Agenda

1. Overview and Scheduling
2. Review: Future Land Use Map and Dashboards
3. Review: Density Guidance Map
4. Review: Bundles 23 and 24
5. Review: Housing Types Menu
6. Next Steps
Repeat Process Until At Least: Supermajority (75%) Approval of CPRC & Simple Majority Vote (50%) of P&Z is Achieved

- Review
- Establish concerns
- Feedback

CPRC

- Listen
- Policy

P&Z

- Review
- Feedback

CPRC

- Listen
- Amend

P&Z

- Present to Public
- Listen
- Feedback

CPRC

<table>
<thead>
<tr>
<th>Step 1</th>
<th>Step 2</th>
<th>Step 3</th>
<th>Step 4</th>
<th>Steps 5 &amp; 6</th>
</tr>
</thead>
</table>
Proposed Project Schedule

• CPRC Meetings to Vote on All Items Being Sent to P&Z:
  – Tuesday, January 5, 2021
  – Tuesday, January 12, 2021

• Draft (Joint) Plan Preparation:
  – Tuesday, January 19, 2021
  – Tuesday, February 2, 2021

• Public Input and Telephone Town Hall

• Final (Joint) Plan Preparation:
  – Monday, March 15, 2021
  – Tuesday, March 23, 2021
  – Monday, March 29, 2021

Dates are subject to change
Future Land Use Map and Dashboards
FLU Dashboard Components

1. Descriptions
2. Priorities
3. Mix of Uses
4. Compatibility of New Uses
5. Character Defining Elements
FLU Dashboard Components – Mix of Uses
4. COMPATIBILITY OF NEW USES

This chart illustrates the compatibility of land uses for new growth, infill, and redevelopment in each Future Land Use Category. Some areas may have existing uses noted as “not a compatible use” that are anticipated to remain in active and productive use.

- **Most compatible uses**: This use, as a new, infill, or redevelopment use, is the most compatible in the Future Land Use Category.
- **Somewhat compatible uses**: This use, as a new, infill, or redevelopment use, is typically compatible in the Future Land Use Category. Additional analysis and information may be required to justify the compatibility of the use in the proposed location.
- **Compatible uses in limited circumstances**: This use, as a new, infill, or redevelopment use, is generally not compatible within the Future Land Use Category, so proposed uses in this category require a Favorable Features of Development analysis, per the Redevelopment and Growth Management Policy, to aid in determining compatibility as part of the zoning process. The use may be found compatible as a primary use in special, non-typical scenarios or where measures are taken to address compatibility concerns.
- **Not a compatible use**: This use, as a new, infill, or redevelopment use, is typically not compatible within the Future Land Use Category.
## FLU Dashboard Components – Compatibility of New Uses

<table>
<thead>
<tr>
<th>HOUSING</th>
<th>EMPLOYMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Traditional SF-D</td>
<td>Office</td>
</tr>
<tr>
<td>Traditional SF-A</td>
<td>Restaurant/Retail</td>
</tr>
<tr>
<td>Midtown - Single Unit</td>
<td>Service</td>
</tr>
<tr>
<td>Midtown - Multi-Unit</td>
<td>Institutional</td>
</tr>
<tr>
<td>Garden-Style MF</td>
<td>Warehouse</td>
</tr>
<tr>
<td>Main Street-Style MF</td>
<td></td>
</tr>
<tr>
<td>Mid-Rise MF</td>
<td></td>
</tr>
<tr>
<td>High-Rise MF</td>
<td></td>
</tr>
<tr>
<td>Institutional Living</td>
<td></td>
</tr>
</tbody>
</table>
Highlights

1. Adding **Specificity** to the Future Land Use Map
   - Item
     - Need clearer understanding of what areas might become
     - 50,000’ elevation view vs. 10,000’ elevation view
   - Approach
     - The updated plan proposes a two-page layout (i.e., the dashboards)
2. Highlights of Map Changes
   > Category Name Changes:
     » Neighborhood Centers (NC) became Neighborhood Corners (NC)
     » Regional Centers (RC) became Suburban Activity Centers (SA)
     » Compact Complete Centers (CCC) became Urban Activity Centers (UA)
     » Transit Corridor (TC) became Downtown Corridors (DT)
   > One New District: Community Corners (CC)
3. Redevelopment of Retail Corners

Item

» How to address the future redevelopment at major intersections?

Approach

» Neighborhood Corners (NC) and Community Corners (CC)
PURPOSE OF THE DENSITY GUIDANCE MAP (DGM)

With limited undeveloped land and significant regional growth, Plano is experiencing increased demand for housing in areas that the city’s Comprehensive Plan has historically reserved for employment generating uses. Furthermore, dramatic shifts in the national retail environment may lead to struggling regional shopping malls and neighborhood retail centers in Plano. The city recognizes that additional housing may be needed to address these challenges; however, increasing residential density, especially near established neighborhoods, cannot be the only solution to maintaining vitality of the community. In response, the Density Guidance Map (DGM) was created to responsibly manage zoning change requests by providing guidance on locations, densities, and characteristics for new residential development that meets citywide goals and community preferences. Likewise, it also shows areas where minimal change is anticipated and the existing character should be maintained.

Most areas designated on the map are not anticipated to change to residential uses. Yet, as it is difficult to predict specific locations where zoning changes for residential infill development or redevelopment will be requested, the map is divided into categories with unique criteria that should be considered for all residential zoning requests above the dwelling units per acre (DUA) listed on the map. These categories are generally intended to manage growth by limiting residential development to places that meet one of the five goals for residential development. The numbers on the Density Guidance Map represent the DUA that may be requested as part of a zoning change without requiring additional scrutiny beyond the city’s established zoning procedures.

FIVE GOALS FOR RESIDENTIAL DEVELOPMENT

1. Replacing excess retail zoning and encouraging reinvestment in underperforming local and regional shopping centers.
2. Redeveloping aging commercial land uses along the US 75 Corridor.
3. Continuing the emergence of Downtown Plano as a thriving transit village while protecting the city’s heritage resources.
4. Supporting the Envision Oak Point Plan’s vision to “Enhance Community. Establish Place.” in northeast Plano.
5. Promoting world-class business and entertainment hubs that contribute to Plano’s success as a global economic leader.

Steps to determine the appropriateness of proposed density for a rezoning request:

1. **FLU Max** - Using the FLUM, determine the maximum DUA of the associated FLUM Category for the property (FLU Max). Is the proposed density above or below the FLU Max?
2. **DGM Line** - Locate the DUA number listed on the Density Guidance Map for the property (DGM Line). Is the proposed density above or below the DGM Line?
3. **Appropriateness** - Use the table to the right to determine if the proposed density is appropriate for the property.

**NOTE:** When a property on the map is located in multiple DGM categories, the category covering the majority of the property (based on total acres) will be applied to the entire property. Projects may not be divided based on DGM categories.

---

**1 - FLU MAX**
Above

**2 - DGM LINE**
Above

**3 - APPROPRIATENESS**

Density is not appropriate, map amendment required (see Plan Map Amendment Policy).

Density may be appropriate if the proposal meets the criteria listed in pages 2-3. Other considerations remain regarding full support for the request.

Density is generally appropriate, however other considerations remain regarding full support for the request.

---

*For zoning requests in the Envision Oak Point area, refer to the Envision Oak Point category on page 3.*
FIVE GOALS FOR RESIDENTIAL DEVELOPMENT

1. Replacing excess retail zoning and encouraging reinvestment in underperforming local and regional shopping centers.

2. Redeveloping aging commercial land uses along the US 75 Corridor.

3. Continuing the emergence of Downtown Plano as a thriving transit village while protecting the city’s heritage resources.

4. Supporting the Envision Oak Point Plan’s vision to “Enhance Community. Establish Place.” in northeast Plano.

5. Promoting world-class business and entertainment hubs that contribute to Plano’s success as a global economic leader.
Steps to determine the appropriateness of proposed density for a residential rezoning request*:

1. **FLU Max** - Using the FLUM, determine the maximum DUA of the associated FLUM Category for the property (FLU Max). Is the proposed density above or below the FLU Max?

2. **DGM Line** - Locate the DUA number listed on the Density Guidance Map for the property (DGM Line). Is the proposed density above or below the DGM Line?

3. ** Appropriateness** - Use the table to the right to determine if the proposed density is appropriate for the property.

**NOTE:** When a property on the map is located in multiple DGM categories, the category covering the majority of the property (based on total acres) will be applied to the entire property. Projects may not be divided based on DGM categories.

* For zoning requests in the Envision Oak Point area, refer to the Envision Oak Point category on page 3.

<table>
<thead>
<tr>
<th>1 - FLU MAX</th>
<th>2 - DGM LINE</th>
<th>3 - APPROPRIATENESS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Above</td>
<td>Above</td>
<td>Density is not appropriate, map amendment required (see Plan Map Amendment Policy).</td>
</tr>
<tr>
<td>Below</td>
<td>Above</td>
<td>Density may be appropriate if the proposal meets the criteria listed in pages 2-3. Other considerations remain regarding full support for the request.</td>
</tr>
<tr>
<td>Below</td>
<td>Below</td>
<td>Density is generally appropriate, however other considerations remain regarding full support for the request.</td>
</tr>
</tbody>
</table>
DGM Categories

- Conserve and Enhance | 0 DUA
- Retail Revitalization-1 | 10 DUA
- Retail Revitalization-1 | 15 DUA
- US 75 Redevelopment | 20 DUA
- Business/Entertainment Hub | 25 DUA
- Transit-Oriented Development-1 | 15 DUA
- Transit-Oriented Development-2 | 50 DUA
- Transit-Oriented Development-3 | 100 DUA
- Envision Oak Point | DUA Consistent with Envision Oak Point Plan
Conserve and Enhance 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 that meet major city goals, such as economic development or special housing needs (refer to Neighborhood Conservation and Special Housing Needs Policies).

Requests to increase density above what is permitted by the existing zoning of a property should be used only for infill development consistent in character and density with adjacent properties. A major exception is the continued anticipation that all land zoned Agricultural will eventually be changed to other zoning classifications consisted with the Comprehensive Plan as the city proceeds toward full development.
DGM Categories – US 75 Redevelopment

As the oldest of Plano’s major expressways, the US 75 Corridor includes commercial properties in need of revitalization or redevelopment. As described in the Retail Revitalization categories, revitalization is also the preferred path to maintain viability of the corridor. Requests to introduce residential uses above 20 DUA in the US 75 Redevelopment area should only be used in limited circumstances where necessary to support specific redevelopment objectives adopted by the City. This includes providing a 2:1 ratio of non-residential to residential floor area (refer to Redevelopment of Regional Transportation Corridors Policy).
Business/Entertainment Hub areas are the most appropriate locations for higher density development, but these areas should include a thoughtfully planned land use mix and be phased to maximize benefits to residents and the community. Zoning requests to add or increase residential density above 25 DUA in the Business/Entertainment Hub areas should:

- be used where necessary to support specific redevelopment objectives adopted by the City. This includes providing a 2:1 ratio of non-residential to residential floor area;
- meet the city’s requirements under the Community Design Assessment for Mixed-Use Developments, where applicable;
- create a complete new neighborhood, or expansion of an existing neighborhood when appropriate transitions are provided;
- include residential adjacency standards for buildings greater than 2 stories in height, requiring setbacks from existing neighborhoods of no less than 2 ft. of depth per 1 ft. of building height (up to 200 feet);
- provide park-like green spaces at prominent locations within the development;
- where there is an established mix of uses through PD, or UMU zoning, or other means, provide information to justify why a change in the land use mix is required; and
- be consistent with an adopted Small Area Plan, as applicable.
Zoning requests for residential uses in areas designated as **Envision Oak Point** on the Density Guidance Map will be considered for appropriateness based on consistency with the Envision Oak Point Plan.
DGM Categories – Retail Revitalization

**RETAIL REVITALIZATION-1 | 10 DUA**

Most retail corners and shopping areas are not expected to introduce residential uses. Except in situations where retail uses in the immediate area are clearly overbuilt and reduction of retail zoning or square footage is warranted, revitalization is the preferred path, with innovative design solutions combining office or service uses with green spaces. Priority should be given to plans that significantly upgrade remaining, retail space and create substantial community green space and active open space. When housing is proposed, it should be clearly demonstrated that residential uses are essential to the success of the project. (Refer to Revitalization of Retail Shopping Centers Policy).

Zoning requests to add or increase density above the applicable DUA limits in all Retail Revitalization areas should:
- be used only where necessary to reduce or replace excess commercial zoning or retail square footage;
- increase opportunities for homeownership;
- include 1,5x the allowable open space requirements of the Zoning Ordinance;
- reduce heat islands and stormwater runoff by providing increased green space and permeable surfaces; and
- be consistent with an adopted Small Area Plan, as applicable.

Zoning requests to add or increase residential density above 10 DUA in the Retail Revitalization-1 areas should:
- When located in the Neighborhood Corridors FLU category: include only a mix of one- and two-story single-family residences or appropriately-scaled institutional living.
- When located in the Community Corridors FLU category: be used where necessary to reduce or replace excess commercial zoning or retail square footage;
- provide housing variety consisting mostly of single-family detached and attached homes, with a mix of dwelling sizes and styles; multifamily development should be small-scale buildings (no more than 3 stories in height and limited to no more than 25% of the total units in a development); and
- include residential adjacency standards for buildings greater than 2 stories in height, requiring setbacks from existing neighborhoods of no less than 2 ft. of depth per 1 ft. of building height.

**RETAIL REVITALIZATION-2 | 15 DUA**

Zoning requests to add or increase residential density above 15 DUA in Retail Revitalization-2 areas should:
- include residential adjacency standards for buildings greater than 2 stories in height, requiring setbacks from existing neighborhoods of no less than 2 ft. of depth per 1 ft. of building height;
- provide a variety of housing types, prioritizing single-family detached and attached housing, including a mix of dwelling sizes, styles, and multifamily units; and multifamily units should be small-scale for compatibility with surrounding neighborhoods and limited to 3 stories (except up to 4 stories and 35 DUA may be acceptable where located next to offices at least equal height and scale); and
- meet the city’s requirements under the Community Design Assessment for Mixed-Use Developments, where applicable.
DGM Categories – Transit-Oriented Development

To continue the successful transformation of the greater Downtown Plano area into a thriving transit village with new residential units, shops, and restaurants constructed within walking distance of DART rail stations, residential uses are supported when provided as part of a Transit-Oriented Development (refer to Transit-Oriented Development Policy).

Zoning requests to add or increase density above the DGM Line in the Transit-Oriented Development areas should:

- prioritize new housing in closest proximity to transit stations to maximize benefits of Transit-Oriented Development;
- preserve or adaptively reuse designated and potential heritage resources consistent with the Heritage Preservation Plan; and
- be consistent with any Downtown Master Plan, adopted Small Area Plan, and related city policies, as applicable.
Bundles 23 and 24
Bundles 23 & 24

• Many of the concerns raised by the CPRC arose from three things:
  1. Conditions on the Ground
  2. Opportunities to Participate in the Process
  3. Broad Language in the Comprehensive Plan

• Staff and the consultant proposed policies and actions (Bundles 23 and 24) to address these concerns
Bundle 23 – Plan Map Amendments

- Recommends establishing a procedure that would require a FLU Map amendment process be followed for zoning change requests that are inconsistent with the FLU density maximums of the Comprehensive Plan.
- Amendments would require applicants to submit data and information on how the change would impact surrounding neighborhoods, infrastructure, schools, and other public services.
- Provides an opportunity for additional public input.
• New policy to manage growth and redevelopment

• Provides more specific criteria on what characteristics are desired for rezoning requests for land uses considered compatible only in limited circumstances, per the FLUM

• Provides an opportunity for additional public input

• Prioritizes key design features in phased developments

• Incentive single-family housing
Housing Types Menu
## Housing Types

<table>
<thead>
<tr>
<th>HOUSING</th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Traditional SF-D</td>
<td>●●●</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Traditional SF-A</td>
<td>●●●</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Midtown - Single Unit</td>
<td>●</td>
<td>●</td>
<td>●</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Midtown - Multi-Unit</td>
<td>●</td>
<td>●</td>
<td>●</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Garden-Style MF</td>
<td>●</td>
<td>●</td>
<td>●</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Main Street-Style MF</td>
<td></td>
<td></td>
<td></td>
<td>●●●</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mid-Rise MF</td>
<td></td>
<td></td>
<td></td>
<td>●●●</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>High-Rise MF</td>
<td></td>
<td></td>
<td></td>
<td>●●●</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Institutional Living</td>
<td>●</td>
<td>●</td>
<td>●</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Housing Types

**TRADITIONAL SINGLE-FAMILY DETACHED**

**DESCRIPTION**
A residence designed for one or two families, ranging from rural ranchettes and estates to the typical neighborhood design setting. Houses are typically 1 to 2 stories in height with garages and at least two parking spaces in a driveway.

**PRODUCT TYPES**
- Ranchettes
- Estates
- Traditional Single-family
- Household Care Facilities
- Patio Homes
- Backyards
- Cottages
- Duplexes
- SF Senior Living

**TRADITIONAL SINGLE-FAMILY ATTACHED**

**DESCRIPTION**
A building with 3-10 dwelling units, where each unit is located on its own individual lot and shares one or more walls with other units. Generally two stories in height with garages, two parking spaces in a driveway for each unit, and off-street visitor parking. Located in a typical neighborhood design setting.

**PRODUCT TYPES**
- Traditional Townhomes
- SF Senior Living
Housing Types

**INSTITUTIONAL LIVING**

**DESCRIPTION**
A building or group of buildings that provides housing and daily care or medical assistance to seniors or special needs residents. Generally 2-4 stories in height with surface parking.

**PRODUCT TYPES**
- Assisted Living
- Household Care Institutions
- Long-Term Care Facilities
- Continuing Care Facilities
- Independent Living Facilities
- Senior Living
Housing Types

GARDEN-STYLE MULTIFAMILY

DESCRIPTION
Traditional apartment complexes, including condominiums, that contain at least 11 units in multiple buildings. They are often gated and set along the edge of Plano’s typical neighborhood design. Generally 2-4 stories in height with surface parking, but may include carports or garages for individual units. Amenities are provided in separate buildings and within the complex’s property.

PRODUCT TYPES
- Traditional Apartments
- Condominiums
- MF Senior Living

MAIN STREET-STYLE MULTIFAMILY

DESCRIPTION
Apartments, including condominiums, located within, or in walkable proximity to, mixed-use or transit-oriented developments. Generally 3 to 4 stories in height, with or without retail uses on the first floor. Parking is available in multi-level garages and on-street parking spaces. Amenities are often provided in internal courtyards.

PRODUCT TYPES
- Apartments
- Condominiums
- Mixed-Use Buildings
- MF Senior Living
Housing Types

**MID-RISE MULTIFAMILY**

**DESCRIPTION**
Apartments, including condominiums, located within transit-oriented developments, or adjacent to and in support of employment areas. Generally 5 to 9 stories in height, with or without retail uses on the first floor. Parking is available in multi-level garages and/or on-street parking spaces. Amenities are often provided within the building, on rooftop decks, and in internal courtyards.

**PRODUCT TYPES**
- Apartments
- Condominiums
- Mixed-Use Buildings
- MF Senior Living

**HIGH-RISE MULTIFAMILY**

**DESCRIPTION**
Apartments, including condominiums, located within walkable proximity to mixed-use development and major employers. Generally 10 or more stories in height, with or without retail uses on the first floor. Parking is available in multi-level garages and on-street parking spaces. Amenities are often provided within the building and on rooftop decks.

**PRODUCT TYPES**
- Apartments
- Condominiums
- Mixed-Use Buildings
- MF Senior Living
Housing Types

**MIDTOWN HOUSING**

**DESCRIPTION**

Midtown housing provides a range of low-rise moderate density housing types, from small lot single-family homes to larger multi-unit homes, which may complement some neighborhoods as a transition between commercial uses and lower-density residential products. These housing products provide communities with a greater spectrum of price points and lower maintenance options for homeownership in a neighborhood setting. The following are typical examples of midtown housing products that could be welcomed in Plano:
Housing Types

MIDTOWN HOUSING - SINGLE UNIT

DESCRIPTION
Small-lot single-family products typically located within, or in walkable proximity to, goods and services or transit. The buildings are generally one to three stories with garage parking on smaller lots.

PRODUCT TYPES
- Detached Townhomes
- Attached Townhomes
- Duplexes
- Bungalow Courts
- Business Loft
Housing Types

**MIDTOWN HOUSING - MULTI-UNIT**

**DESCRIPTION**
Multiple-family products in structures that appear as single-family residences. Typically 2 to 10 units per lot with parking provided on the lot. The buildings are two to three stories with one common entrance visible from the street.

**PRODUCT TYPES**
- Triplex/Fourplex
- Manor Homes
- Stacked Flats
- Stacked Townhomes
- Courtyard Apartments
Proposed Project Schedule

• CPRC Meetings to Vote on All Items Being Sent to P&Z:
  – Tuesday, January 5, 2021
  – Tuesday, January 12, 2021

• Draft (Joint) Plan Preparation:
  – Tuesday, January 19, 2021
  – Tuesday, February 2, 2021

• Public Input and Telephone Town Hall

• Final (Joint) Plan Preparation:
  – Monday, March 15, 2021
  – Tuesday, March 23, 2021
  – Monday, March 29, 2021

Dates are subject to change
Thank you
For more information, please visit www.PlanoCompPlanReview.org