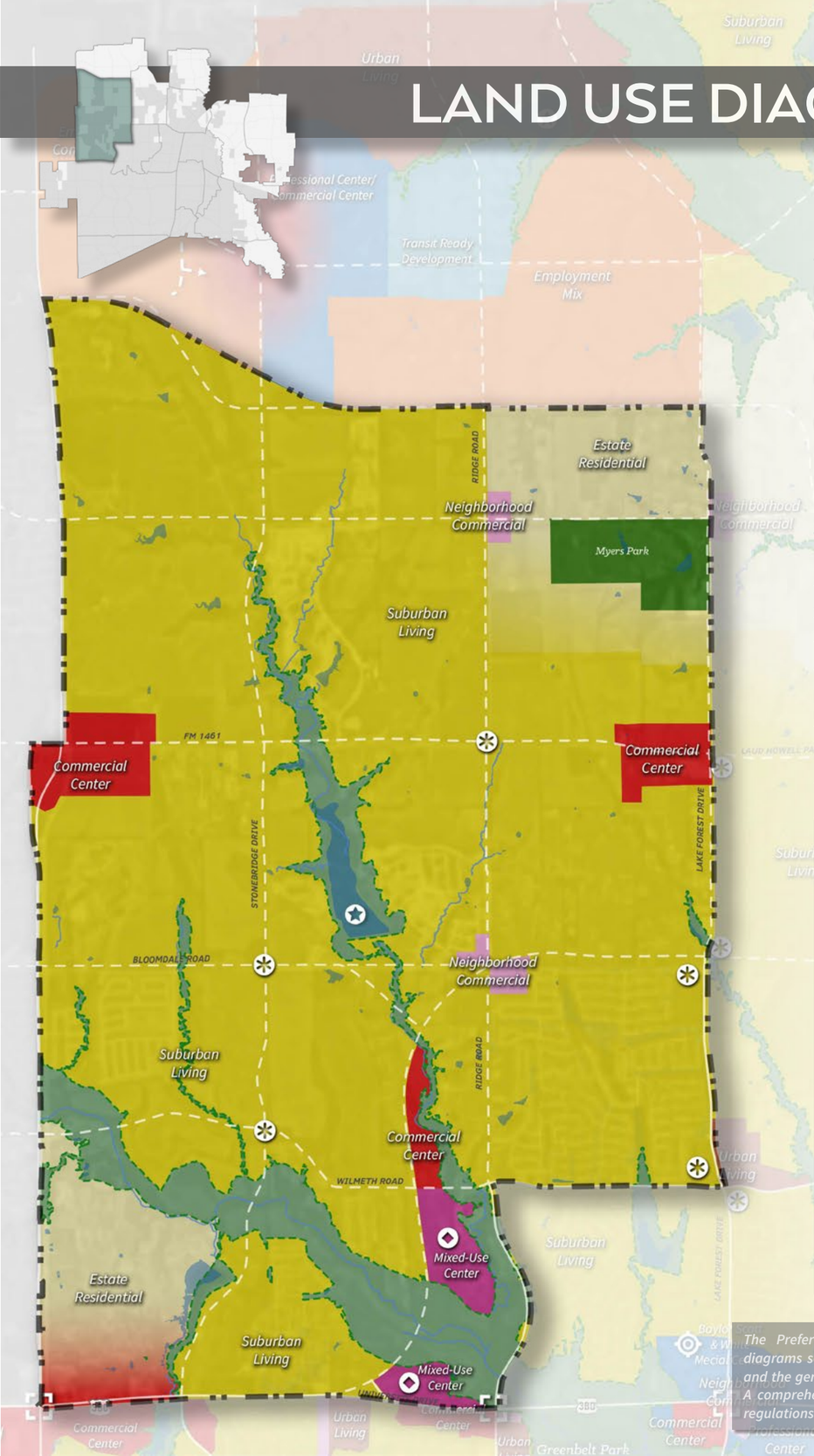
The Northridge District is located in the planning area's northwest sector, benefiting from natural amenities including Wilson and Stover Creeks, and related open space. Planned improvements that will complement these ecological features include a system of trail amenities designed to connect neighborhoods and commercial centers. As the area's largest residential district, Northridge should provide a location for families and executives seeking access to urban services in a suburban setting.

Housing products should be primarily developed at estate and suburban residential densities. Residents will benefit from access to US Highways 75 and 380 (University Drive), which offer direct connections to local employment centers, as well as those in Frisco, Plano and Richardson. As its residential population grows, the Northridge District will inevitably be a target for commercial center developments, particularly at key intersections such as Custer Road and FM 1461, Wilmeth Road and US 380 Corridor, and Lake Forest Drive and FM 1461.

The households that will find the Northridge District appealing can generally be described as family-centric, with moderate to high household incomes over the regional median, with professional jobs in the technology sector or other fields, and a preference for locating near family-oriented recreational activities. Northridge will be home to the area's "move up" market, with highly-amenitized neighborhoods and access to higher-end retail development enclaves.

MARKET ANALYSIS

LAND USE DIAGRAM



Psychographics

- PP Professional Pride
- SM Soccer Moms
- BB Boomburbs
- MB Middleburg

Industry Trends

Development Trends
- Suburban Centers

Social Trends
- Expanding Millennial Market
- Demand for "Third Places"

Business Trends
- Broad Retail Market

Residential Trends
- Starter & Retirement Homes

- *Floodplain / Amenity Zone*
- *District Boundary*
- *District Identity Feature*
- *Amenity Feature*
- *Community Asset*
- *Intensity Transition*
- *Village Style Mixed-Use*
- *Neighborhood Commercial Corners*

The Preferred Scenario and associated district diagrams serve as a guide for future development and the general Placetypes proposed for McKinney. A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

STRATEGIC DIRECTION

Development Pattern

1. **Suburban Living** is the character-defining placetype in this District. It is intended to provide significant areas for single family development that continue McKinney's reputation for high quality residential neighborhoods. The continuation of Stonebridge Drive and Ridge Road in this District will assist in branding the area as a predominantly residential District. Non-residential development consistent with the Neighborhood Commercial placetype could also be included within the Suburban Living areas at the neighborhood commercial corners to offer small-scale and supporting commercial developments compatible with suburban residential neighborhoods.

2. The **Estate Residential** placetype located in the northeastern portion of the District is intended to form a transition from Suburban Living to lower density residential placetypes in the adjacent Scenic District. The southwest corner of the Northridge District should continue to develop in this manner, as consistent with the existing neighborhoods in this area. Pockets of Estate Residential could also be appropriate within Suburban Living areas, especially around significant natural amenities (i.e. lakes, creeks, areas with major tree stands).

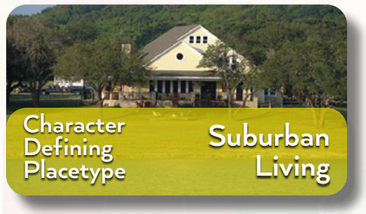
3. The **Mixed-Use Center** located in the southeastern portion of the district is intended to provide a unique destination spot to capture economic opportunities created by the 380 Corridor. This area is intended to be a low-intensity mixed-use area that fosters walkability and a strong sense of place and community through the thoughtful integration of the natural and built environment. Residential uses in this area should incorporate a range of housing types that aligns with the character of the surrounding neighborhoods.

4. The **Commercial Center** placetype should be located where indicated by the Diagram, particularly at major intersections: FM 1461 at Custer Road, FM 1461 at Lake Forest Drive, Wilmeth Road at US 380 Corridor, and US 380 (University Drive) at Custer Road. These Commercial Centers are intended to provide retail amenities for residents in this District and neighboring communities.

5. In addition to appropriate locations within the Suburban Living areas, **Neighborhood Commercial** should primarily be focused around the key intersections indicated on the Diagram and should provide supporting neighborhood services for residents in the District. However, an over-concentration of these uses could create problems with viability and community character over time. As such, some deference should be shown to the market for determining the appropriate amount and specific location of this placetype around these intersections.

6. Any infill development that occurs within these areas should be consistent and/or compatible with the existing built conditions and/or should demonstrate compatibility with the placetypes and priorities shown in the Land Use Diagram.

Placetypes



IDENTITY, AMENITIES, & INFRASTRUCTURE

Key identity and amenity features such as gateways, trails and parks are described in detail in the City of McKinney Parks and Recreation Master Plan. Additionally, the following considerations are key to reinforcing the vision for and intent of this District.

1. The Amenity Feature on the Diagram denotes an existing NRCS Lake (Natural Resource Conservation Service lake) that should be the focus of surrounding residential development in order to create neighborhoods that take advantage of this major amenity feature.

2. District Identity Features should be located along US 380 (University Drive) to serve as key gateways for the City of McKinney. These district identity features should establish an overall character and brand for the district. More information about these and other gateway features can be found in the Parks and Recreation Master Plan.

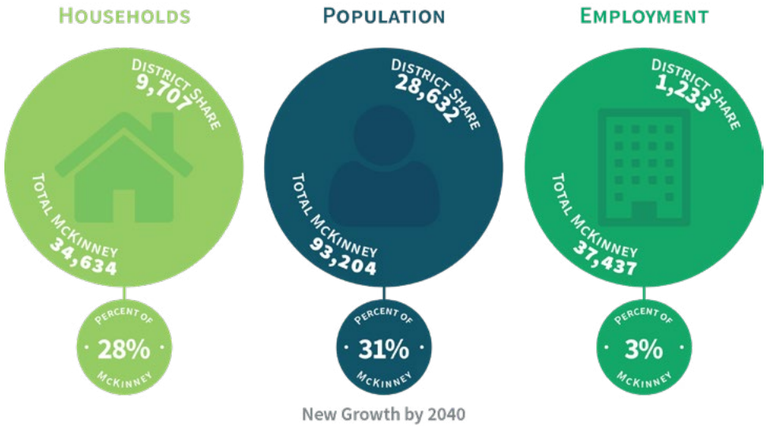
3. Multi-purpose trails should be located along the floodplain areas of Wilson Creek and Stover Creek to provide non-motorized connectivity to the rest of McKinney and to the region. These trails should serve the extensive residential development that is expected in this District.

4. Transportation, water, wastewater and stormwater infrastructure in this District should maximize compatibility with Wilson Creek and Stover Creek, and related open space amenities.

5. Mobility networks in this District should focus on providing capacity to support the residential neighborhoods desired in the area while also focusing on creating character that brands the overall Northridge District. US 380 Corridor, FM 1461, Bloomdale Road, and Custer Road will be major commuter routes through the District.

6. The aesthetic style and appeal of existing Stonebridge Drive (i.e. enhanced landscaping, curvilinear alignment) should be continued as the road is extended north of US 380 (University Drive).

The graphic that follows provides a profile of the Northridge District if the District develops as outlined above. These graphics relate to new development only.



ANTICIPATED PUBLIC INVESTMENTS & INITIATIVES

The City of McKinney intends to consider the following major public investments to support the success of the Northridge District.

1. Creation of Gateways at US 380 (University Drive) and Custer Road and US 380 (University Drive) and Ridge Road.

2. Expansion of infrastructure that is phased, sized and timed to be adequate as development occurs.

3. Greenway Arterial design and streetscape improvements on FM 1461, Stonebridge Drive, Wilmeth Road, and Lake Forest Drive.

4. Trails and open space amenities along Wilson Creek and Stover Creek.