



Plano
City of Excellence



City of Plano Comprehensive Plan Review

Meeting #19b | September 9, 2020 | CPRC No. 19b



Agenda

1. Discussion and Consideration:
Bundles 17-19
2. Discussion and Consideration:
Remaining Bundle 12 Items



“Continuous improvement is better than delayed perfection.”

- Mark Twain

A blurred background image showing a modern multi-story building with a mix of light and dark grey tones. In the foreground, a white train is moving across the frame, creating a motion blur effect. The sky is overcast with grey clouds. A yellow rectangular box is overlaid in the center of the image, containing the text 'Bundles 17-19' in white.

Bundles 17-19

The Built Environment – Neighborhood Conservation

WEBSITE CONTEXT – ~~As-By 204035 approaches, the~~ largest segment of the city's housing inventory will be 25 to 70.65 years old. If residential areas are not maintained, ~~and housing-causing~~ structures ~~to~~ deteriorate, ~~and values to decline~~, the community will become less attractive to potential ~~future~~-residents. While the city has developed innovative programs to address maturing areas, Plano must continue to pursue reinvestment in existing housing and neighborhoods to ensure long-term stability.

Many people find the city's suburban character desirable as a place to live. Older neighborhoods typically provide the best opportunities for moderately priced homes ~~since most new housing in Plano is more than double the median home value in the Dallas-Fort Worth region~~. To ensure a variety of safe and walkable residential options are available, Plano will conserve and enhance established neighborhoods to preserve the city's suburban character.

POLICY – Plano will conserve and enhance established residential neighborhoods through city programs, initiatives, and regulations that support neighborhood identity; ensure safe, walkable communities; and preserve the suburban form that contributes to the overall character and livability of the neighborhoods.

- NC1) Establish programs and initiatives that enable ~~home-owners~~homeowners to maintain and enhance their ~~property-properties~~ and neighborhoods.
- NC2) ~~Continue to~~ Implement the recommendations adopted ~~in from~~ the Housing Value and Retention Analysis study ~~and update where needed~~.
- NC3) Conserve Plano's established residential neighborhoods to ~~provide opportunities for work force housing~~ maintain an inventory of entry level and moderately-priced housing.
- NC4) Monitor and ~~analyze-evaluate~~ the ~~impacts of the~~ Great Update Rebate program and modify to improve effectiveness over time.
- NC5) ~~Study current housing options, identify gaps in the housing inventory and formulate recommendations to address deficiencies~~ Develop a plan to address housing gaps identified in the Consolidated Plan and implement the recommended policy options outlined in the Housing Trends Analysis and Strategic Plan.

- NC6) Review, ~~and modify as necessary,~~ residential zoning standards to ~~ensure housing standards allow residents to age in place, care for dependents, and meet special needs, while maintaining neighborhood integrity for a variety of compatible housing options within the same development~~.
- NC7) ~~Work with neighborhoods to~~ identify community character within residential areas and ~~build opportunities to~~ enhance ~~stronger~~ neighborhood identity.
- NC8) ~~Prioritize neighborhood services and programs in areas with underperforming elementary schools, as defined by partnerships with Plano and Frisco ISDs~~.



Formal Vote

** See www.PlanoCompPlanReview.org for approved draft language. **

The Built Environment – Redevelopment of Neighborhood Centers

WEBSITE CONTEXT – Redevelopment of the neighborhood retail centers is another opportunity to conserve and enhance Plano’s residential areas. Many of the city’s retail areas are clustered at major thoroughfare intersections. With 65 square feet of retail per capita, three times the national average, underutilized shopping centers with large areas of unused vehicle parking are becoming more common throughout the city. To allow for new housing additional homeownership opportunities, and improve access to services for existing residents, Plano will encourage investment in and redevelopment of underperforming neighborhood centers within walking distance of residents.

POLICY – Plano will encourage reinvestment, revitalization, in and redevelopment of underperforming developments within neighborhood centers to accommodate a viable combination of local commercial, retail, and entertainment uses within walking distance of residents.

- RNC1)** Conduct a market study that identifies retail corner redevelopment opportunities and includes resident-community input for desired businesses and land use activities.
- RNC2)** ~~Target~~ Work with neighborhoods and property owners to identify specific retail sites around Plano to serve as catalysts for redevelopment.
- RNC3)** ~~Provide incentives such as public improvement districts (PIDS), tax increment finance (TIFs) districts, or finance utility upgrades to encourage reinvestment and redevelopment of neighborhood centers.~~ Develop a reinvestment toolkit for neighborhood centers which could include special financing districts, land banking, rezoning, fee waivers, or other financial and non-financial incentives. When evaluating proposals for site specific redevelopments, utilize only the tools that maximize return on investment to the taxpayers. Additional weight should be given to proposals that enhance surrounding neighborhoods and improve community aesthetics.
- RNC4)** Create the Neighborhood Mixed-Use (NMU) zoning district combining homeownership opportunities, creative design solutions, activated open space, sustainable retail, and walkable streetscape standards to create desirable destinations ~~and establish regulations and standards for residential mixed-use development.~~

- RNC5)** Establish design guidelines within the NMU zoning district ~~that to~~ provide a direct safe connections for residents to conveniently access commercial businesses, open space, and other amenities from the neighborhood center to surrounding residential areas.
- RNC6)** Develop a Parker Road Corridor Plan to identify locations where there are opportunities to encourage cooperative redevelopment of retail sites, reduce retail square footage, and increase housing options, ~~and identify opportunities.~~



The Built Environment – Special Housing Needs

WEBSITE CONTEXT – Segments of the city’s population, such as disabled adults, seniors, and low to moderate income households, require additional assistance to meet their housing needs. While many of Plano’s ~~future seniors~~ wish-desire to remain in their homes long-term, some will require further assistance ~~to safely age in place with daily activities.~~ ~~There is also a need for p~~rovision of housing ~~is also needed~~ for adults with disabilities that are unable to live alone. ~~Additionally, there are significant gaps in the number of housing units affordable to some Plano households.~~ ~~Affordable housing in Plano may be difficult to find, especially for low to moderate income families and many live in surrounding communities with for housing priced within their means.~~

POLICY – Plano will ~~accommodate~~ support the special housing needs of residents including seniors, people with disabilities, and low- to moderate-income households senior and special needs housing- through inclusive regulations and programs and actions furthering the goals stated in the Consolidated Plan. Proposed locations for special needs housing should be afforded the same health and safety considerations as other housing.

- SHN1) Conduct a community needs assessment to identify and prioritize service demands and resources of the city’s residents.
- SHN2) Create affordable home-ownership opportunities in Plano for income qualifying households including, but not limited to, through homeownership assistance programs, construction of new housing construction, and-or rehabilitation of existing housing structures for income qualifying households.
- SHN3) Support ~~organizations-residents with special needs through-by providing financial assistance from federal, state, and local government grants to qualified social service agencies that engage in public services for special needs populations by providing financial assistance from federal and local government grants.~~
- SHN4) Provide programs to rehabilitate and improve existing housing occupied by low and moderate income households.
- SHN5) Review zoning regulations to provide reasonable opportunities for inclusiveness of safe and healthy housing in support of special needs populations housing.
- SHN6) Identify cost efficient methods to incorporate universal design practices and encourage their implementation in new housing projects and home renovations.





Bundle 12

Bundle 12 – Remaining Items

- The following items were tabled at the August 18th CPRC meeting:
 - LU Website Context
 - LU1
 - LU4
 - LU5
 - LU6
 - LU8
 - LU9
 - LU10

Bundle 4 & 12

*The Built Environment – Land Use**

WEBSITE CONTEXT: – 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 respect viability and quality of life for existing neighborhoods, businesses, and institutions.

POLICY: – Plano will support a system of organized land use to provide greater housing and employment choices aligned with the market, where new and redevelopment areas respect the viability and quality of life for existing neighborhoods, and businesses, and institutions.

LU1) Review and evaluate the Zoning Ordinance and make appropriate amendments based on direction from the policies of the Comprehensive Plan.

LU2) Evaluate the Future Land Use Map and Growth and Change Policy-Map every five years, or as more often land use descriptions are co

LU3) Review development regula development to provide con using a combination of street and bicycle circulation, that.

LU4) Identify areas for special inv Districts and Tax Increment action to the Diverse & Resi

LU5)** Review and update the Zoning Map to resolve land use inconsistencies between the Future Land Use Map and the Zoning Map.

LU6)** Create regulations that incentivize encourage the redevelopment and revitalization of underperforming retail and multifamily development.

LU7)** Review and ensure residential adjacency standards provide appropriate transitions in building height and bulk that are sensitive to the physical character of adjoining neighborhoods.

LU8)** Develop locations for special area plans to focus development and redevelopment efforts.

LU9)** Develop review criteria 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 for review for mixed-use developments and update as necessary.

LU10)** Allow new mid-rise and high-rise residential development to occur only where specifically indicated on the Future Land Use Map.

Bundle 4 & 12



The Built Environment – Land Use*

WEBSITE CONTEXT* – 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 respect viability and quality of life for existing neighborhoods, businesses, and institutions.

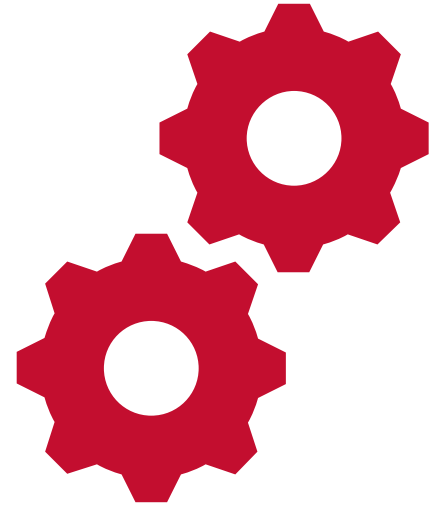
POLICY* – Plano will support a system of organized land use to provide ~~greater~~ housing and employment choices aligned with the market, where new and redevelopment areas respect the viability and quality of life for existing neighborhoods, ~~and~~ businesses and institutions.

- LU1)** Review and evaluate the Zoning Ordinance and make appropriate amendments based on direction from ~~the policies of~~ the Comprehensive Plan.
- LU2)** 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.
- LU3*)** 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.
- LU4)** Identify areas for special investment zones such as Public Improvement Districts and Tax Increment Financing Districts. [Staff recommends moving this action to the Diverse & Resilient Economy Policy.]

- LU5**)** Review and update the Zoning Map to resolve land use inconsistencies between the Future Land Use Map and the Zoning Map.
- LU6**)** Create regulations that ~~incentivize~~ encourage the redevelopment and revitalization of underperforming retail and multifamily development.
- LU7**)** Review and ensure residential adjacency standards provide appropriate transitions in building height and bulk that are sensitive to the physical character of adjoining neighborhoods.
- LU8**)** Develop locations for special area plans to focus development and redevelopment efforts.
- LU9**)** Develop review criteria 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 ~~for review for mixed-use developments and update as necessary~~.
- LU10**)** Allow new mid-rise and high-rise residential development to occur only where specifically indicated on the Future Land Use Map.

Next Meeting

- Prepare for the next meeting
 - Date: September 15, 2020
 - Time: 6:00 p.m.
 - Location: Plano Council Chambers





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Thank you

For more information, please visit
www.PlanoCompPlanReview.org
