City of Plano
Comprehensive Plan Review
Meeting #26a | December 1, 2020 | CPRC No. 26a
Remaining Meetings

• Tuesday, December 1
• Wednesday, December 9

TODAY: (Vote on all Items Being Sent to P&Z)
- Vote on Bundles 23 & 24
- Vote on FLUM and Dashboards
- Vote on DGM

• Tuesday, January 5
• Tuesday, January 12
• Tuesday, January 19 (if needed)

JOINT CPRC & P&Z MEETINGS:
- Completion of all Feedback Loop Items
- Vote on DRAFT PLAN

Completion needed by January 12 to have Telephone Town Hall on February 11, 2020
Remaining Meetings

- Thursday, February 11
  TELEPHONE TOWNHALL

- Tuesday, February 23

- Monday, March 1
- Tuesday, March 9
- Monday, March 15 (if needed)
  JOINT CPRC & P&Z MEETINGS:
  - Consider Revisions to DRAFT PLAN
  - Vote on JOINT PLAN

- Monday, March 22
  City Council Adopt JOINT PLAN
Agenda

1. Executive Session

2. Approval of Minutes: November 17, 2020, and November 18, 2020

3. Discussion: Density Guidance Map and Bundles 23 and 24

4. Consideration: Density Guidance Map and Bundles 23 and 24

5. Discussion and Consideration: Future Land Use Map and Category Descriptions

6. CPRC Work Plan Updates
Executive Session
Density Guidance Map and Bundles 23/24
Green Light (Go)
Comp Plan is supportive of the density of a development proposal, if the density is equal to or less than the density shown on the Density Guidance Map (DGM) for that specific area.

Yellow Light (Needs Analysis)
Comp Plan may be supportive of the density of a development proposal, if
• It is less than the maximum density shown on the Future Land Use Map’s dashboard for that specific category, and
• It meets the neighborhood compatibility items shown on the Density Guidance Map (DGM) supporting material and Bundle 24 actions.

Red Light (Stop, Changes Needed)
Comp Plan is not supportive of the density of a development proposal if it exceeds the maximum density shown on the Future Land Use Map’s dashboard for that specific category. A Comp Plan amendment (Bundle 23) is the only option for a development proposal to proceed if above the dashboard’s maximum density.
Rezoning Request for Residential Development

**STEP 1:**
Determine the Density Guidance Map recommended density for the property.

**Question 1:**
Is the proposed density within or under the recommended threshold indicated in the Density Guidance Map legend?

- **YES**
  - Density is supported*
  - Go to Step 2

- **NO**
  - Go to Step 2

**STEP 2:**
Determine the Future Land Use Category for the property.

**Question 2:**
Is the proposed density above the maximum density listed in the associated dashboard for that category?

- **YES**
  - Density is not supported**
  - Go to Step 3

- **NO**
  - Go to Step 3

**STEP 3:**
See the review criteria for the associated Future Land Use Category on pages 2-3.

**Question 3:**
Does the development generally meet the criteria listed in pages 2-3?

- **YES**
  - Density is supported*

- **NO**
  - Density is not supported**

* other considerations remain regarding full support for the request

** map amendment required - see Plan Map Amendment Policy
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The numbers on the Density Guidance Map correspond to the maximum density that lawyers, etc., are appropriate for a property. Additional density is supported where single-family uses are introduced in certain areas.

MAP LEGEND

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Favorable Features of Development

All requests to introduce residential density over the limits above, but below the Future Land Use (FLU) maximums, should be assessed against the following criteria in analyzing suitability and compatibility with the surrounding area (as applicable):

1. Is there adequate infrastructure (roadways, utilities, drainage, etc.) to serve the area?
2. Is there access to city services (parks, libraries, etc.)?
3. Are there increases in public safety resources (police, fire, etc.) to adequately serve the area?
4. Do schools have the necessary capacity to serve increases in population as a result of the request?
5. Is the request consistent with an adopted small area plan?
6. Has the applicant engaged surrounding property owners and residents about the request?
7. Does the request comply with the Expressway Corridor Environmental Health Policy?

The effects of increased density will vary from location to location. To address these differences, the Future Land Use Categories have been organized into groups where the additional considerations for residential density above the limits established by the Density Guidance Map. These include:

- **Areas of Minimal Change** - These areas are generally not appropriate for any increases in residential density. However, there may be instances where additional density is warranted based upon unique site considerations or to meet major city goals, such as economic development or special needs housing.
- **Retail Corners** - Due to the abundance of retail zoning in the city's development history, it is anticipated that some of the retail corners will redevelop with residential uses in limited circumstances.
- **Activity Areas** - These areas are the most appropriate locations for higher density development, but these areas should include a thoughtfully planned land use mix consistent with the FLU dashboards and be phased to maximize benefits to residents and the community.

**AREAS OF MINIMAL CHANGE**

- **Neighborhoods (N)**
  Requests to increase density above what is permitted by the existing zoning of a property, in areas designated as Neighborhoods (N) on the Future Land Use Map should be used only for development consistent in character and density with adjacent properties. A major exception is that it is anticipated that all agriculturally zoned land will eventually be changed to other zoning classes consistent with the Comprehensive Plan and the city proceeds toward full development.

- **Expressway Corridors (EX)**
  Requests to introduce residential uses, or increase density above existing limits, in areas designated as Expressway Corridors (EX) on the Future Land Use Map should only be used in limited circumstances where necessary to support redevelopment objectives adopted by the City. This includes providing a 2:1 ratio of non-residential to residential uses.

- **Employment Centers (EC)**, Open Space Network (OS), and Social Network (SN)
  Requests to introduce residential uses, or increase density above existing limits, in areas designated as EC, OS, or SN on the Future Land Use Map are not supported.
DGM Categories – Overview

1. Areas of Minimal Change
   - No Increase
   - 20 DUA

2. Retail Corners
   - 10-22 DUA

3. Activity Areas
   - 15-100 DUa
DGM Categories – Areas of Minimal Change

- Neighborhoods, Employment Centers, Social Networks, and Open Space Networks: No Increase
- Expressway Corridors: 20 dwelling units per acre (DUA)
DGM Categories – Retail Corners

- Neighborhood Corners: greater of the proximity-based residential density calculation or 10 DUA
- Community Corners: greater of the proximity-based residential density calculation or 12 DUA
DGM Categories – Activity Areas

- Suburban Activity Centers: greater of the proximity-based residential density calculation or 15 DUA
- Urban Activity Centers: 60 DUA
- Downtown Corridors:
  - 100 DUA for area within 500’ of a planned transit station
  - 50 DUA for area within 1,000’ of a planned transit station
  - 15 DUA for area within a half mile of a planned transit station
  - No Increase for area outside a half mile of a planned transit station
The following changes were made to the DGM since being sent to the CPRC on Friday, November 20:

- The addition of asterisks on “Density is not supported” on Step 3 and general formatting of the How to Use the Density Guidance Map page (page 1).
- Various minor text changes.
- The addition of the map purpose to the Map itself.
Density Guidance Map – Summary

- Attachment B – Summary of calculated proximity-based residential density for all Neighborhood Corners, Community Corners, and Suburban Activity Centers.
Next Meeting

- Prepare for the next meeting
  - Date: Wednesday, December 9, 2020
  - Time: 6:00 p.m.
  - Location: Plano Council Chambers
Thank you
For more information, please visit www.PlanoCompPlanPlanReview.org