

Plano Tomorrow Comprehensive Plan
Policies and Action Statements Relating to Transportation
Consolidated CPRC Feedback with Staff Recommendations
CPRC Meeting Date: November 17, 2020
The Built Environment – Undeveloped Land (Bundle 15)

Undeveloped Land (Bundle 15)	
<u>WEBSITE CONTEXT</u> Per CPRC vote on 8/18/2020	<p>The amount of undeveloped land remaining in Plano is limited. Though demand for new residential development has consistently remained high, the city has established policies encouraging employment generating uses on vacant land. To ensure adequate land for projected employment growth is provided, Plano will reserve its remaining undeveloped land for businesses offering highly skilled employment and limit new housing where consistent with the Future Land Use Map.</p> <p><i>The Committee preliminarily approved the language above on August 18, 2020.</i></p>
<u>POLICY</u> Per CPRC vote on 8/18/2020	<p>Plano will reserve its remaining undeveloped land for high quality development with distinctive character, prioritizing businesses offering highly skilled employment. New housing in these areas will only be considered appropriate where it is consistent with the Future Land Use Map and other related Comprehensive Plan standards.</p> <p><i>The Committee preliminarily approved the language above on August 18, 2020.</i></p>
<u>UL1)</u> Per CPRC vote on 8/18/2020	<p>Develop review criteria to provide guidance on rezoning undeveloped properties including such considerations as appropriate location, environmental conditions, and impact on public service facilities, infrastructure, and adjacent land uses.</p> <p><i>The Committee preliminarily approved the language above on August 18, 2020.</i></p>
<u>UL2)</u> Per CPRC vote on 8/18/2020	<p>Create an interactive Undeveloped Land Map updated on a quarterly basis and post to the city’s website for public use.</p> <p><i>The Committee preliminarily approved the language above on August 18, 2020.</i></p>
<u>UL3)</u> Per CPRC vote on 8/18/2020	<p>Ensure that new housing growth on undeveloped land provides functional and appropriate environments for residential uses and activities such as proximity to existing compatible residential development, configuration to support housing, and access to neighborhood parks. When adjacent to existing residential neighborhoods a compatible transition in building height and bulk should be provided.</p> <p><i>The Committee preliminarily approved the language above on August 18, 2020.</i></p>

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 – Undeveloped Land (Bundle 15)

Undeveloped Land (Bundle 15)	
<u>ORIGINAL WEBSITE CONTEXT</u>	<p>The amount of undeveloped land remaining in Plano is limited. Though demand for new residential development has consistently remained high, the city has established policies encouraging employment generating uses on vacant land. To ensure adequate land for projected employment growth is provided, Plano will reserve its remaining undeveloped land for businesses offering highly skilled employment.</p>
Solomon	<p>The amount of undeveloped land remaining in Plano is limited. Though demand for new residential development has consistently remained high, the city has established policies encouraging employment generating uses on <u>of</u> vacant land. To ensure adequate land for projected employment growth is provided, Plano will reserve its remaining undeveloped land for businesses offering highly skilled employment.</p>
Staff Rec.	<p>The amount of undeveloped land remaining in Plano is limited. Though demand for new residential development has consistently remained high, the city has established policies encouraging employment generating uses on vacant land. To ensure adequate land for projected employment growth is provided, Plano will reserve its remaining undeveloped land for businesses offering highly skilled employment <u>and limit new housing where consistent with the Future Land Use Map.</u></p> <p><i>(Note: The Committee will evaluate appropriate locations for new housing as part of the discussions on updates to the Future Land Use and Growth and Change maps.)</i></p>

Commented [CS1]:
Jaci Crawford, Salvador La Mastra, & Sara Wilson: This bundle does not include multi family in undeveloped land

Staff Response: This bundle is intended to reflect the overall preference to reserve undeveloped land for employment generating uses. It does not speak to multifamily specifically but notes that limited new housing may be appropriate in master planned developments on large undeveloped properties. This policy should be used in conjunction with the Future Land Use Map to determine appropriate locations where limited residential may be considered.

Commented [CS2]:
Erin Dougherty: I don't currently have any suggested revisions or comments for bundle 15.

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 [CS3]:
Staff Response: It is typical to say "land uses on vacant land."

Undeveloped Land (Bundle 15)

ORIGINAL POLICY	Plano will reserve its remaining undeveloped land for high quality development with distinctive character, emphasizing businesses offering highly skilled employment and limiting housing and retail uses except when integrated into compact complete centers to ensure adequate land for projected employment growth.
Gong	Plano will reserve its remaining undeveloped land for high quality development with distinctive character, emphasizing businesses offering highly skilled employment and limiting housing and retail uses except when integrated into compact complete centers to ensure adequate land for projected employment growth.
Shockey	Plano will reserve its remaining undeveloped land for high quality development with distinctive character, emphasizing businesses offering highly skilled employment and limiting housing and retail uses except when integrated into compact complete centers to ensure adequate land for projected employment growth.
Solomon	Plano will reserve its remaining undeveloped land for high quality development with distinctive character, emphasizing prioritizing businesses offering highly skilled employment and limiting housing and retail uses except when integrated into compact complete centers to ensure adequate land for projected employment growth.
Staff Rec.	Plano will reserve its remaining undeveloped land for high quality development with distinctive character, emphasizing prioritizing businesses offering highly skilled employment and limiting housing and retail uses except when integrated into compact complete centers to ensure adequate land for projected employment growth. <u>New housing in these areas will only be considered appropriate where it is consistent with the Future Land Use Map and other related Comprehensive Plan standards.</u> <i>(Note: The Committee will evaluate appropriate locations for new housing as part of the discussions on updates to the Future Land Use and Growth and Change maps.)</i>
UL1) ORIGINAL	Develop Criteria for Review of Undeveloped Land and update as necessary.
Staff Rec.	Develop <u>review criteria to provide guidance on rezoning undeveloped properties including such considerations as appropriate location, environmental conditions, and impact on public service facilities, infrastructure, and adjacent land uses.</u> Criteria for Review of Undeveloped Land and update as necessary. <i>(Note: These criteria were intended as the next generation of <u>Policy Statement 2.0: Rezoning Property to Meet Demand.</u>)</i>
UL2) ORIGINAL	Create an interactive Undeveloped Land Map updated on a quarterly basis and post to the city's website for public use.
Staff Rec.	No changes proposed by Committee or staff.

Commented [CS4]:
Yoram Solomon: Emphasizing is more appropriate for speech. Prioritizing is more appropriate for action.

Commented [CW5]:
Yoram Solomon: Is this an industry term? If not—I don't think all those words have to be capitalized.

Commented [CS6]:
Crawford, La Mastra, & Wilson: Is the city establishing the criteria or does criteria already exist?

Staff Response: The criteria does not yet exist. Once established, standards will create clear guidelines for new and infill development that take into consideration the existing community context, including zoning, conditions, and site considerations.

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<u>UL3</u> <u>ORIGINAL</u>	Situate new housing growth adjacent to existing residential neighborhoods.
Shockey	Situate new low-density housing growth adjacent to existing residential neighborhoods.
Staff Rec.	Ensure that new housing growth on undeveloped land provides functional and appropriate environments for residential uses and activities such as proximity to existing residential development, configuration to support housing, and access to neighborhood parks. When adjacent to existing residential neighborhoods a compatible transition in building height and bulk should be provided. Situate new housing growth adjacent to existing residential neighborhoods.