

Bundle 4/12 – Land Use

Context, Policies, and Actions

The Built Environment – Land Use

WEBSITE CONTEXT – Zoning has played an important role for cities in addressing the issue of land use compatibility. The maps and dashboards in the city’s Comprehensive 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 advantageous in some cases. To provide housing and employment choices aligned with the market, Plano will support a system of organized land use where new and redevelopment areas respect the viability and quality of life for existing neighborhoods, businesses, and institutions.

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

- LU1)** Review and evaluate the Zoning Ordinance and make appropriate amendments based on direction from the Comprehensive Plan.
- LU2)** << Tabled to a future meeting >>
- 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. *[Recommended to move 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 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.

Plano Tomorrow Comprehensive Plan

Policies and Action Statements

CPRC 1st Review: November 17, 2020

P&Z 1st Review: December 7, 2020

Preliminary Approval by CPRC & P&Z

Bundle 4/12

- LU8⁺)** Develop locations for special area plans to focus development and redevelopment efforts in conformity with the Comprehensive Plan.
- LU9⁺)** Develop review criteria that provides guidance on the community's preferences regarding 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.

+ NOTE: IF LU4 IS MOVED, THIS ACTION WILL NEED TO BE RENUMBERED.

Bundle 4/12 – Land Use

Context, Policies, and Actions

Changes Tracked from Original Ordinance

The Built Environment – Land Use

WEBSITE CONTEXT – Zoning has played an important role for cities in addressing the issue of land use compatibility. The [maps and dashboards in the](#) city’s ~~Future Land Use and Growth and Change Maps, key components of the Plano Tomorrow~~ [Comprehensive 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 [advantageous in some cases](#) ~~not only acceptable, but desirable. 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 [the viability and quality of life for](#) existing neighborhoods, ~~and~~ 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) << Tabled to a future meeting >>
- 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. *[Recommended to move 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 the redevelopment [and revitalization](#) of underperforming retail and multifamily development.

Plano Tomorrow Comprehensive Plan

Policies and Action Statements

CPRC 1st Review: November 17, 2020

P&Z 1st Review: December 7, 2020

Preliminary Approval by CPRC & P&Z

Bundle 4/12

- 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 [in conformity with the Comprehensive Plan](#).
- LU9+) Develop [review](#) criteria ~~for review for~~ [that provides guidance on the community's preferences regarding 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](#) ~~and update as necessary~~.

+ NOTE: IF LU4 IS MOVED, THIS ACTION WILL NEED TO BE RENUMBERED.