Agenda

1. Discussion and Consideration: Bundles 16, 18, 20
2. Discussion and Consideration: FLU Map and Dashboards (and dots)
3. Work Plan Updates

Note: This agenda deviates from the packet
Remaining Meetings

- Tuesday, November 17
- Wednesday, November 18

**TODAY:** Vote on Bundles

- Tuesday, December 1
- Wednesday, December 9

Vote on Maps & Bundles 23 & 24
(Target Date to Send to P&Z)

- Tuesday, January 5
- Tuesday, January 12

Vote on any remaining bundles and the plan is ready for public review

Completion needed by January 12 to have Telephone Town Hall on February 11, 2020
Bundles 16, 18, 20
The Built Environment – Transit-Oriented Development

WEBSITE CONTEXT: Received approval by both CPRC and P&Z as part of Bundle 5.

POLICY: Received approval by both CPRC and P&Z as part of Bundle 5.

TOD1): Received approval by both CPRC and P&Z as part of Bundle 5.

TOD2): Received approval by both CPRC and P&Z as part of Bundle 5.

TOD3): Received approval by both CPRC and P&Z as part of Bundle 5.

TOD4): Implement parking best practices in transit-served areas and identified Urban Activity Centers. Compact Complete Centers where increased land productivity provides opportunity for additional open space.

TOD5): A deletion of this action was approved by both CPRC and P&Z as part of Bundle 5.

TOD6): Pursue land banking techniques around existing and future transit stations to ready the environment for redevelopment.

TOD7): Prepare developer’s Request for Qualifications (RFQ)/Request for Proposals (RFP) for disposition of city property and include language describing regulatory requirements.

*NOTE: This language was approved by the CPRC and P&Z as part of Bundle 5; however, staff recommends revising the language as a result of the subsequent CPRC discussions regarding the Future Land Use Map and Dashboards.

* NOTE: CHANGES TO THIS TEXT ARE TRACKED FROM THE CPRC PRELIMINARILY APPROVAL ON 9/1/2020.

1 NOTE: IF TOD5 IS REMOVED, THIS ACTION WILL NEED TO BE RENUMBERED.

2 NOTE: DEFINITION OF LAND BANKING TO BE ADDED TO GLOSSARY: “Land banking provides municipalities an opportunity to acquire vacant, abandoned, tax-delinquent, foreclosed, or blighted properties and put them into productive use.”
Rezoning of Piano’s underperforming retail corners is desired in a manner that is positive for the businesses and the surrounding neighborhoods. Where appropriate, redevelopment of all or part of a retail corner may present opportunities for new uses and reduction of marginal or overbuilt retail space.

POLICY - Piano will encourage reinvestment, revitalization, and redevelopment of underperforming developments within neighborhood retail corner centers to accommodate a viable combination of local commercial, retail, and entertainment uses within walking-distance-of-residents. Where appropriate transitions can be maintained, redevelopment may present opportunities to introduce residential uses and improve access.

RESNC1) Conduct a study that Working with neighborhoods and property owners, identify retail corners that are some candidates for redevelopment and reinvestment opportunities and includes resident input for desired businesses and land use activities.

RESNC2) Target specific retail sites around Piano to serve as catalysts for redevelopment.

RESNC3) Provide incentives such as public improvement districts (PIDs), tax increment finance (TIF) districts, or finance utility upgrades to encourage reinvestment and redevelopment of neighborhood centers. Developing a redevelopment toolkit for neighborhood retail corners which would include special training districts, reporting, fee waivers, or other incentives and planning assistance. When evaluating use of the toolkit for specific redevelopments, additional weight should be given to proposals that enhance surrounding neighborhoods, improve community aesthetics, and maximize the return to taxpayers.

RESNC4) Create the neighborhood Mixed-Use (MNU) zoning district and establish regulations and standards for residential mixed-use development. Modify regulations to promote retail center redevelopment inclusive of creative design solutions, activated open space, walkable retail, and walkable streetscapes to create desirable destinations.

RESNC5) Establish design guidelines within the MNU zoning district that provide a direct connection for residents to conveniently access commercial businesses, open space, and other amenities in retail centers.

Implementation should be limited to locations where connections are desired by the adjoining neighborhood from the neighborhood center in surrounding residential areas.
Regionalism – Population Growth

WEBSITE CONTEXT – <<Received approval by both CPRC and P&Z as part of Bundle 6>>

POLICY – <<Received approval by both CPRC and P&Z as part of Bundle 6>>

PG1*) Develop a policy on new growth based on the Growth and Change map, which identifies appropriate locations for growth and redevelopment opportunities.

PG2*) Review the Growth and Change Map and Future Land Use and Density Guidance Maps every five years and seek public input on amending growth recommendations as a result of development trends and changing conditions.

PG3*) If required, rezone land to Evaluate the potential of preferred growth and redevelopment locations to accommodate anticipated future growth recommendations in a way that compliments and respects existing neighborhoods. Where potential is found to align with community priorities, initiate action to support desired outcomes.

PG4*) Collaborate with neighboring cities to determine compatibility with residential development policies. Whenever possible, seek solutions that are mutually beneficial.

PG5) <<Received approval by both CPRC and P&Z as part of Bundle 6>>

PG6*) Participate in regional discussions regarding population change and migration into the Dallas-Fort Worth area and its impact on cities and the region.

* NOTE: CHANGES TO THIS TEXT ARE TRACKED FROM THE PLANOMORROW ORIGINAL ORDINANCE.

* NOTE: CHANGES TO THIS TEXT ARE TRACKED FROM THE CPRC PRELIMINARILY APPROVAL ON 9/15/2020.

1st Consideration on 11/17
The Neighborhood Corners Future land use category applies to the small-to-medium retail sites on the corners of major arterial roads that have traditionally served the convenience retail, service, office, and institutional needs of surrounding neighborhoods. Neighborhood Corners are typically up to 20 acres in size, directly adjacent to single-family neighborhoods, and are anchored by a small grocery store, drug store, or gas station.

Maintaining Healthy & Attractive Corners - Continued maintenance, renovation, and revaluation are strongly encouraged to maintain neighborhood corner Vitality and attractiveness. This may be achieved through parking lot landscaping, environmental improvements, building renovations, and other site improvements to enhance community form and limit visual impacts of parking. Adequate transitions in building setbacks and height should be provided when development is proposed near neighborhoods. An ongoing relationship between neighborhood residents and commercial property owners and managers in adjacent corners is encouraged to support the economic health and vitality of the community.

Residential Uses - In limited situations, residential uses may be introduced as an extension of surrounding Neighborhood (H) areas, reducing excessive retail zoning or replacing underperforming retail square footage. Low-rise, single-family housing types are desired for compatibility with existing adjacent neighborhoods. New housing should complement the scale, density, and character of surrounding neighborhoods. Existing multifamily developments, which function as transitions from moderate-to-high intensity commercial areas, should be well maintained to preserve neighborhood character.

LAND USE MIX

HOUSING MIX

EMPLOYMENT MIX

COMPATIBILITY OF NEW USES

COMMUNITY CORNERS (CC)

The Community Corners future land use category applies to medium-to-large retail sites on the corners of major arterial roads that traditionally serve the general retail service, office, and institutional needs of surrounding neighborhoods. These areas are often anchored by uses such as a large grocery store, warehouse store, hardware store, department store, fitness center, or other big box retailers. Community Corners are typically 25 acres, but may be as small as 10 acres when buffered from single-family neighborhoods or located in an area with excess retail zoning or development.

Redevelopment & Innovative Concepts - Due to the abundance of retail zoning in Plan’s development history and changes in retail consumer trends, these areas are increasingly susceptible to decline. Redevelopment is encouraged wherever appropriate to reduce excess retail square footage, increase green spaces, integrate new uses, improve walkability, limit visual impacts of parking, and enhance community form. Furthermore, innovative solutions that introduce useable open space and re-purpose existing structures are desired to create unique community gathering spaces in these areas. Adequate transitions in building setbacks and height must be considered when development is proposed near surrounding neighborhoods.

Residential Uses - The introduction of residential uses are encouraged where buffered from adjacent neighborhoods, or when necessary to further the goals of Community Corner redevelopment and provided in a context-sensitive manner. New housing should be thoughtfully integrated into the street network of Community Corner development and, when feasible, safe and convenient connections from existing neighborhood should be provided. In many cases, the layout of existing neighborhoods may preclude direct walking connections to these corners. Low-rise, single family housing types are desired for compatibility with existing adjacent neighborhoods. Existing multifamily developments, which function as transitions from moderate-to-high intensity commercial areas, should be well maintained to preserve neighborhood character.

The Urban Activity Centers future land use category applies to areas designated for significant development or redevelopment with high intensity mixed-use activity centers attracting large corporations, specialty shopping, dining, and entertainment, and high density residential development. These areas are typically a minimum of 100 acres and include mid- to high-rise buildings with a compact block structure, and human-scale street and building design, which create a highly walkable urban form.

Complete Neighborhoods - Uses should be highly integrated, creating well-connected neighborhoods with a variety of housing types, convenient access to jobs, active open spaces, linear and pedestrian connections, cultural activities, and supporting services. Parking structures should be provided to reduce surface parking and encourage efficient use of land. Where possible, these areas should incorporate principles of Transit Oriented Development to accommodate future transit connections.

Design Standards - These areas will be developed on the principles of mixed use and urban form, creating active and engaging social hubs for residents and visitors. Structured parking and high-rise buildings will allow maximum efficiency of the land, while also providing active, usable open space with parks, fountains, public art, and linear greenspaces.
●●●●●●● Most compatible primary uses
●●●●●●○ Very compatible as primary uses
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●●●●○○○ Compatible as secondary uses
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Work Plan Updates
Work Plan – Schedule

• **Friday, November 20th**: The Density Guidance Map and Bundles 23 and 24 will be sent out for homework

• **Sunday, November 29th**: Homework due

• **Monday, November 30th**: Homework results will be sent to the Committee

• **Tuesday, December 1st**: Meet to go over homework results

• **Wednesday, December 9th**: Voting on Maps and Bundles to send to P&Z
Only four scheduled meetings remain.

It is recommended that the December 9, 2020, and January 12, 2021, meetings be anticipated as regular meetings, rather than continuation meetings.

CPRC Thoughts?
Work Plan – Revisions

- Updated meeting discussion topics to reflect the agenda.
- Updated the tracking status and meeting dates for the remaining bundles to be considered by CPRC.
Discussion of Work Plan

Does the Committee have modifications regarding the Work Plan?
Next Meeting

- Prepare for the next meeting
  - Date: Wednesday, December 1, 2020
  - Time: 6:00 p.m.
  - Location: Plano Council Chambers
Thank you
For more information, please visit
www.PlanoCompPlanReview.org