

P&Z Commission Training Series 2023

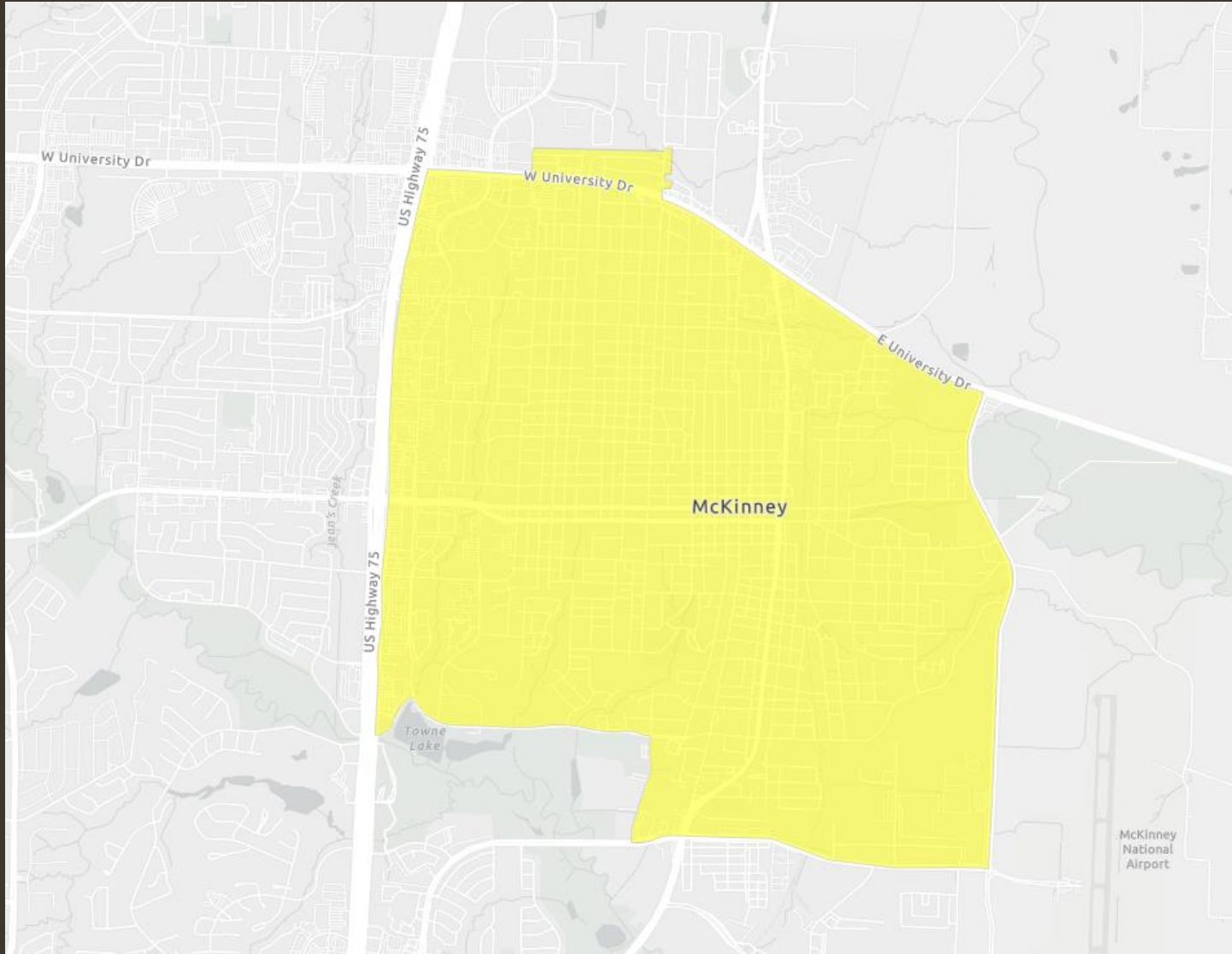
Topic 7: Downtown Planning and The MTC – McKinney Town Center District



Defining Downtown

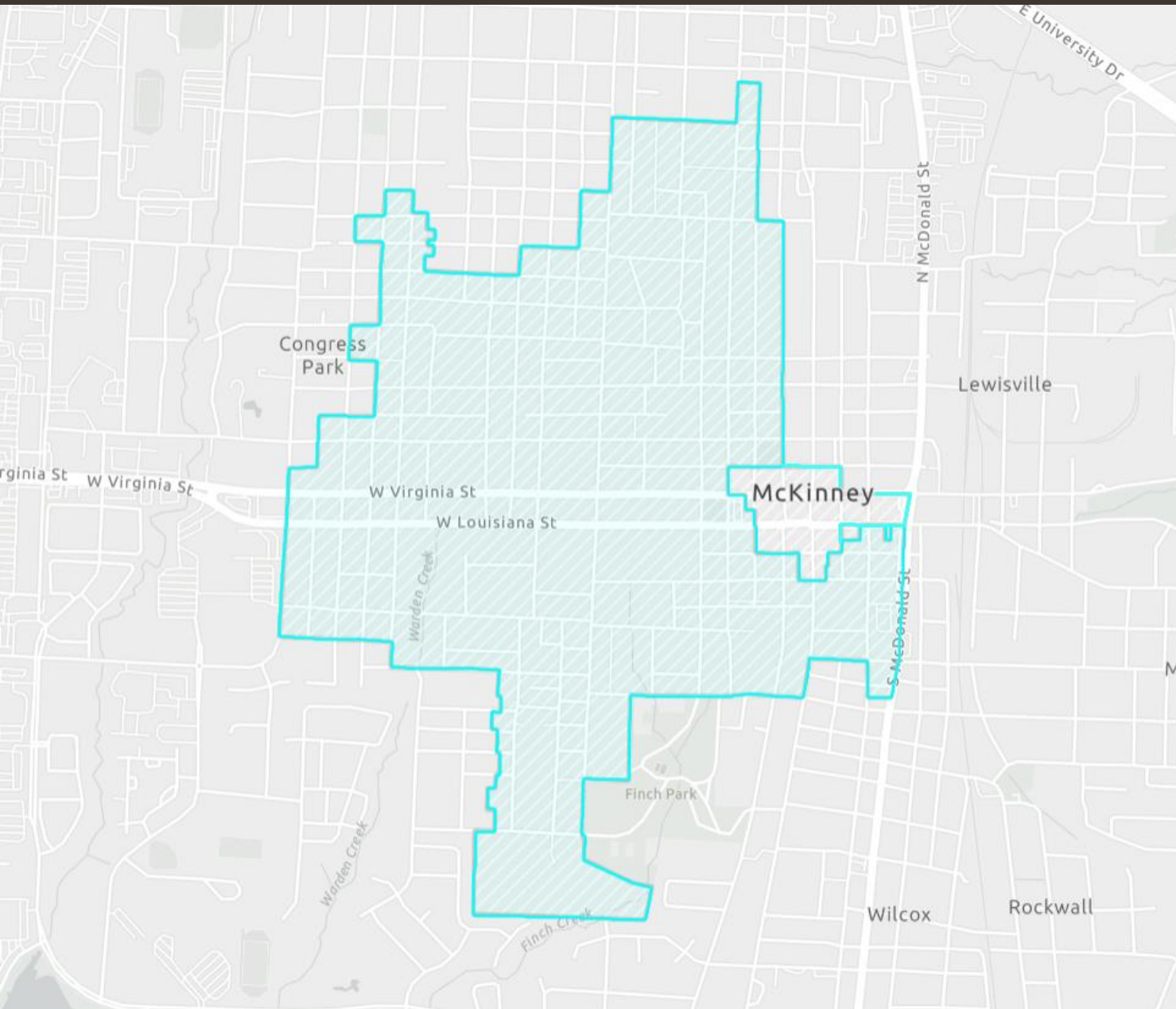
- Depends on the context!
 - Generally: the Historically Significant Area or the Town Center District
 - Main Street: the Square and the immediate surroundings
 - Planning and Land Use: usually the McKinney Town Center (MTC) zoning district
- **There are many “historic” and “downtown” areas, and very few of them overlap 1:1**





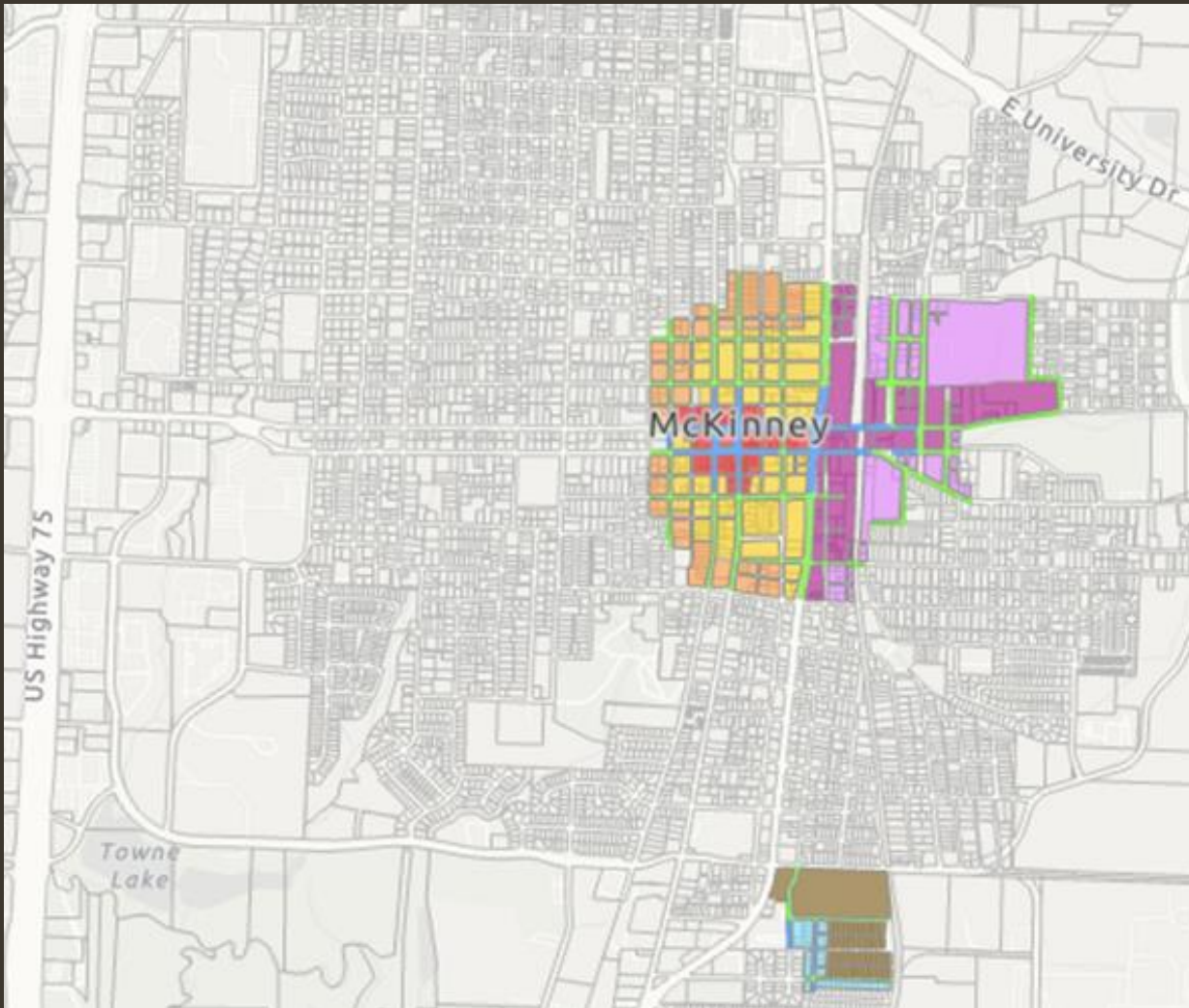
The Historically Significant Area (HSA)

- Largest of the 'historic' areas
- What matters here:
 - Architectural Standards (UDC Section 206F) apply and façade plans are required for many projects in the HSA
 - Multifamily
 - Townhome
 - Non-residential



The Historic District

- Also known as the Historic Overlay District or H-Overlay (H-O).
- What matters here:
 - A Certificate of Appropriateness (CoA) is required prior to approval of any building permits or changes to a façade.



The MTC – McKinney Town Center District

- Actual zoning district; *NOT* an overlay
- What matters here:
 - Many special requirements, restrictions, and allowances
 - The MTC can be found in Appendix 2B of the UDC.
 - Has its own Use Table separate from the main UDC table.
 - Has ‘sub-zones’ called Character Districts which have slightly different standards and regulations.

Form-Based Code

- A Form-Based Code prioritizes built form over separation of uses as primary organizing principle
- A defining feature of the MTC
- Form leads to function
- Development Standards include
 - Building materials
 - Building massing
 - Requirements for commercial readiness
 - Form of automotive elements
 - ...and more!

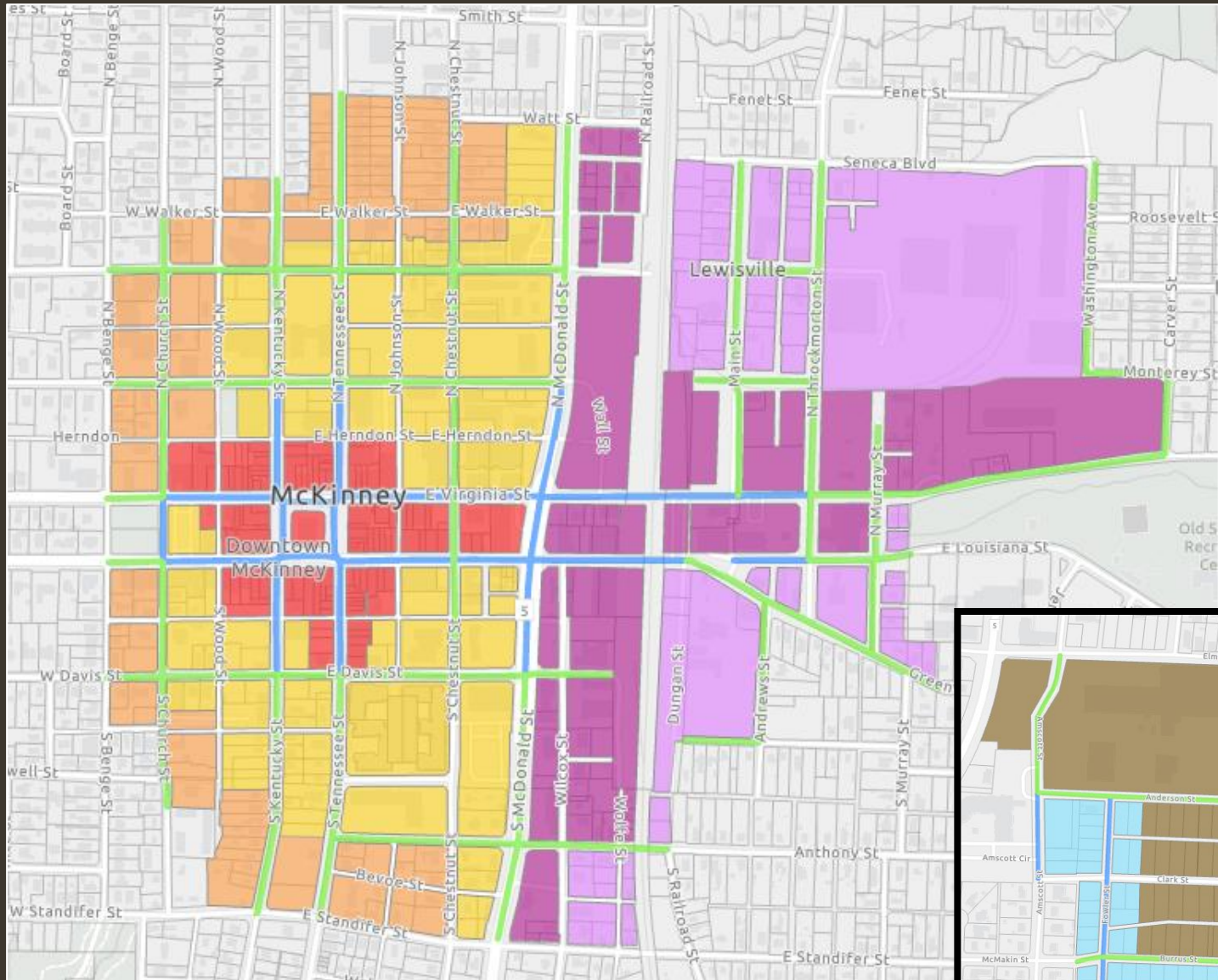


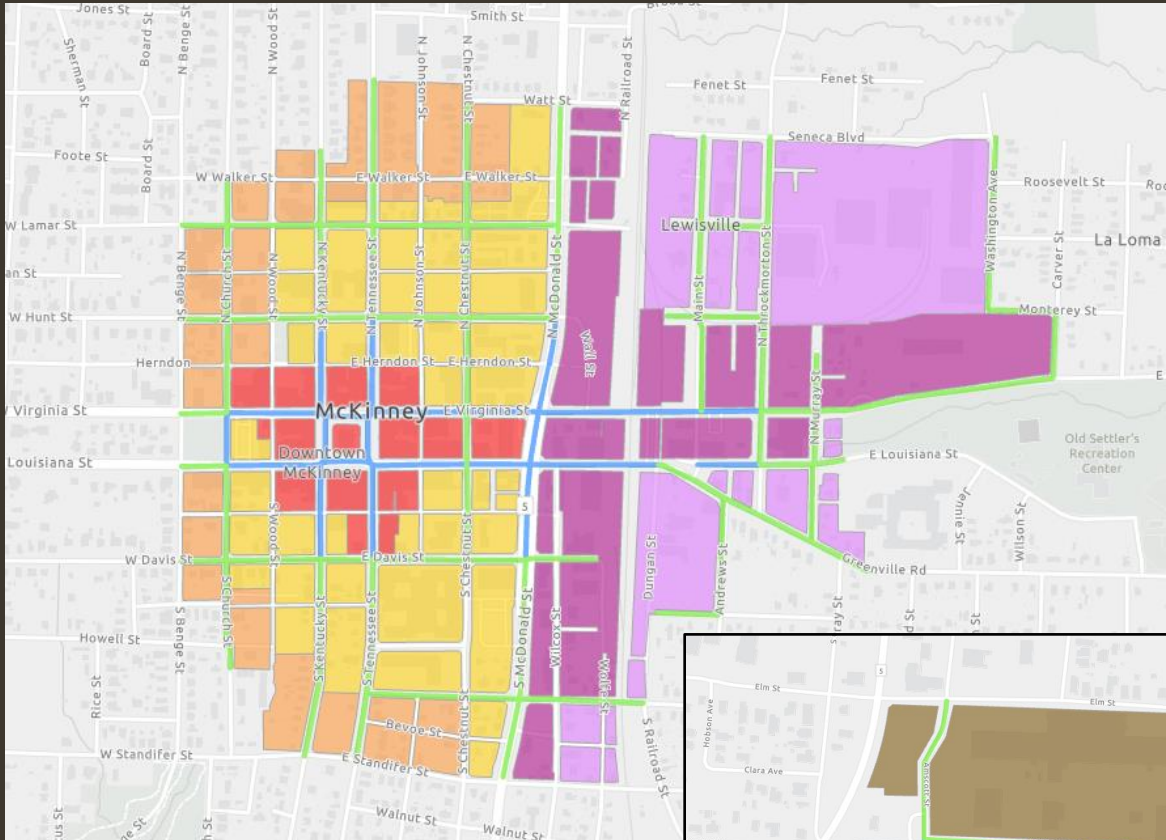
CHARACTER DISTRICTS

- Historic Core
- Downtown Core
- Downtown Edge
- Transit Village Core
- Transit Village Edge
- Cotton Mill Core
- Cotton Mill Edge

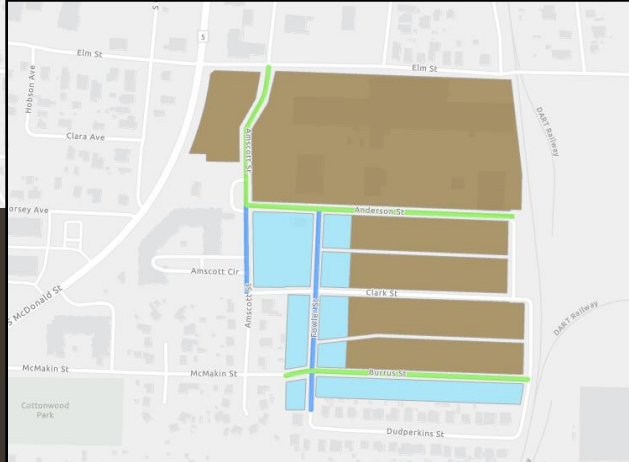
STREET DESIGNATIONS

- Pedestrian Priority 'A'
- Pedestrian Priority 'B'





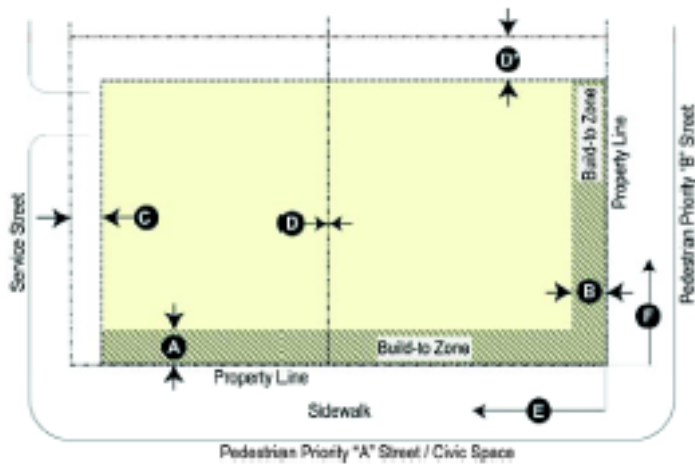
- Priority A Street
- Priority B Street



Pedestrian Priority Streets

- Streets intended to facilitate pedestrian circulation within the MTC
- Why this matters:
 - Character Districts have standards that change depending on street designation
 - Setbacks, frontage requirements, façade requirements, etc.

7.1.2 Building Placement



Legend

----- Property Line	Build-to Zone
----- Setback Line	Building Area

(i) Build-to Zone (BTZ)

(Distance from property line to edge of the zone)

Pedestrian Priority "A" Street / Civic Space	0' (min.) - 5' (max.) (see #1)	A
Pedestrian Priority "B" Street	0' (min.) - 5' (max.)	B
Service Street	NA (see below for min. setback)	

(ii) Setbacks

Service Street	0' min.	C
Side	0' min. ; (see #2)	D
Rear	0' min. (see #2)	D*

Setbacks and Build-To Zones

- Most Character Districts have minimal or even no setback requirements
- Character Districts *do* have “Build-To Zones” (BTZs)
 - BTZs are analogous to reverse setbacks
- Intended to make a more cohesive façade pattern and increase pedestrian accessibility and attractiveness

Façade Plans

- AKA ‘Elevations’
- Show what the façade will look like
- Façade Plans are a required exhibit on all Site Plans in the MTC and HSA
- Not required elsewhere in the City



FINISH LEGEND: REALISTIC

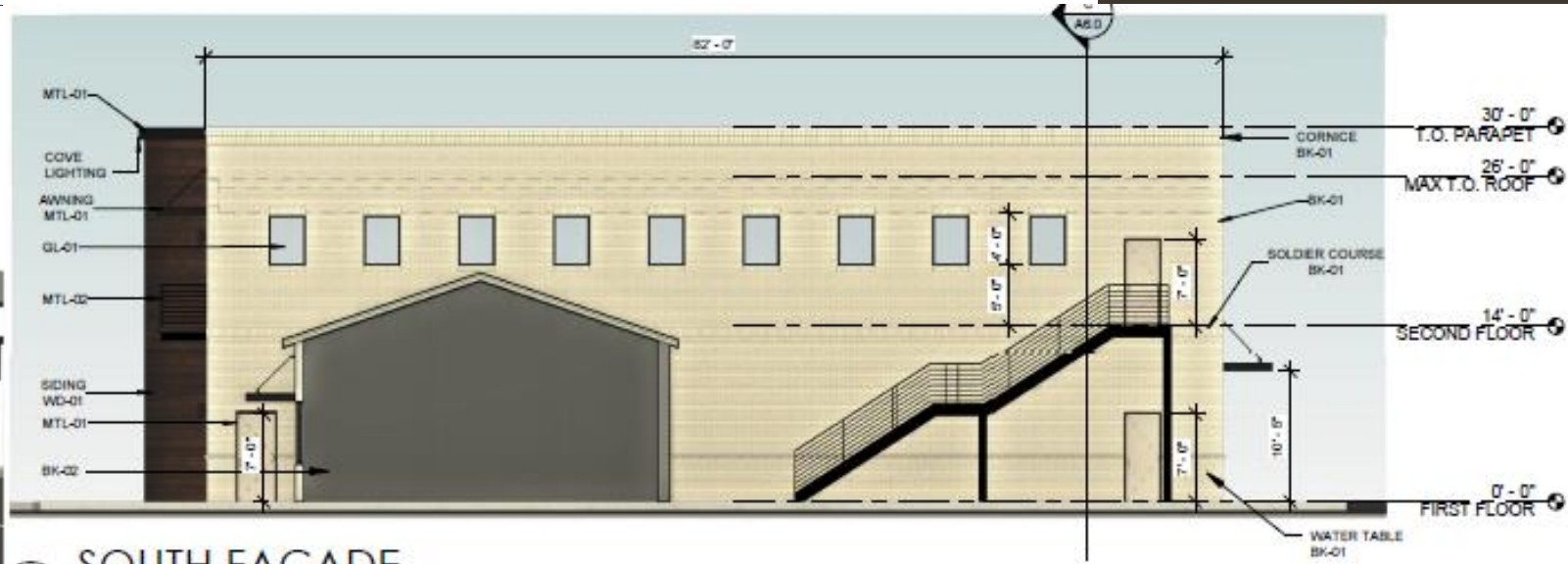
	WD-01	STAINED WOOD
	BK-01	CREAM BRICK
	BK-02	EXISTING BRICK
	MTL-01	BLACK PRE-FINISHED ALUMINUM
	MTL-02	BLACK POWDER COATED STEEL
	GL-01	GLASS



⑤ NORTHWEST FACADE



① PERSPECTIVE VIEW 1



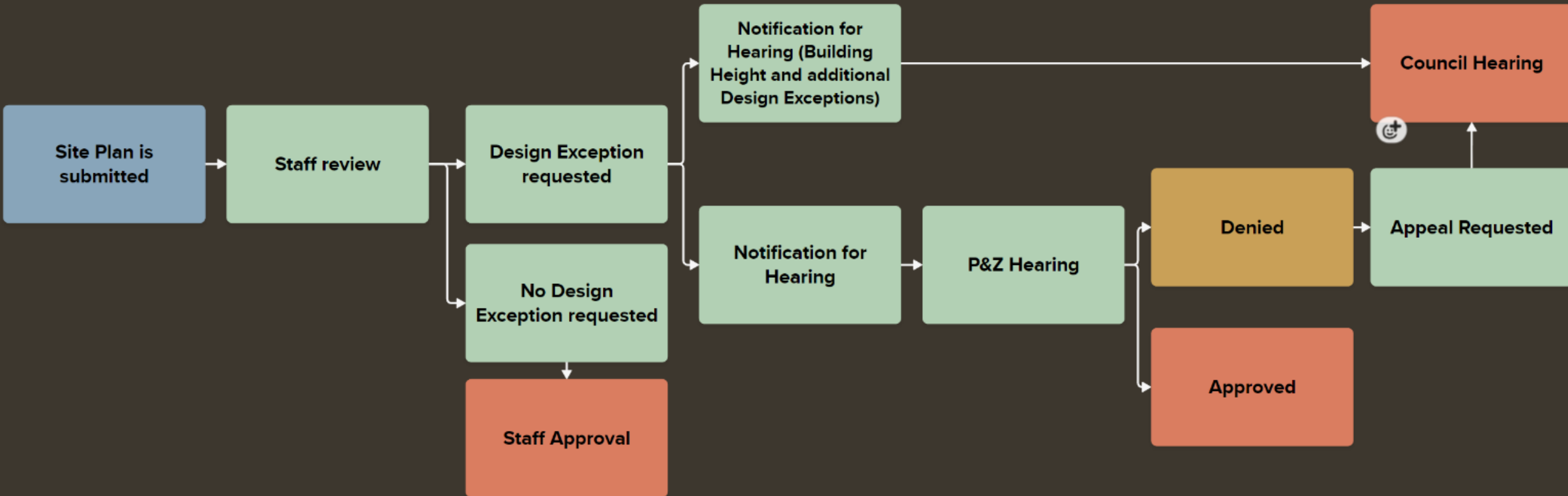
② SOUTH FACADE



Design Exceptions

- More broadly applicable than in the greater UDC
- Can allow a deviation from any:
 - Building Form and Site Development Standard
 - Building Design Standard
 - Open Space Standard
- Must be approved by Planning & Zoning Commission
 - Except Building Height deviations, which can only be approved by Council
- Many smaller-scale deviations can be approved by the Planning Director as Minor Modifications
 - See MTC Table 5.1

Site Planning in the MTC



Questions?

