

Plano Tomorrow Comprehensive Plan

Context, Policies, and Action Statements Relating to Density, Land Use, and Growth Management
Consolidated CPRC Feedback with Staff Recommendations

CPRC Meeting Date: August 18, 2020

**The Built Environment – Redevelopment of Regional Transportation Corridors
(Bundle 14)**

Redevelopment of Regional Transportation Corridors (Bundle 14)

**ORIGINAL
WEBSITE
CONTEXT**

Four expressway corridors, one active light rail, and one planned commuter rail line surround Plano, providing a variety of travel opportunities through the city and around the region. Development along these corridors should be carefully planned as a transition between adjacent residential neighborhoods and the expressways. As new areas are experiencing growth, land uses along the US 75 corridor, the first expressway in Plano, have begun to relocate, providing redevelopment opportunities. To ensure the city’s regional transportation corridors remain vibrant, Plano will encourage reinvestment in and redevelopment of regional transportation corridors to create cohesive developments that incorporate well-designed housing, commercial, and retail opportunities.

Crawford,
La Mastra,
& Wilson

Four expressway corridors, one active light rail, and one planned commuter rail line surround Plano, providing a variety of travel opportunities through the city and around the region. Development along these corridors should be carefully planned as a transition between adjacent residential neighborhoods and the expressways. As new areas are experiencing growth, land uses along the US 75 corridor, the first expressway in Plano, have begun to relocate, providing redevelopment opportunities. To ensure the city’s regional transportation corridors remain vibrant, Plano will encourage reinvestment in and redevelopment of regional transportation corridors to create cohesive developments that incorporate well-designed housing, commercial, and retail opportunities [while maintaining noise and air quality standards for residents.](#)

Dillavou

Four expressway corridors, one active light rail, and one planned commuter rail line surround Plano, providing a variety of travel opportunities through the city and around the region. Development along these corridors should be carefully planned as a transition between adjacent residential neighborhoods and the expressways. As new areas are experiencing growth, land uses along the US 75 corridor, the first expressway in Plano, have begun to relocate, providing redevelopment opportunities. To ensure the city’s regional transportation corridors remain vibrant, Plano will encourage reinvestment in and redevelopment of regional transportation corridors to create cohesive developments that ~~incorporate well-designed housing, promote~~ commercial, and retail opportunities. [In limited areas where housing may be appropriate, design standards should protect the quality of life for future residents.](#)

Gong

Four expressway corridors, one active light rail, and one planned commuter rail line surround Plano, providing a variety of travel opportunities through the city and around the region. Development along these corridors should be carefully planned as a transition between adjacent residential neighborhoods and the expressways. As new areas are experiencing growth, land uses along the US 75 corridor, the first expressway in Plano, have begun to relocate, providing redevelopment opportunities. To ensure the city’s regional transportation corridors remain vibrant, Plano will encourage reinvestment in and redevelopment of regional transportation corridors to create

Commented [CS1]:
Erin Dougherty: I don't currently have any suggested revisions or comments for Bundle 14.

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

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Shockey	<p>cohesive developments that incorporate well-designed housing, commercial, and retail opportunities.</p> <p>Four expressway corridors, one active light rail, and one planned commuter rail line surround Plano, providing a variety of travel opportunities through the city and around the region. Development along these corridors should be carefully planned as a transition between adjacent residential neighborhoods and the expressways. As new areas are experiencing growth, land uses along the US 75 corridor, the first expressway in Plano, have begun to relocate, providing redevelopment opportunities. To ensure the city's regional transportation corridors remain vibrant, Plano will encourage reinvestment in and redevelopment of regional transportation corridors to create cohesive developments that incorporate well-designed housing, commercial, and retail opportunities, <u>and housing where appropriate. Housing options should encourage ownership opportunities.</u></p>
Solomon	<p>Four expressway corridors, one active light rail, and one planned commuter rail line surround <u>or will surround</u> Plano, providing a variety of travel opportunities through the city and around the region. Development along these corridors should be carefully planned as a transition between adjacent residential neighborhoods and the expressways. As new areas are experiencing growth, land uses along the US 75 corridor, the first expressway in Plano, have begun to relocate, providing redevelopment opportunities. To ensure the city's regional transportation corridors remain vibrant <u>and attractive</u>, Plano will encourage reinvestment in and redevelopment of regional transportation corridors to create cohesive developments that incorporate well-designed housing, commercial, and retail opportunities.</p>
Staff Rec.	<p>Four expressway corridors, one active light rail, and one planned commuter rail line surround Plano, <u>providing</u> a variety of travel opportunities through the city and around the region. Development along these corridors should be carefully planned as a transition between adjacent residential neighborhoods and the expressways. As new areas are experiencing growth, land uses along the US 75 corridor, the first expressway in Plano, have begun to relocate, providing redevelopment opportunities. To ensure the city's regional transportation corridors remain vibrant <u>and attractive</u>, Plano will encourage reinvestment in and redevelopment of regional transportation corridors to create cohesive developments that incorporate well-designed housing, commercial, and retail opportunities. <u>When housing is considered, noise and air quality standards will be maintained to protect the quality of life for residents.</u></p> <p><i>(Note: Any consideration of housing should always be in the context of the Future Land Use Map.)</i></p>

Commented [CS2]:
Yoram Solomon: One is planned...

Commented [CS3]:
Yoram Solomon: General comment, only ONE space is needed after a period. This has been a change even to the APA Publication Manual (made officially in October, 2019). Even Microsoft has now (April 24/2020) accepted that only one space is required. For a good summary of the issue: <https://www.instructionalsolutions.com/blog/one-space-vs-two-after-period>

Redevelopment of Regional Transportation Corridors (Bundle 14)	
<u>ORIGINAL</u> <u>POLICY</u>	Plano will encourage reinvestment and redevelopment of identified regional transportation corridors to create cohesive developments that incorporate well-designed housing, commercial, and retail opportunities.
Dillavou	Plano will encourage reinvestment and redevelopment of identified regional transportation corridors to create cohesive developments that incorporate well-designed housing , commercial, and retail opportunities. In limited areas where housing may be appropriate, design standards should protect the quality of life for future residents.
Gong	Plano will encourage reinvestment and redevelopment of identified regional transportation corridors to create cohesive developments that incorporate well-designed housing , commercial, and retail opportunities.
Shockey	Plano will encourage reinvestment and redevelopment of identified regional transportation corridors to create cohesive developments that incorporate well-designed housing , commercial, and retail opportunities, and housing where appropriate.
Staff Rec.	Plano will encourage reinvestment and redevelopment of identified regional transportation corridors to create cohesive developments that incorporate well-designed housing , commercial, and retail, and housing opportunities, where those uses are appropriate according to the Future Land Use Map and other related Comprehensive Plan standards.
<u>RTC1)</u> <u>ORIGINAL</u>	Develop a U.S. Highway 75 Corridor Plan to guide infill and redevelopment efforts.
Staff Rec.	No new changes proposed by Committee or staff.
<u>RTC2)</u> <u>ORIGINAL</u>	Update the Urban Centers Study to reevaluate locations that may serve as catalysts for redevelopment.
Staff Rec.	No new changes proposed by Committee or staff.

Commented [CW4]:
Yoram Solomon: Is this the term for developing unused land? If so, why don't we use it throughout the document?

Staff Response: "Infill" is a term that specifically refers to vacant or partially developed parcels which are surrounded by, or in close proximity to, areas that are substantially or fully developed.

"Undeveloped" land is a broader term for any type of property that has never been developed. It can include infill properties, agricultural land, or undeveloped parcels in areas of new or recent growth.

Infill properties are typically more difficult to develop than in areas of new growth because they are often required to comply with current development standards that surrounding properties were not. Parking, landscaping, trash collection, signage, and access/connectivity are common obstacles.

Commented [CW5]:
Yoram Solomon: In addition to the proposal I made at the end of this document for a glossary of terms and definitions, I would strongly ask that we add links and reference that will allow people to reach referenced documents.

Staff Response: Active links are provided on the [Plano Tomorrow website](#).

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<u>RTC3)</u> <u>ORIGINAL</u>	Adopt regulatory strategies that permit or incentivize residential, employment, and other diverse uses in locations identified for compact complete centers.
Dillavou	Adopt regulatory strategies that permit or incentivize residential, promote employment, and other diverse uses in locations identified for compact complete centers. <u>Reduce the areas identified as compact complete centers to two areas, Legacy West/ Town Center and Collin Creek Mall.</u>
Gong	Adopt regulatory strategies that permit or incentivize residential, employment, and other diverse uses in locations identified for compact complete centers.
Shockey	Adopt regulatory strategies that permit <u>and encourage</u> or incentivize residential, employment, and other diverse uses in locations identified for compact complete centers.
Staff Rec.	Adopt regulatory strategies that permit <u>and encourage a viable mix of</u> or incentivize residential, employment, and other diverse <u>land</u> uses in locations identified as for <u>C</u> compact <u>C</u> complete <u>C</u> centers. <i>(Note: Appropriate areas and the land use mix for Compact Complete Centers and other designations will be discussed as part of the Committee's review of the Future Land Use Map.)</i>
<u>RTC4)</u> <u>ORIGINAL</u>	Develop design guidelines for residential development adjacent to expressways that reduce noise and provide for proper filtering, ventilation, and exhaust of vehicle air emissions.
Dillavou	Develop design guidelines for <u>In limited locations where</u> residential development adjacent to expressways <u>may be appropriate, develop design guidelines</u> that <u>provide screening,</u> reduce noise and provide for proper filtering, ventilation, and exhaust of vehicle air emissions <u>and require the use high quality glass and steel and concrete structures as originally promised in the midrise residential ordinance.</u>
Shockey	Develop design guidelines for <u>limited</u> residential development, <u>where appropriate,</u> adjacent to expressways that reduce noise and provide for proper filtering, ventilation, and exhaust of vehicle air emissions.
Solomon	Develop design guidelines for residential development adjacent to expressways that reduce noise and <u>health risk through</u> provide-providing for proper filtering, ventilation, and exhaust of vehicle air emissions.
Staff Rec.	This action is complete and can be removed, since it was replaced with RTC5 in 2019.

Commented [CW6]:
Jaci Crawford, Salvador La Mastra, & Sara Wilson: Question deleting as compact centers are high density

Commented [CS7]:
Jim Dillavou: Incentivizing residential is a ridiculous concept.

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RTC5
ORIGINAL

Implement the Expressway Corridor Environmental Health Guidelines in order to mitigate the impacts of noise and air pollution for sensitive land uses. Update the Expressway Corridor Environmental Health Map and Guidelines at least every 5 years or as changes in expressway corridor conditions warrant reassessment.

Solomon

Implement the Expressway Corridor Environmental Health Guidelines in order to mitigate the impacts of noise and air pollution for sensitive land uses. Update the Expressway Corridor Environmental Health Map and Guidelines at least once every 5 years or as changes in expressway corridor conditions warrant reassessment.

Staff Rec.

Implement the Expressway Corridor Environmental Health Guidelines in order to mitigate the impacts of noise and air pollution for sensitive land uses, such as schools, daycares, parks, senior housing, and other residential uses. Update the Expressway Corridor Environmental Health Map and Guidelines at least once every 5 years or as changes in expressway corridor conditions warrant reassessment.

Commented [CS8]:
Yoram Solomon: Reference?

Commented [CS9]:
Yoram Solomon: Too vague. Can you explain?

Staff Response: See staff recommendation.