

Bundle 5/16 – Transit-Oriented Development

Context, Policies, and Actions

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 an integrated mix of uses and civic spaces within walking distance of planned transit stations.

POLICY – Plano will proactively encourage development within walking distance of existing and planned transit stations to create an integrated mix of uses including residential, employment, retail, and civic spaces.

- TOD1)** Develop Criteria for Review of Transit-Oriented Developments, including existing and projected DART ridership, 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 Urban Activity Centers where increased land productivity provides opportunity for additional open space.
- TOD5)** << Deleted >>
- TOD6*)** << Deleted >>
- TOD7*)** Prepare developer “Request for Qualifications (RFQ)/Request for Proposals (RFP)” for disposition of city property with language including, but not limited to, fair-value pricing and regulatory requirements.

+ NOTE: IF TOD5 AND/OR TOD6 ARE REMOVED, THIS ACTION WILL NEED TO BE RENUMBERED.

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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 incentivize~~ 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, including existing and projected DART ridership, and update as necessary.
- TOD2)** Prioritize and prepare ~~station~~-area plans ~~to guide development patterns~~ within ½ mile of identified ~~transit~~ 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)** ~~Rezone~~ Proactively work with property ~~within ½ mile of~~ owners to align zoning with adopted area plans for identified ~~transit~~ light rail stations ~~to encourage urban design and increase development opportunities~~. future commuter rail corridors.
- TOD4)** ~~Establish~~ Implement parking ~~maximums~~ 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.~~

Plano Tomorrow Comprehensive Plan

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

CPRC 1st Review (Bundle 5): July 7, 2020

P&Z 1st Review (Bundle 5): September 8, 2020

CPRC 2nd Review (Bundle 5): September 29, 2020

P&Z 2nd Review (Bundle 5): October 19, 2020

CPRC 1st Review (Bundle 16): November 18, 2020

P&Z 1st Review (Bundle 16): December 7, 2020

Preliminary Approval by CPRC & P&Z

Bundle 5/16

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

TOD7*) Prepare developer “Request for Qualifications (RFQ)/Request for Proposals (RFP)” for disposition of city property ~~and include~~with language ~~describing vision, incentives available,~~including, but not limited to, fair-value pricing and regulatory requirements.

+ NOTE: IF TOD5 AND/OR TOD6 ARE REMOVED, THIS ACTION WILL NEED TO BE RENUMBERED.