**What is Density?**

While reviewing the Future Land Use Map and Dashboards of the 2021 Comprehensive Plan, you may notice that each future land use category includes a recommended density range (for example, 0.5 to 10 DUA in the Neighborhoods category). And you may ask, what is DUA? And what does that mean?

**DUA is short for Dwelling Units Per Acre,** which is a common way to measure the residential density in an area: the more dwelling units located on an acre of land, the higher the density. Many zoning districts in Plano, especially those that allow apartments or townhomes, use DUA to set limits on the maximum residential density allowed in the district.

However, density alone does not guarantee the size, form, or use of a building. Other components factor into the appearance and compatibility of developments, including building heights, setbacks, intensity, ownership type, unit size, and parking - all are important to understand the form of the development.

**SAME BUILDING FORM - DIFFERENT DENSITY**

The following Plano examples show developments with a similar size and form but with different densities:

<table>
<thead>
<tr>
<th>Housing Type</th>
<th>Planning Unit</th>
<th>Height</th>
<th>Density</th>
<th>Intensity &amp; Scale</th>
<th>Parking Orientation</th>
<th>Block Pattern &amp; Streetscape</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multifamily</td>
<td>Multifamily</td>
<td>29 stories</td>
<td>156 DUA</td>
<td>High Intensity</td>
<td>Structured Parking</td>
<td>Short Block Grid, Urban Streets</td>
</tr>
<tr>
<td>Single-Family</td>
<td>Single-Family</td>
<td>2-3 stories</td>
<td>15 DUA</td>
<td>Low Intensity</td>
<td>Surface Lots &amp; Garages</td>
<td>Traditional Residential Streets</td>
</tr>
</tbody>
</table>

Address: 6000 Columbus Ave (Legacy West)  
Address: 7901 Windrose Ave (Legacy West)

**SAME DENSITY - DIFFERENT BUILDING FORM/USE**

The following Plano examples show developments with a similar density, but different sizes, form, and use:

<table>
<thead>
<tr>
<th>Housing Type</th>
<th>Planning Unit</th>
<th>Height</th>
<th>Density</th>
<th>Intensity &amp; Scale</th>
<th>Parking Orientation</th>
<th>Block Pattern &amp; Streetscape</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multifamily</td>
<td>Single-Family</td>
<td>2-3 stories</td>
<td>15 DUA</td>
<td>Low Intensity</td>
<td>Garages &amp; On-Street Parking</td>
<td>Traditional Residential Streets</td>
</tr>
<tr>
<td>Single-Family</td>
<td>Single-Family</td>
<td>2-3 stories</td>
<td>16 DUA</td>
<td>High Intensity</td>
<td>Surface Lots &amp; Garages</td>
<td>Short Block Grid, Urban Streets</td>
</tr>
</tbody>
</table>

Address: 6301 Windhaven Pkwy  
Location: Southwest corner of 18th St. & G Ave.
Densities for the following subdivisions were calculated using the density definition from the City of Plano Zoning Ordinance, which defines residential density as "the number of individual residential living units per acre of the site or lot on which they are located. Calculation of residential density shall be based on the net size of the property, exclusive of public and private street right-of-way, street easements, and park and open space accessible to the public."

### Density Examples

**Heritage Creekside West Homes**

9 DUA

- **Southwest of W Plano Rd. & Alma Dr.**
  - Detached Single-Family (DSF)
  - 2 Stories
  - Garages & On-Street Parking

**Madison Estates**

10 DUA

- **Southeast of 14th St. & Jupiter Rd.**
  - Duplexes
  - 2 Stories
  - Garages & On-Street Parking

**Village at Legacy**

11 DUA

- **Northeast of Legacy Dr. & Custer Rd.**
  - Patio Homes
  - 2 Stories
  - Garages & On-Street Parking
Densities for the following subdivisions were calculated using the density definition from the City of Plano Zoning Ordinance, which defines residential density as "the number of individual residential living units per acre of the site or lot on which they are located. Calculation of residential density shall be based on the net size of the property, exclusive of public and private street right-of-way, street easements, and park and open space accessible to the public.”

**Horizon at Premier**

11 DUA

North of Premier Dr. & Ruisseau Dr.

- Multifamily
- 1 Story
- Surface Lots & Garages

**Pheasant Landing**

12 DUA

Northeast of 14th St. & Shiloh Rd.

- Multifamily
- 1-2 Stories
- Surface Parking Lots

**Livingston Apartments**

15 DUA

6301 Windhaven Pkwy.

- Multifamily
- 2-3 Stories
- Surface Lots & Garages

**Rice Field**

16 DUA

SW Corner of 18th St. & G Ave.

- Detached Single-Family
- 2-3 Stories
- Garages & On-Street Parking
Densities for the following subdivisions were calculated using the density definition from the City of Plano Zoning Ordinance, which defines residential density as "the number of individual residential living units per acre of the site or lot on which they are located. Calculation of residential density shall be based on the net size of the property, exclusive of public and private street right-of-way, street easements, and park and open space accessible to the public."

**The Icon at Legacy West**

18 DUA

**SW Corner of Headquarters Dr. & Communications Pkwy.**

- Detached Single-Family
- 2-3 Stories
- Garages & On-Street Parking

**15th Street Village 1**

21 DUA

**SW Corner of 15th St. & G Ave.**

- Townhomes
- 2 Stories
- Garages & On-Street Parking

**Preserve at Preston**

21 DUA

**2523 Ohio Dr.**

- Multifamily
- 2 Stories
- Surface Lots

**Heritage Creekside West Townhomes**

25 DUA

**Southwest of W Plano Rd. & Alma Dr.**

- Townhomes
- 2 Stories
- Garages & On-Street Parking
Densities for the following subdivisions were calculated using the density definition from the City of Plano Zoning Ordinance, which defines residential density as "the number of individual residential living units per acre of the site or lot on which they are located. Calculation of residential density shall be based on the net size of the property, exclusive of public and private street right-of-way, street easements, and park and open space accessible to the public.”

**Cityscape at Market Center**

**30 DUA**

**3825 Mapleshade Ln.**

- Multifamily
- 4 Stories
- Garages, Surface Lots, & On-Street Parking

**Aura 190**

**DUA: 33**

**680 Executive Dr.**

- Multifamily
- 4 Stories
- Garages, Structured Parking, & Surface Lots

**McDermott 55**

**DUA: 38**

**8312 Angels Dr.**

- Independent Living (55+)
- 4 Stories
- Surface Parking Lots

**Savannah at Gateway**

**DUA: 41**

**401 Shiloh Rd.**

- Independent Living (55+)
- 4 Stories
- Surface Lots & On-Street Parking
Densities for the following subdivisions were calculated using the density definition from the City of Plano Zoning Ordinance, which defines residential density as "the number of individual residential living units per acre of the site or lot on which they are located. Calculation of residential density shall be based on the net size of the property, exclusive of public and private street right-of-way, street easements, and park and open space accessible to the public."

**Legacy Town Center Town Homes**

DUA: 42

Southwest of Legacy Dr. & Parkwood Blvd.

- Townhomes
- 3 Stories
- Garages & On-Street Parking

**Windrose Tower**

DUA: 45

7901 Windrose Ave.

- High Rise Multifamily
- 27 Stories
- Structured & On-Street Parking

**Huntington Apartments**

DUA: 58

4925 Rasor Blvd.

- Midrise Multifamily
- 5 Stories
- Structured Parking

**Legacy Town Center North**

DUA: 65

5765 Bozeman Dr.

- Midrise Multifamily
- 4 Stories
- Structured & On-Street Parking

Densities are not representative of the entire subdivisions and will vary from lot to lot.
Densities for the following subdivisions were calculated using the density definition from the City of Plano Zoning Ordinance, which defines residential density as "the number of individual residential living units per acre of the site or lot on which they are located. Calculation of residential density shall be based on the net size of the property, exclusive of public and private street right-of-way, street easements, and park and open space accessible to the public."

<table>
<thead>
<tr>
<th>Subdivision</th>
<th>DUA:</th>
<th>Address</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Jada Legacy Central</strong></td>
<td>65</td>
<td>6501 Excellence Way</td>
<td>Midrise Multifamily, 5 Stories, Structured &amp; On-Street Parking</td>
</tr>
<tr>
<td><strong>Junction 15</strong></td>
<td>95</td>
<td>930 E 15th St.</td>
<td>Midrise Multifamily, 5 Stories, Structured &amp; On-Street Parking</td>
</tr>
<tr>
<td><strong>Kincaid at Legacy</strong></td>
<td>118</td>
<td>7200 Dallas Pkwy.</td>
<td>High Rise Multifamily, 25 Stories, Structured &amp; On-Street Parking</td>
</tr>
<tr>
<td><strong>LVL 29</strong></td>
<td>156</td>
<td>6000 Columbus Ave.</td>
<td>High Rise Multifamily, 29 Stories, Structured &amp; On-Street Parking</td>
</tr>
</tbody>
</table>
Density Comparisons by Housing Type

The aerial images below show a range of densities for each of the Housing Types in the 2021 Comprehensive Plan. All images are the same scale.

**Single-Family Types**
- Oak Creek Estates: 4 DUA
- Legacy Village: 11 DUA
- Icon at Legacy West: 18 DUA

**Townhome Types**
- Madison Estates: 10 DUA
- Heritage Creekside: 25 DUA
- Legacy Town Center: 42 DUA

**Multifamily Types**
- Preserve at Preston: 21 DUA
- Aura190: 33 DUA
- Bel Air K Station: 95 DUA