

Bundle 16 – Transit-Oriented Development

Context, Policies, and Actions
Changes Tracked from Original Ordinance

The Built Environment – Transit-Oriented Development*

WEBSITE CONTEXT* – Transit-oriented development is a mixed-use area designed to maximize access to public transit and encourage ridership. Plano’s downtown is a regional example of successful transformation of a struggling historic main street into a thriving transit village with new residential units, shops, and restaurants constructed within walking distance of the DART light rail station. Plano will proactively encourage ~~and incentive~~ an integrated mix of uses and civic spaces within walking distance of ~~future light rail, commuter rail, and active bus~~ planned transit stations.

POLICY* – Plano will proactively encourage ~~and incentivize~~ development within walking distance of existing and ~~future rail stations or bus~~ planned transit centers ~~stations~~ to create an integrated mix of uses including residential, employment, retail, and civic spaces.

TOD1) Develop Criteria for Review of Transit-Oriented Developments and update as necessary.*

TOD2) Prioritize and prepare area plans within ½ mile of identified light rail stations and future commuter rail corridors, to guide development patterns, address redevelopment of retail and residential sites, and encourage new development. Plans should include an evaluation of market potential resulting from existing and projected transit ridership.*

TOD3) Proactively work with property owners to align zoning with adopted area plans for identified light rail stations and future commuter rail corridors.*

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

~~*TOD5*) Develop plans for the K Avenue/DART light rail and the 14th Street/Cotton Belt commuter rail corridors to address redevelopment of retail and multifamily sites and encourage new development around transit stations.*~~

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

Plano Tomorrow Comprehensive Plan

Policies and Action Statements Relating to Density, Land Use, and Growth Management

Preliminary Approval by CPRC: September 1, 2020

Will be forwarded to P&Z once Comprehensive Plan maps have also received preliminary approval

Bundle 16

TOD7) Prepare developer “Request for Qualifications (RFQ)/Request for Proposals (RFP)” for disposition of city property and include language describing ~~vision, incentives available, and~~ regulatory requirements.

TOD8) Evaluate existing and projected DART ridership in planning efforts for Transit-Oriented Developments.*

***NOTE: PORTIONS OF THIS BUNDLE ARE CONSIDERED PART OF BUNDLE 5. BUNDLE 5 WAS APPROVED ON 7.7.2020 AND IS PENDING BEFORE P&Z.**

****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.”**

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