Legislation Text

File #: 22-0084Z2, **Version:** 1

Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards and to Allow Single Family Attached Residential Uses, Located on the North Side of Wilson Creek Parkway and Approximately 150 feet West of Big Bend Drive, and Accompanying Ordinance

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 3, 2022

DEPARTMENT: Development Services - Planning Department

CONTACT: Jennifer Arnold, AICP, Director of Planning
Caitlyn Strickland, Planning Manager
Jake Bennett, Planner I

RECOMMENDED CITY COUNCIL ACTION: Staff recommends approval of the proposed rezoning request with the following special ordinance provisions.

1. The subject property shall be zoned "PD" - Planned Development District and shall be subject to the following special ordinance provision:

    a. The subject property shall develop in accordance with the attached development regulations.

APPLICATION SUBMITTAL DATE: June 27, 2022 (Original Application)
August 24, 2022 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 6.053 acres of land, generally for single family attached residential uses and to modify the development standards.

EXISTING ZONING AND LAND USES:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" Planned Development District 1996-11-53 (Commercial Uses)	Undeveloped Land

North	"PD" Planned Development District 1996-11-53 (Single Family Residential Uses)	Undeveloped Land
South	"AG" Agricultural District	City of McKinney Park (Grady Littlejohn Softball & Baseball Complex)
East	"PD" Planned Development District 1996-11-53 (Single Family Residential Uses)	Single Family Residential (Pinehurst 1A Subdivision)
West	"RS-60" - Single Family Residence District	McKinney High School

PROPOSED ZONING: The applicant is requesting to rezone the subject property generally for single family attached (townhome) residential uses and to modify the development standards, as further described below.

Residential Uses

- Currently, the property is zoned "PD" - Planned Development District for commercial uses.

- The applicant proposes to rezone the tract to allow uses similar to those permitted within the city's "TH" - Townhome Residential District. The applicant has indicated a desire to develop a single family attached (townhome) uses on the site; however, a complete list of the allowed uses is attached to this staff report for your reference.

Space Limits

- The "TH" - Townhome Residential District requires a minimum lot area of 2,700 square feet, a minimum lot depth of 80 feet, and a minimum lot width of 25 feet. The applicant is requesting to reduce the minimum lot area to 1,800 square feet, reduce the minimum lot depth to 70 feet and reduce the minimum lot width to 24 feet.

- The "TH" - Townhome Residential District requires a minimum front yard setback of 20 feet and a minimum rear yard setback of 15 feet. The applicant is requesting to reduce the minimum front yard setback to 19 feet and the minimum rear yard setback to 8 feet.

- The "TH" - Townhome Residential District limits the maximum building height to 35 feet. The applicant is requesting a maximum building height of 40 feet.

- Given the unique configuration of the lot, the floodplain and topography of the tract, and the fact that the proposed space limits are comparable to what is being proposed as part of the New Code McKinney Initiative, Staff has no objections to the applicant's requested space limits.

Landscaping Requirements

- Typically, all single family developments are required to provide two canopy trees per lot, with a minimum of one canopy tree within the front yard.

- The applicant requests to plant one canopy tree within the front yard of each single family residential lot. For each residential lot, one additional canopy tree shall be planted within an

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open space throughout the development.

- The proposed landscaping requirements allow for flexibility in tree plantings while still ensuring that the total number of required canopy trees are still provided within the proposed development. As such, Staff has no objections to the applicant's request.

Although the current zoning on the subject property allows for commercial uses pursuant to the city's "C" - Planned Center zoning district, the area has predominately developed with lower intensity residential and commercial uses. Furthermore, the city's comprehensive plan designates this tract as the Town Center Residential placetype, which calls for residential uses. With these things in mind, development of townhomes on the site could provide a compatible infill residential product type that contributes to the overall character of the existing neighborhoods.

As such, staff recommends approval of the proposed rezoning request.

It should be noted that a rezoning request for multi-family uses was considered on the subject property earlier this year. The request was unanimously recommended for denial by the Planning and Zoning Commission on January 11, 2022 and was ultimately withdrawn by the applicant prior to consideration by the City Council.

CONFORMANCE TO THE ONE MCKINNEY 2040 COMPREHENSIVE PLAN: A key aspect of the ONE McKinney 2040 Comprehensive Plan is to provide direction related to desired development patterns in the city and to inform decisions related to the timing and phasing of future infrastructure investments. To assist in guiding these decisions, the plan includes a set of Guiding Principles that provide overall guidance and a Preferred Scenario and Land Use Diagram that illustrates the desired development patterns in the city. The Preferred Scenario and Land Use Diagram are built upon a series of distinctive districts, each with a specific purpose, focus and market. Each district consists of a mix of placetypes that identify the predominate land uses and desired pattern of development for the district.

- Guiding Principles:
  The proposed rezoning request is generally in conformance with the Guiding Principle of "Diversity (Supporting our Economy and People)" established by the Comprehensive Plan. In particular, the proposed request has the potential to provide "[…]housing options and neighborhood choices that are accessible, attainable and appealing to people at all stages of their lives."

- Preferred Scenario and Land Use Diagram Characteristics:
  Per the Preferred Scenario and Land Use Diagram, the subject property is located in the Town Center District and is designated as the Historic Town Center - Residential placetype.

  The Historic Town Center - Residential placetype describes the established urban neighborhoods surrounding downtown. Medium-lot, single-family detached homes are the predominant use of land in this placetype. Attached residential structures, including townhomes, patio-homes, and duplexes, are less common but still a presence. Many of the community's oldest and most historic homes are found here, requiring a layer of municipal

protection so as to maintain their integrity and historic character.

- Land Use Diagram Compatibility:
  When considering land use decisions, the City should determine that a project aligns with the Land Use Diagram and/or meets a majority of the plan's established criteria to be considered compatible with the Land Use Diagram. The proposed rezoning request **aligns** with the Historic Town Center - Residential placetype of the Town Center District, is in conformance with the Land Use Diagram and should be compatible with the surrounding properties.

- Fiscal Model Analysis: The attached fiscal analysis shows a positive fiscal benefit of $44,942 for the 6.053 acre property, which should contribute to achieving an overall fiscal balance in the city. Some key takeaways for this property include:

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has not received any letters in support of or opposition to this request. This does not include emails or letters that may have been sent directly to members of the Council. As part of the Planning and Zoning Commission Public Hearing, Staff has not received any citizen comments through the online citizen portal.

BOARD OR COMMISSION RECOMMENDATION: On August 23, 2022, the Planning and Zoning Commission voted 6-0-0 to recommend approval of the proposed zoning request.