

The Built Environment – Land Use (Bundles 4 & 12)

Land Use (Bundles 4 & 12)	
<u>ORIGINAL WEBSITE CONTEXT</u>	Zoning has played an important role for cities in addressing the issue of land use compatibility. The city’s Future Land Use and Growth and Change Maps, key components of the Plano Tomorrow plan, provide recommendations for land use decisions and zoning requests. Advances in technology, building practices, and environmental regulations have made mixing of compatible land uses not only acceptable, but desirable. Mixed use developments can provide benefits to fitness, public health and safety, as well as improved municipal services. To provide greater housing and employment choices, Plano will support a system of organized land use where new and redevelopment areas respect viability and quality of life for existing neighborhoods, businesses, and institutions.
<u>Per CPRC polling on 6/30/2020</u>	Zoning has played an important role for cities in addressing the issue of land use compatibility. The city’s Future Land Use and Growth and Change Maps, key components of the Plano Tomorrow plan, provide recommendations for land use decisions and zoning requests. Advances in technology, building practices, and environmental regulations have made mixing of compatible land uses not only acceptable, but desirable. Mixed use developments can provide benefits to fitness, public health and safety, as well as improved municipal services. To provide greater housing and employment choices aligned with the market , Plano will support a system of organized land use where new and redevelopment areas respect viability and quality of life for existing neighborhoods, businesses, and institutions.
Shockey	Zoning has played an important role for cities in addressing the issue of land use compatibility. The city’s Future Land Use and Growth and Change Maps, key components of the Plano Tomorrow plan, provide recommendations for land use decisions and zoning requests. Advances in technology, building practices, and environmental regulations have made mixing of compatible land uses not only acceptable, but desirable. Mixed use developments can provide benefits to fitness, public health and safety, as well as improved municipal services. To provide housing and employment choices aligned with the market, Plano will support a system of organized land use where new and redevelopment areas respect viability and quality of life for existing neighborhoods, businesses, and institutions.
Staff Rec.	Zoning has played an important role for cities in addressing the issue of land use compatibility. The city’s Future Land Use and Growth and Change Maps, key components of the Plano Tomorrow plan, provide recommendations for land use decisions and zoning requests. Advances in technology, building practices, and environmental regulations have made mixing of compatible land uses not only acceptable, but desirable advantageous in some cases . Mixed use developments can provide benefits to fitness, public health, and safety, as well as improved municipal services. To provide greater housing and employment choices aligned with the market , Plano will support a system of organized land use where new and redevelopment areas

Commented [CS1]:
Larry Howe: At this time, I am satisfied with Bundles 12-22 as provided in the email from Christina Sebastian on July 22nd.

Mary Jacobs: I have reviewed Bundles 12-22 and have no suggested changes - I approve of them as they currently stand.

Hilton Kong: I support the remaining items as they currently exist in the comprehensive plan.

Michael Lin: I’m good with the bundle as is

Commented [CW2]:
Yoram Solomon: If we don’t add the proposed 3-tier guiding principle, then I would like it included here (Tier 1: those who live close and are affected the most, Tier 2: the rest of the city residents, Tier 3: developers and land owners who do not intend to live in their development)

Commented [CW3]:
Jaci Crawford, Salvator La Mastra, & Sara Wilson: Do we add % of mixed use

Staff Response: The Committee will evaluate appropriate consideration for mixed-use as part of the discussions on updates to the Future Land Use and Growth and Change maps.)

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	respect viability and quality of life for existing neighborhoods, businesses, and institutions.
<u>ORIGINAL POLICY</u>	Plano will support a system of organized land use to provide greater housing and employment choices, where new and redevelopment areas respect existing neighborhoods and businesses.
<u>Per CPRC polling on 6/30/2020</u>	Plano will support a system of organized land use to provide greater housing and employment choices <u>aligned with the market</u> , where new and redevelopment areas respect <u>the viability and quality of life for</u> existing neighborhoods, and businesses, and institutions.
Crawford, La Mastra, & Wilson	Plano will support a system of organized land use to provide housing and employment choices aligned with the market, where new and redevelopment areas respect the viability and quality of life for existing neighborhoods, businesses, and institutions.
Staff Rec.	Staff recommends the language as reflected in polling on June 30.
<u>LU1) ORIGINAL</u>	<u>Review and evaluate the Zoning Ordinance and make appropriate amendments based on the policies of the Comprehensive Plan.</u>
Dillavou	Review and evaluate the Zoning Ordinance and make appropriate amendments based on the policies of the Comprehensive Plan. <u>Restrict midrise residential to Compact Complete Centers.</u>
Solomon	Review and evaluate the Zoning Ordinance and make appropriate amendments based on the <u>guidelines and</u> policies of the Comprehensive Plan.
Staff Rec.	Review and evaluate the Zoning Ordinance and make appropriate amendments based on <u>direction from</u> the policies of the Comprehensive Plan. (Note: See Proposed LU10 in response to locations for mid-rise residential.)

Commented [CW4]:
Jaci Crawford, Salvador La Mastra, & Sara Wilson: What are zoning requirements?

Staff Response: Because the zoning ordinance is where many policies and actions of the comprehensive plan are implemented into official regulations, it is best practice to review zoning regulations following any major update of a comprehensive plan. If there are inconsistencies, the zoning ordinance should be updated to achieve the new policies. Similar actions are included in most cities' comprehensive plans for this purpose.

For example, if the comprehensive plan calls for a specific percentage of open space in mixed-use developments, the city's zoning regulations should comply with that policy in order to implement the standard effectively.

Commented [CS5]:
Yoram Solomon: I would like to add something to the guiding principles. Since we learned that sometimes the policies contradict each other, resulting in zoning decision that require exceptions from certain policies in the plan, we need to clarify in the document "Comprehensive Plan Guiding Principles" that those principles take precedence over the plan policies and actions, and whenever a contradiction between policies takes place, the guiding principles take precedence and the contradiction should be settled according to the guiding principles. I treat the guiding principles as the Constitution, or Bill of Rights, and the plan as the Laws underneath it.

Staff Response: This action is specific to updating the city-wide Zoning Ordinance for consistency with the comprehensive plan, not to individual zoning cases where broad policies of the comprehensive plan are considered in relation to more detailed site considerations.

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<u>LU2)</u> <u>ORIGINAL</u>	Evaluate the Future Land Use Map and Growth and Change Policy Map every five years, or as necessary, to ensure land use descriptions are consistent with city-wide goals.
Dougherty	Evaluate the Future Land Use Map and Growth and Change Policy Map every five years, or more often as necessary, to ensure land use descriptions are consistent with city-wide goals.
Solomon	Evaluate the Future Land Use Map and Growth and Change Policy Map every five years, or as necessary, to ensure land use descriptions are consistent with city-wide goals. (and update as needed to eliminate inconsistencies?)
Staff Rec.	Evaluate the Future Land Use Map and Growth and Change Policy Map every five years, or as more often if necessary, and update accordingly to ensure land use descriptions are consistent with city-wide goals.
<u>LU3)</u> <u>ORIGINAL</u>	Review development regulations and implement standards that configure development to provide complementary uses and foster good connections, using a combination of streets, trails, and sidewalks for vehicular, pedestrian, and bicycle circulation.
<u>Per CPRC polling on 6/30/2020</u>	Review development regulations and implement standards that configure development to provide complementary uses and foster good connections, using a combination of streets, trails, and sidewalks for vehicular, pedestrian, and bicycle circulation, that enhance the quality of neighborhoods.
Staff Rec.	Staff recommends the language as reflected in polling on June 30.
<u>LU4)</u> <u>ORIGINAL</u>	Identify areas for special investment zones such as Public Improvement Districts and Tax Increment Financing Districts.
Dillavou	Identify areas for special investment zones such as Public Improvement Districts and Tax Increment Financing Districts.
Shockey	Identify areas for special investment zones such as Public Improvement Districts and Tax Increment Financing Districts.
Staff Rec.	Staff recommends the original action language. <i>(Note: Staff recommends moving this action to the Diverse & Resilient Economy Policy. Public Improvement Districts and Tax Increment Financing Districts are critical tools to ensure reinvestment in our community. As other cities use these tools readily, it would place the city of Plano at a disadvantage to discourage the use of these economic development strategies.)</i>

Commented [CS6]:
Jaci Crawford, Salvator La Mastra, & Sara Wilson: Does this address gaps?

Staff Response: Sidewalk gaps are specifically addressed in PE5 of Bundle 11, but in a broader sense this action supports closing gaps to foster good connections.

Commented [CW7]:
Yoram Solomon: I would like to get some explanation of the terms here, what do they mean, and what is the impact.

Staff Response: Peter Braster, Director of Special Projects, will present an overview of these terms at the August 18th meeting.

Commented [CW8]:
Jaci Crawford, Salvator La Mastra, & Sara Wilson: Is this developed or undeveloped?

Staff Response: As written, this could be for either developed or undeveloped land depending upon the need and potential benefits to the city.

Commented [CS9]:
Jim Dillavou: we already have too many TIF's

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<u>LU5</u> <u>ORIGINAL</u>	Review and update the Zoning Map to resolve land use inconsistencies between the Future Land Use Map and the Zoning Map.
Crawford, La Mastra, & Wilson	Review and update the Zoning Map to resolve land use inconsistencies between the Future Land Use Map and the Zoning Map. promoting home ownership.
Dillavou	Review and update the Zoning Map to resolve land use inconsistencies between the Future Land Use Map and the Zoning Map. The Zoning map should be changed to reflect the desires of Plano citizens rather than the planning department.
Staff Rec.	Staff recommends the original action language. <i>(Note: An action promoting home ownership may be better situated in the Housing & Neighborhoods component of the plan. Zoning does not determine whether any housing product is rented or owned as all housing forms may be either leased or owner-occupied.)</i>
<u>LU6</u> <u>ORIGINAL</u>	Create regulations that incentivize the redevelopment of underperforming retail and multifamily development.
Crawford, La Mastra, & Wilson	Create regulations that incentivize the redevelopment of underperforming retail and multifamily development. Add without increasing density.
Dillavou	Create regulations that incentivize encourage the redevelopment of underperforming retail and multifamily development.
Gong	Create regulations that incentivize the redevelopment of underperforming retail and multifamily development.
Shockey	Create regulations that incentivize encourage the revitalization and limited redevelopment of underperforming retail and multifamily development.
Solomon	Create regulations that incentivize the redevelopment of underperforming retail and multifamily development according to guiding principle X.
Staff Rec.	Create regulations that incentivize encourage the redevelopment and revitalization of underperforming retail and multifamily development. <i>(Note: Density considerations for redevelopment and revitalization of underperforming land uses should be considered individually based on the Future Land Use Map and Growth and Change Map. The Committee will evaluate appropriate locations for density as part of the discussions on updates to the Future Land Use and Growth and Change maps.)</i>

Commented [CS10]:
Jim Dillavou: There should be no wholesale changes to the Zoning map without hearings on individual parcels and a specific zoning request.

Staff Response: All zoning changes on individual parcels require notice and a public hearing at the P&Z and City Council per state law. Wholesale changes to the zoning map or zoning ordinance are often guided by the creation of stakeholder committees (similar to the CPRC) and include substantial public engagement efforts. The Planning Department has no authority to change the zoning map without City Council approval and in accordance with the law.

The Planning Department's recommendations on zoning are based on, and intended to further, the policies adopted by the City Council, as elected by the citizens of Plano, and require the recommendation of an appointed citizens commission.

Commented [CW11]:
Michael Lin: What about underperforming residential SFH?

Staff Response: Policies and programs to support reinvest in single-family will be discussed as part of Bundle 17 for Neighborhood Conservation.

Commented [CS12]:
Yoram Solomon: This would be the new guiding principle we sent.

Staff Response: Staff recommendations on the proposed new guiding principles are provided at the end of this document.

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<u>LU7)</u> <u>ORIGINAL</u>	Review and ensure residential adjacency standards provide appropriate transitions in building height and bulk that are sensitive to the physical character of adjoining neighborhoods.
Gong	Review and ensure residential adjacency standards provide appropriate transitions in building height and bulk that are sensitive to the physical character of adjoining neighborhoods.
Staff Rec.	Staff recommends the original action language.
<u>LU8)</u> <u>ORIGINAL</u>	Develop locations for special area plans to focus development and redevelopment efforts.
Dillavou & Shockey	Develop locations for special area plans to focus development and redevelopment efforts.
Staff Rec.	Staff recommends the original action language. <i>(Note: Special area plans (or small area plans) establish goals, policies, and vision for an area, but do not have regulatory authority. They actively promote the opportunity for residents, business owners, and other stakeholders to evaluate more detailed site considerations and add greater specificity to the vision for their portion of the city.)</i>

Commented [CW13]:
Yoram Solomon: Again, I feel this is a standard term, and should therefore be explained. Look at the end of my proposed responses.

Staff Response: A glossary can be prepared for inclusion in the comprehensive plan.

Commented [CS14]:
Jim Dillavou: I am against processes like the Oak Point Plan that tried to push a vision without having an owner developer ready to propose a specific plan. I think a lot of time and energy were expended on something that may never occur and it is very difficult to get citizen focus on such a plan.

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LU9) ORIGINAL	Develop criteria for review for mixed-use developments and update as necessary.
Crawford, Gong, La Mastra, & Wilson	Develop criteria for review for mixed-use developments and update as necessary.
Dillavou	<u>Amend the mixed use zoning standards and</u> Develop criteria for review for mixed-use developments <u>to increase the percentage of square footage that must be allocated to commercial and retail development to be at least 50% of the total built square footage; require that development of commercial and retail be in advance of, or concurrent with, residential development; increase the amount of green and open space to be at least 15% of the total land square footage, count live/work units as residential since that is their primary use; and</u> update as necessary <u>improve the quality standards for residential development, including keeping residential development away from roadways that have speed limits in excess of 30 miles per hour.-</u>
Shockey	Develop criteria for review for mixed-use developments <u>that limits the residential development by units per acre and by percentage of total development</u> and update as necessary.
Staff Rec.	Develop <u>review</u> criteria <u>that provides guidance on the community's preferences for mixed-use developments, such as desired mix of uses, densities, parking, phasing plans, minimum open space, building placement, quality of building materials, residential adjacency, and other urban design elements</u> for review for mixed-use developments and update as necessary. (Note: The Committee will evaluate appropriate specific standards for mixed-use development as part of the discussions on updates to the Future Land Use and Growth and Change maps.)
LU10)	<i>LU10 does not exist in the current Comprehensive Plan. This would be a new action.</i>
Staff Rec.	<u>Allow new mid-rise and high-rise residential development to occur only where specifically indicated on the Future Land Use Map.</u> (Note: Staff recommends that direction on appropriate locations for midrise residential be provided during committee review of the Future Land Use Map. The Zoning Ordinance should be updated accordingly for consistency with the future land use designations. See comments on LU1 regarding locations for mid-rise residential.)

Commented [CS15]:
Jaci Crawford, Salvator La Mastra, & Sara Wilson: This is goal of CPRC.

The extent of this document may be more than the Committee has time to respond to. A draft document is [available online](#). This document can be modified based on more specific direction from the CPRC such as the comments from Committee members Dillavou and Shockey. Additionally, this specific information would be good to incorporate into related zoning standards consistent with LU1.

Note: Portions of this Bundle are considered Bundle 4. Bundle 4 was deferred by the CPRC on 7.7.2020.