





NEW CODE MCKINNEY: PROPOSED AMENDMENTS AND ADOPTION CONSIDERATION

> City Council and P&Z Commission Joint Meeting November 15, 2022

# **TODAY'S MEETING**

## • Objectives:

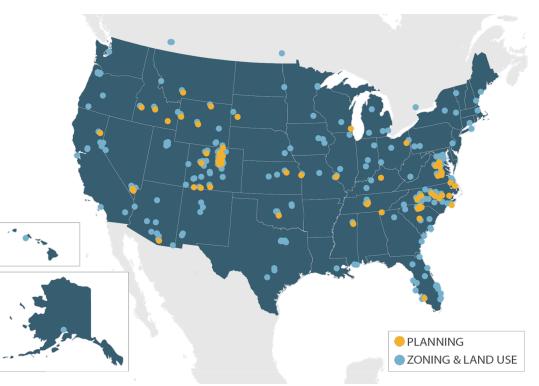
- Clarion Approach and Code Assessment
- Consolidated Code Highlights
- Public Outreach and Engagement Summary
- Adoption Strategy



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# **CLARION ASSOCIATES**

- National consulting practice with 25+ years experience
- Multi-disciplinary: Planners, attorneys, designers, and landscape architects
- Offices in Denver and Chapel Hill
- Focus on plan implementation and user-friendly codes
- Leaders in innovative codes integrating traditional and formbased approaches
- Texas experience: Addison, Arlington, Austin, Cedar Hill, Denton, Irving, Rowlett, San Antonio



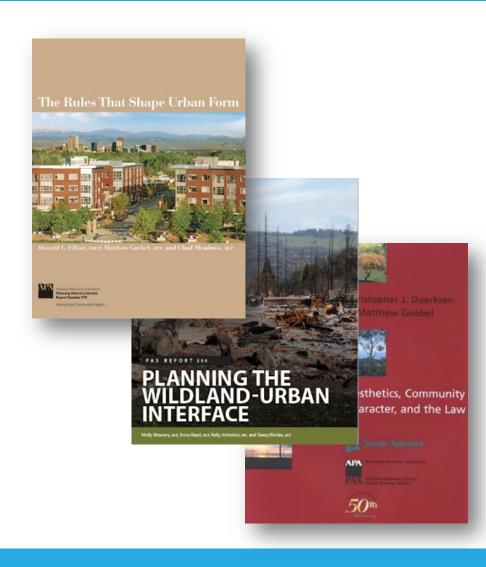
## **IMPLEMENT THE PLAN**



# **DRAW ON BEST PRACTICES**

# Build upon national best practices and experience

- Analyzing land use issues and drafting codes is Clarion's core practice area
- Clarion staff have authored leading books, APA reports, and publications
- We are regular speakers at APA national and state conferences



# **ENGAGE THE PUBLIC**

## **Engage at project milestones:**

- Project orientation
- Assessment and annotated outline
- Public draft for each phase

## Target key stakeholders/geographies

- Neighborhoods
- Development/business community
- Others

# Offer multiple methods of participation







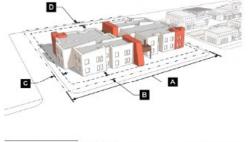
## **MAKE IT USER-FRIENDLY**

#### 2.10. RM-3: High-Density Multifamily<sup>38</sup>

#### A. Purpose

The RM-3 district is intended to accommodate high-density multifamily residential uses with limited single-family uses and duplexes. The RM-3 district may induce limited community and educational uses and incidental or accessory uses. This district can also serve as a transition between other multifamily and commercial or mixed-use zoning districts.

Lot	Standards		Other Standards	Location in LDC
Δ.	Width (minimum)	100 feet	Measurements and Ecceptions	Section 2.23
	Area (minimum)	8,000 sq. ft.[1] <sup>30</sup>	Use-Specific Standards	Section 3.3
	Density (maximum)	20 da/acre	Off-Street Parking	Section 5.5
Seth	secks (minimum)		Landscaping, Buffering	Section 5.6
8	Front	30 feet [2] <sup>40</sup>	Site and Building Design	Section 5.7
	Side [3]	8 feet (4)		
D	Rear	20 feet [5]	Notes	
Heig	pht		(1) Carrently 21,780 sq. ft. (3/2 ecre) (2) Carrently 30 feet	
	Building height	See 2.23.D	[3] Did not carry loward the side cathook	abutting a ctreat, which is
Imp	ervious Coverage (maximum)		currently 18 feet (4) Currently 10 feet	
	Building coverage	40 percent [6] <sup>41</sup>	ESI Currently 25 feet	
	Total coverage	70 percent	It Carrently 25 percent	



<sup>18</sup> This district is carried forward from the current RM-3 district.

 $^{10}$  The current bit size requirement can act as a barrier to achieving higher densities than the lower intensity districts RM-1 and RM-2.  $^{10}$  A distributer outland will encourage more would be and density development in lay arress throughout the (ity,  $^{10}$  Revises to matching the proposal limits in the RM-1 and RM-2 dividu.

Sedena Land Development Code Consolidated Dialt - June 2018

#### Article 8: Administration and Procedures 8.2 Summary Table of Review Proc es 7.4.6. Required improvements for Subdivisions604

#### mary of Development Review Procedures ew and Recommendation D= Review and Decision A= Appeal 🗹 = Required <> =Public Hearing Req

			Notice				Review and Decision-Making Bodies				
Procedure		Code Reference	Published	Written	Posted	Pre- Application Conference	Staff	Historic Pravta Comm.	Planning & Zoning Comm.	City Council	Board of Adjustmen
Development Pe	smits		_	-	-						
Development	Minor	8.4	Г	Г	Г	×	0 (1)	1	· An		
Review	Major	8.4	×	~	7	1	R	< R > [3]	< 0 >	< <b>A</b> >	
Conditional Use P	emit	848	×.	×	~	×	8	< R > [3]	< D >	< A >	
Single-Family Residential Review		840					D				< 4.5
Temporary Use Permit		84.0		Г	Г	× [2]	D				* A *
Subdivision Prov	cedures			_	_				·		
Preliminary Plat		45A	s.	×	×	×	R		< 8 >	< D >	
Final Plat		83.5		Г	Г		R			101	
Land Division or C	ombination	835		Г	Г		D				1 A 5
Reversion to Acres	age	8.5.6	s,	×	×	14 C	R		< 8 >	< 0 >	
Ordinance Amer	ndments			_	_						
Recording		66A	×	7	¥	×	Π.	$\sim R \times \{2\}$	< 8 ×	< D >	
Recording to Planned Development (PD)		8.6.8	×	×	×	100	8		× 8 ×	× D +	
Code Amendment (Text)		140	×		Γ	<ul> <li>✓ №</li> </ul>	R		< 8 >	< D >	
Historic Preserva	ation Proced	ures									
Historic Landmark	Designation	87.A	×	1	F	×	R.	+ 0 ×		- A -	
Historic District D	esignation	170	×	÷	¥	×	R	< 8 >	< 8 >	< D >	
Certificate of App	ropriateness.	87.0	a.	×	×		R	< 0 >		< A >	
Certificate of No 5	ffect	8.7.0					D (SI				
Flexibility and R	allef										
Varian ce		ALL A	a'	×	×	11 A	R				< D >
Minor Modificatio		0		Ľ	1			As require	d for associated o	application	
Appeal		110	×	÷	¥			Asia	dirated in table a	shown	
Special Exception		88.0	×.	×	~		R			< 0 >	

Notion. 11 The Director may refer mixed development review applications to the Rianning and Zoning Commission. 12 A paper any homos distance and the common paper of memory and paper to the application conference in the application paper and application of the distance and application of the application of the application of the distance and application of the application of the distance and application of the application of the distance and application of the

Sedona Land Development Code Adoption Draft - July 2018

Article 8: Administration and Procedures 8.4 Development Permits | 84.8. Conditional Use Permit

#### B. Conditional Use Permit

#### Commentary

This section is based generally on the existing Section 402, but the current language has been rewritten to refer to the new common procedures and remove unnecessary material that is now covered in the common procedures.

#### (1) Purpose<sup>449</sup>

The conditional use permit procedure provides a mechanism for the City to evaluate proposed land uses that are generally characterized by infrequency of use, high degree of traffic generation, and/or requirement of a large land area.<sup>400</sup> This procedure is intended to ensure compatibility of such uses with surrounding areas and that adequate mitigation is provided for anticipated impacts.

#### (2) Applicability

A conditional use permit is required for the establishment of certain land uses as specified in Table 3.1 Table of Allowed Uses. Approval of a new conditional use permit is also required for modification or expansion of an existing conditional use.

#### (3) Application Submittal and Review Procedure

Figure 8-4 identifies the applicable steps from 8.3, Common Review Procedures, that apply to the review of conditional use permits. Additions or modifications to the common review procedures are noted below.



#### a. Pre-Application Meeting

A pre-application meeting shall be held in accordance with 8.3.8, Pre-Application Meeting. b. Application Submittal and Handling<sup>ast</sup>

The conditional use permit application shall be submitted, accepted, and revised, and may be withdrawn, in accordance with 8.3.C, Application Submittal and Handling.

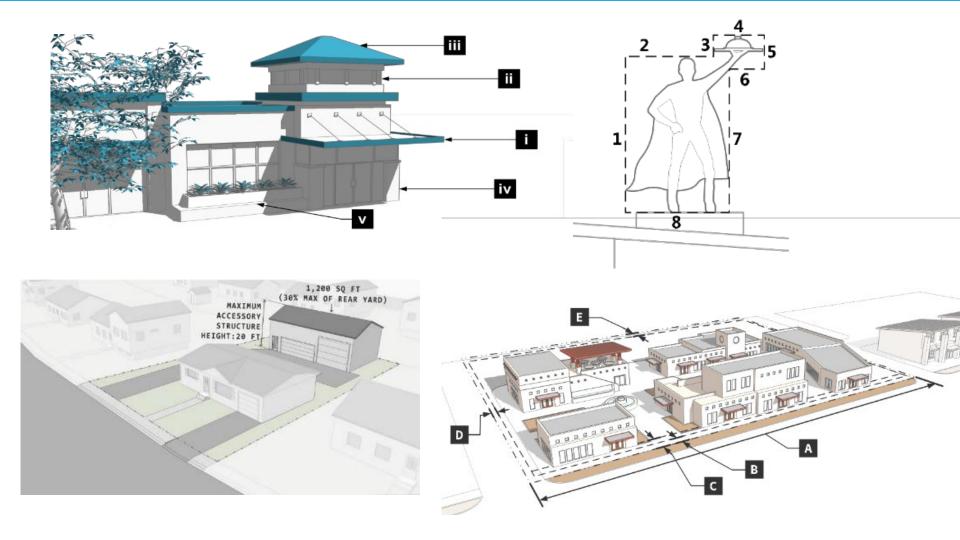
<sup>40</sup> New purpose statement. <sup>40</sup> This language is from A35 9-462.01.C.1. <sup>144</sup> Submittals removed to bin file for Administrative Manual

Sedona Land Development Code Adoption Dtah – July 2018

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## **USE GRAPHICS & ILLUSTRATIONS**



# THE APPROACH FOR McKINNEY

## **PROJECT APPROACH**



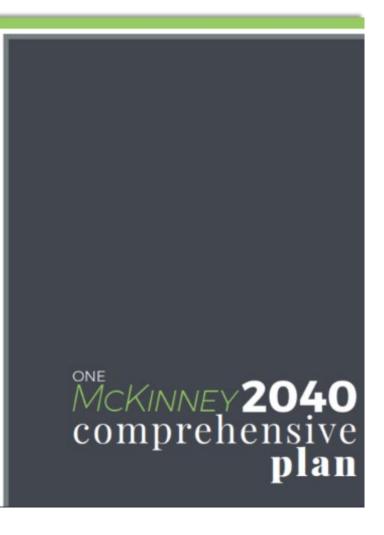
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# NEW CODE MCKINNEY

# WHAT WE SET OUT TO DO

## Project Goals

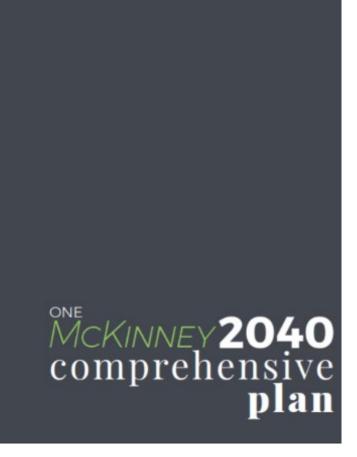
- Implement ONE McKinney 2040 Plan
- Integrate best practices and current trends
- Align with federal and state law
- Simplify regulations
- Improve user-friendliness
- Improve processes and procedures
- Introduce flexible tools
- Encourage high-quality and mixeduse development



# WHAT WE SET OUT TO DO

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- Integrate best practices and current trends
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- Simplify regulations
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- Encourage high-quality and mixeduse development



#### Simplify Regulations

Consolidation of Development Regulations

Subpart 8 - DEVELOPM	ENT REGULATIONS			ARTICLE	IV. STORMWATER			
Subpert B - DEVELOPIA Chapter 132 - CONSTRUX ARTICULTY	(HENCE)	-			DIVISION 1. GENE			
ARTICLE	V. FENCES			3-176. Title,	_			
- toblity		and maintenance	Ord No.	article shall be known as the 2014-09-068, 5-2, 8-2-2054)	-	next antigrance of the city.		
122-124. Purpose and applicability.     The purpose of this article is to regulate the control     of all factors where	uction, eraction, enlargement, \$2003222	cain the						
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	Subpart 8 - DEVE	OPMENT REGULATIONS or 134 SIGNS		hits adapted this arts		Chapter 58 DEHTING		
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				idings of fact.	Sec. 54.4	Chapter S8 LIGHTING		
(Code 1902, § 34-150, 6	Chapter	134 SIGNS <sup>13</sup>		ndings of fact. Sec. 58-1, Parj		wpose,		
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permit to governing the	and to protect property values. According a display of signs and in part to achieve th			690.	Sec. 58-2. Del		and or passing	
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Sec. 142-2. Purpose.		Ch	apter 146 ZONING REGU	LATIONS <sup>18</sup>				
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	1.1	State law reference(s) - General as	therity of city as to zoning, V.T.C.A., Lacal Gauerowood Cade § 211.007/ zoning districts, V.T.C.A., Local Gev		1.001 et seg ; , Local			
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McKinney, TX - Development Code Installment 3: Development Standards - September 2021

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#### Improve User-friendliness

New format and illustrations •

### 2.4.3. Tree Preservation

This section carries forward the content of Chapter 146-136, Tree from Landscaping. Additional policy discussions are underway ab made no revisions yet to the content of this section.

- The purpose of this section is to preserve, protect and er contribute to a safe and livable community; to enhance A. Purpose residents and business enterprises; and to support the protection measures that promote the natural ecologic

#### B. Applicability

- 1. Plans and Permits Required a. A tree removal permit shall be issued by the t altering any quality tree or specimen tree put
  - b. Unless otherwise stated herein, a Tree Surve submitted in conjunction with a tree remove
  - Tree preservation is required as provided in this 2. New Development

  - 3. Existing Developments Tree preservation for all existing developments
    - a. One- to Four-Unit Residential Quality trees 27 inches DBH or greater thi lot, regardless of location of the tree on t
      - requirements described in this section. Non-Residential and Multi-Family Tree preservation is required as provide b.
      - family developments within the city.
    - The following shall be exempt from the tree Exemptions<sup>4</sup> Replacement and Mitigation.

McKi

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- Hike/bike trails, if the alignment has bit City owned, parks and sports fields or like, if approved by the Director of Pa b.
- c. Critical alteration of any quality tree of
- appropriate existing utility service, if
- Construction of master planned pub. of Engineering or their designee;

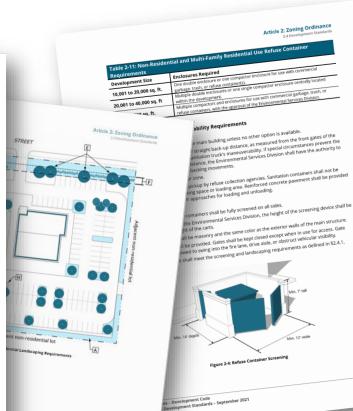
- 3. Non-Residential Landscaping Requirements a. Site Standards
  - A minimum of 10 percent of the site area shall be living landscaping (including grass, ground) cover, plants, shrubs, or trees). ii. To achieve species diversity on a site, no single species may account for more than 25 percent

Article 2: Zoning Ordinance

- of the total required trees to be planted on a non-residential site. b. Specific Requirements
- he landscaping requirements in Table 2-5 shall apply to all non-residential developments

A	Landscape Buffer [1] [2]					
А			Based on Adjacent Righ	d on Adjacent Right-of-Way Width		
	ROW width	0-59 ft	60-199 ft	200+ ft		
	Required Buffer Width	10 ft	20 ft	30 ft		
3	Perimeter Buffer		width parallel to side and			
C	Street Yard Landscaping		he area between the from t setback line shall be dec	it property line and the ficated to living landscaping		
ee Re	quirements					
D	Perimeter trees [3] [4]	Adjacent to res portion thereof		nopy tree per 40 linear feet or		
Ε	Street frontage canopy trees [5]	1 per 40 linear feet; trees may be clustered to facilitate site design				
rkinį	; Lot Requirements					
F	Parking Lot Screening	See 82.4.1.0.4 for parking lot requirements				
G	Terminus Island					
н	Landscape Island					
Vhen Jsed	cape buffer adjacent to the p the side or rear property lin to meet this landscape requi in a floodplain may be used	e is located in or rement, regardle	directly adjacent to a flor iss of tree species or type	dplain, existing trees may be t.		
subje	ct to the approval of the Dire	cor or Partning.				

tandards - September 2021



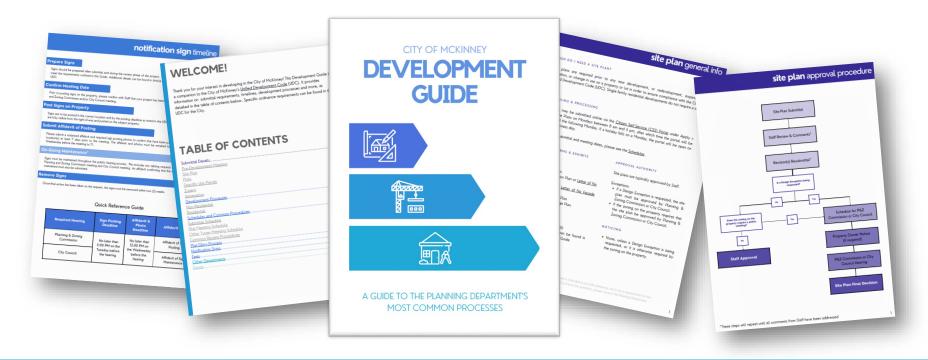


main building unless no other option is available.

Figure 2-4: Refuse Container Screening

## Improve User-Friendliness

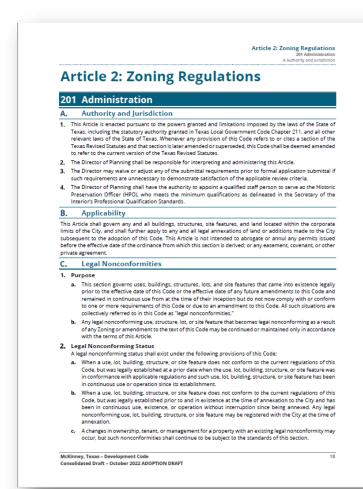
- New layout
- Simple language
- Consistent definitions
- Reference links, digital format
- Development Guide



#### www.newcodemckinney.com

#### Zoning Regulations

- Introducing new zoning districts;
- Updating residential and non-residential space limits;
- Consolidating, modifying, and adding uses to the schedule of uses;
- Adding "permitted with criteria" to the schedule of uses;
- Updating parking ratios and parking lot landscaping requirements;
- Updating standards for accessory structures (including ADUs);
- Creating "design exception" process for certain requirements;
- Establishing aerial tree exhibit option for tree preservation;
- Modifying certain screening requirements and allowances; and
- Establishing residential adjacency standards.



#### Subdivision Regulations

- Modifying plat procedures
- Minor changes

#### Signs

 No changes, recently overhauled as part of the short-term priority amendments

#### Lighting

- New procedure for calculating luminance
- Major reformatting and layout

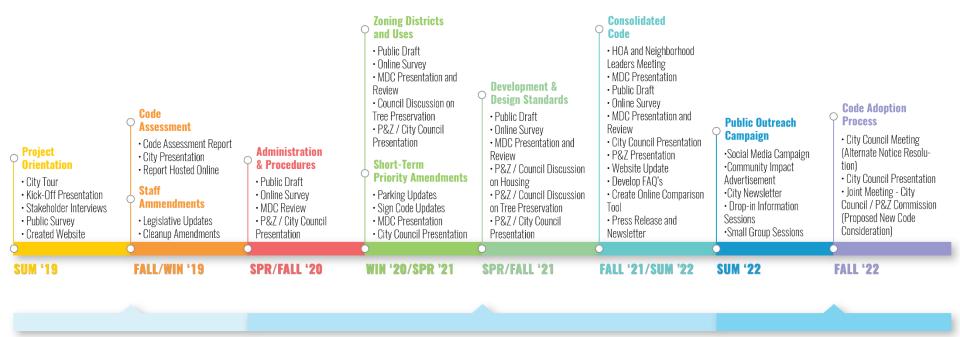
#### Fences

- Minor changes
- Stormwater Management
  - No changes

Article 3: Subo	livision Regulations	Article 4: Signs				
3.1. Subdivision Pro		Comparison of the carrent of the car				
Included in Instalment 2 and 3.		The mean ensure forward the current Organization of Data (Section 2014) and the constraints of the constraints of the current outputs of the current output of the current				
3.2. Subdivision Sta	ndards	For discussion provides on the data prime forward come size regulations based on land-use (i.e. equilations that can only be with thereafter all entering in a data prime forward come size regulated thereafter is a data data. Not determine use discussions thereafter all entering in a data data in the regulating compares (caudit enter the state that and message is e.g. in the use of some in a can data in the regulating compares (caudit enter the state that and message is e.g. in the use of some in a can data in the regulating compares (caudit enter the state that and message is e.g. in the use of some is can data the regulating compares (caudit enter the state that and message is e.g. in the use of some is can data the regulating compares (caudit enter the state that and message) is e.g. in the use of some is can data the regulating compares (caudit enter the state that and message) is e.g. in the state the state that and the regulating compares (caudit enter the state that and message) is e.g. in the state that and the regulating compares (caudit enter the state that and the state that and the state that the regulating compares (caudit enter the state that the state the state that the state the state the state that the state the state the state that the state the state the state that the state the state the state that the state the state the state that the state that the state the sta				
Conventional Current regulations with targeted edits consistent with the new Administration	uggested by staff. This section also updates terminology for plats to be and Procedures installment.					
	wide for the safe, efficient, and orderly development of the city, and the services, and facilities, all in accordance with the comprehensive plan for	however, is can be difficult to display the state advanced - through the law in this area contrained to a secondary sign for pre-same due to advance advanced and manager abased regulators, how so the other. Proceeding, advecting a pre- owned uses advanced and before the state contrained to manager advance advanced. Intering one principle to pre-same due to advance the states to advance to read the messare on two states.				
3.2.2. Authority	repted under the Authority of V.T.C.A., Local Government Code Drapter 42, mode a part of these regulations, Additionally, these provisions shall be a corporate limits of the city and the extratementarial jurisdiction (ITJ).	4.1. Purpose and Intent	p.			
3.2.3. Approval Required		registron of the location, site and placement of signs is necessary to enable the public to locate paols, services, and factories located within the component lenses of the cipy to recruining the pinneral instructionees of the community, and as proceed property visions. Sectority is, is the interestion of this section to establish requirisons governing the display of signs and in part to active the following.				
3.4.3.70	representation, or any related					
	of Jand, unless otherwise stated	To promote the safety of p A. Promote and protect a	- 64			
S. 1. DURPOSE     The second sec	and      and      Constraints and a second provide the provide of the provide the provide the provide of t	Addition for the provision of feetral     Table 2.     The Table 2.     Table	safe, efficient safe, efficient responsibilit of and storm urses; its water and ktard;			
<ol> <li>Navigation and airport lighting required by the two to to the second state or fede</li> </ol>	al grow C. The Chief Building Official may refuse to issue a permit under the	is section to any nerson who ha	its and surfa			
<ol> <li>Temporary Special dumination. Other temporary lighting encoder outlined in ISLA, alumination. Other temporary lighting encoder</li> </ol>	6.2. Fence Standards	a statutory Authorizani				
in accordance exceptions to this second in a conception	6.2.1. Materials and Construction Requirements	the legislature of the State of Texas has in the Road Control of delegated to local governments				
to adverse impact on the public hadar, savely in the 5.3. Standards	A. Except as otherwise stated herein, fences may be constructed to hirk or other materials of like and that the "Chief Building Official appearance, and durability. B. Ohan in hirk forces less than 5 feet in height in residential district material on the top of the fence. C. A fence or walk constructed in such a manner that it may condu- te the such constructed in such a manner that it may condu- te the such constructed in such a manner that it may condu- te the such constructed in such a manner that it may condu- te the such constructed in the such and the such as the suc	determines have the same shall have the finished edge A The drawggword (rest, and fide) A The drawggword (rest, and fide) have drawn of the city are stabler to any any of the loss of the out propert, have the fit of the loss of the out propert, have the fit of the loss of the out propert, have the loss of th	inter noció los			
and other lighting that is exempted herein	in any zoning district except the agricultural zoning district. D. Barbed wire fences shall not be permitted in any zoning district unless otherwise stated herein. Barbed wire fences shall be per	mitted on public propertie heights and velocities created by the currulation of	C all of which these floors			
and come record and the second	critical public information and facilities and no portion of the bounding property line.	C. The development of the	to floods in			
and deterministics of a second secon	uners outwinde source interact of each adult were reacted source of per- critical public infrastructure and facilities and no portion of the bounding property line.	C. The development of the	to floods in wristmam			
and come record and the second	critical public infrastructure and facilities and no portion of the bounding property line.	C. The development of fund causes large crusters and online improvements that are virtually a contract start of the development of the virtual start of the virtu	to floods in whistmam vi. Erosion is voliment			
and deterministics of a second secon	emolo public informations and feathers and no portion of the bounding grouping for.	C. The development of the	to floods in whistream ns. Erosion is rediment			

# MILESTONES & IMPLEMENTATION

## **PROJECT MILESTONES**



Kickoff and Assessment

Code Drafting, Creation, and Consolidation

**Final Review and Outreach** 

## **STAFF RECOMMENDATION**

## **Adoption Option**

Text Only Amendment ("text only")

anticipated November 15

## **Transition Strategy**

Effective with Dual Code ("choose your own adventure")

6mo "dual code" November 15 – May 15

#### <u>Details</u>:

- Zoning Ordinance ONLY
- No "mix-and-matching" of standards
- Applicant choice at submittal

# **THANK YOU!**

## Visit the project website:

## www.newcodemckinney.com



Project email: info@newcodemckinney.com

Jennifer Arnold, AICP Director of Planning jarnold@mckinneytexas.org Aaron Bloxham Principal Planner abloxham@mckinneytexas.org

## **CLARION**

Matt Goebel, AICP Jenny Baker, AICP

