



City of Plano
COMPREHENSIVE PLAN 2021

**EXECUTIVE
SUMMARY**

DISCLAIMER: The *Executive Summary*, including the *Maximum Development Scenarios* section and associated maps, are for illustrative purposes only. The *Maximum Development Scenarios'* associated maps are created to provide examples of how the Plano Comprehensive Plan 2021 functions, and they should be used to understand the methodology that will be used to analyze development applications, but they are not an analysis of any particular request for a zoning change. The language in the *Executive Summary* should not be used when evaluating a zoning application's compliance with the Comprehensive Plan.

OCTOBER 10, 2022

1. INTRODUCTION

What is the Comprehensive Plan 2021?

The Comprehensive Plan 2021 is a 20 to 30-year framework to guide the city's future, providing policy and direction related to future growth and redevelopment, transportation, housing, city services, and other important aspects of the community. The Plan will inform current and future decision-makers about where we've been, where we are today, where we want to go, and how we intend to get there.

How will the Plan be used?

The Comprehensive Plan will be used every day by a variety of stakeholders to make important decisions about how to invest in the community and enhance the quality of life in Plano. For example, residents can use the Plan to see how the city intends to guide growth and redevelopment in ways that meet their needs and aspirations; land owners can use the Plan when considering improvements to their property; businesses can use the Plan when deciding to reinvest or relocate to Plano; and the Plano City Council, Planning & Zoning Commission, and city staff can use the Plan to make decisions about development proposals and where to best invest city resources to achieve the community's vision for the future. More specifically, the Plan is used by local officials in three primary ways:



Delivery of City Services

New city services, programs, and projects, such as the Great Update Rebate program, are often started in order to implement specific action statements from the Comprehensive Plan.

Budget & Community Investment Program

Projects in the Community Investment Program, such as new city facilities and infrastructure improvements, are reviewed annually for consistency with the Comprehensive Plan.

Zoning & Development Review Conformance

All zoning change requests, along with updates to the Zoning Ordinance and other development regulations, are reviewed for conformance with the Comprehensive Plan.



Why is a new Comprehensive Plan needed?

On November 11, 2019, the Plano City Council appointed a 16-member ad-hoc advisory committee called the Comprehensive Plan Review Committee (CPRC). The role of the CPRC was to review the city's Comprehensive Plan and recommend updates to address community concerns related to four key topics: **Land Use, Transportation, Density, and Growth Management**. They were also to act as advisors and ambassadors of the planning process, working with the Planning & Zoning Commission (P&Z) to find consensus among the diverse viewpoints of city residents.

On August 5, 2020, the City Council repealed the previous Comprehensive Plan and adopted an "Interim Plan" to serve as a temporary replacement until the CPRC and P&Z could complete their work. The Interim Plan was based on the city's comprehensive plan from 1986, including subsequent updates through 2012. Although this Plan had previously served the city well for many years, its goals and policies were rooted in the days of Plano's rapid growth and were not well-suited for the challenges of a mature and mostly developed city as Plano is today.

After 20 months, the CPRC and P&Z completed their work, resulting in the Comprehensive Plan 2021. Much of this new Plan may look familiar, as aspects of the previous Comprehensive Plan outside the four topic areas assigned by City Council, such as policies related to the environment, social services, and the economy, remain largely unchanged. However, significant changes were made to many of the most impactful parts of the Plan, and important new content was created, including a set of Guiding Principles, a Redevelopment & Growth Management Policy, and Future Land Use Dashboards.

This Executive Summary provides an overview of the Comprehensive Plan 2021, highlighting its major components, significant areas of change, what remains the same, and how the new Plan impacts the quality of life for Plano residents, businesses, and institutions.

2. WHAT'S IN THE PLAN?

Plan Structure

▼ Vision & Guiding Principles	The Vision Statement & Guiding Principles serve as the aspirational goals and values for the entire Plan.
▼ Pillars	Pillars divide the Plan content into five major topical categories.
▼ Components	Each Pillar consists of Components, which combine related topics into 11 sub-categories.
▼ Policies	Policies state what Plano will do to achieve the goals.
▼ Action Statements	Action Statements are the detailed “to-do” lists needed to successfully implement the Plan.
▼ Maps	Five Maps guide land use, transportation, and infrastructure planning decisions.

VISION STATEMENT

Plano is a global leader, excelling in exceptional education, abounding with world class businesses and vibrant neighborhoods.



GUIDING PRINCIPLES

Guiding Principle 1 | Plano Today

- 1.1. The Plan enhances the quality of life in the near term, continually striving to meet the needs and priorities of current residents, businesses, and institutions of Plano.
- 1.2. The Plan promotes the safety, viability, and vibrancy of Plano’s existing neighborhoods, managing growth and shaping change that complements the city’s suburban character and rich history.
- 1.3. The Plan promotes the educational, recreational, and cultural centers of the community, providing an environment for world-class facilities, businesses, and institutions that support a vital economy.
- 1.4. The Plan respects the suburban character of Plano and seeks to preserve and enhance the built environment.
- 1.5. The Plan acknowledges that Plano is mostly developed and does not anticipate significant changes in population or residential development in the future.
- 1.6. Implementation of the Plan will be open and transparent, with a high standard for exceptions to land use principles, proactively seeking community input, and updated when needed with opportunities for the public to continually share their needs and priorities with community leaders and inform the decision-making process.

Guiding Principle 2 | Plano 2050

- 2.1. The Plan enhances the quality of life in the long term, preparing for future generations of residents, businesses, and institutions of Plano who may not yet have a voice but are impacted by the decisions of today.
- 2.2. The Plan successfully manages Plano’s transition to a mature city, seeking innovative approaches and best practices to accommodate emerging trends, technologies, and opportunities that improve the quality of life and allow the city to remain attractive and vibrant into the future.
- 2.3. The Plan builds on Plano’s strong history of thoughtful planning, guiding future development and redevelopment where it is safe, attractive, appropriate, and convenient; contributes to a variety of housing, employment, and social opportunities; and respects the natural environment.
- 2.4. Implementation of the Plan will be fiscally responsible, ensuring that alternatives are considered and completion of actions provides the greatest long-term value.

Guiding Principle 3 | Plano Together

- 3.1. The Plan serves people of all backgrounds, striving to meet the needs of an inclusive and vibrant community that calls Plano “home.”
- 3.2. The Plan promotes a community that is safe, engaged, and rich in educational, cultural, and recreational opportunities that are highly desirable to residents and visitors alike.
- 3.3. The Plan embraces Plano’s position as a leader in the region, demonstrating the city’s standard of excellence and supporting our neighbors through linkages including health, economy, culture, transportation, and sense of community.
- 3.4. The Plan manages growth and redevelopment in a gradual manner, ensuring changes are beneficial to neighbors and the surrounding community based on real, city-level demand.
- 3.5. Implementation of the Plan will be done in partnership with the community and educational, nonprofit, civic, cultural, faith-based, and governmental organizations, promoting cooperation towards common goals that enhance the quality of life for the residents, businesses, and institutions of Plano.

PILLARS, COMPONENTS, AND POLICIES

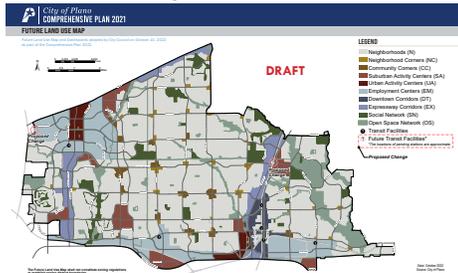


ACTION STATEMENTS

There are 271 action statements in the Plan. Please refer to the full Comprehensive Plan 2021 to review the complete list of action statements.

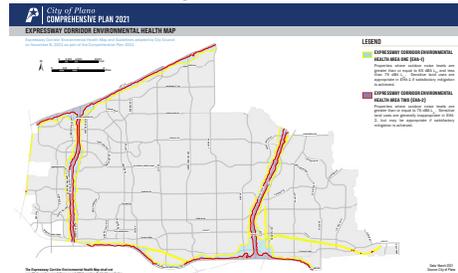
MAPS

Future Land Use Map & Dashboards



This map organizes the city into Future Land Use categories, each with an associated Dashboard that describes the preferred land use mixes, desirable character-defining elements, and priorities for that area. More information on page ES-5.

Expressway Corridor Environmental Health Map & Guidelines



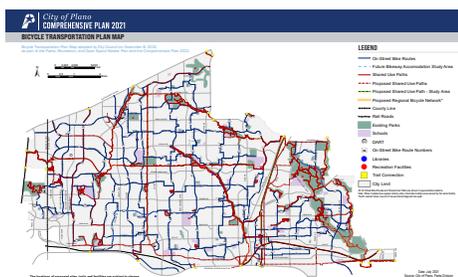
This map shows locations in the city that are sensitive to the effects of the city's major expressways. A set of accompanying guidelines provides standards for health analyses for sensitive land uses in these areas.

Thoroughfare Plan Map & Cross Sections



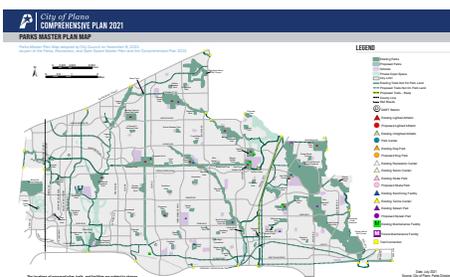
This map shows the locations of existing and future major roadways in Plano. A set of accompanying cross-sections provides the size, number of lanes, median and parkway widths, and associated dimensions for each major type of roadway.

Bicycle Transportation Plan Map



This map shows the locations of existing and planned bicycle trails and facilities across the city.

Parks Master Plan Map



This map shows the locations of existing and planned parks and trails in the city.

3. WHAT'S CHANGED?

GUIDING PRINCIPLES

Plano Today
Plano 2050
Plano Together

NEW/REVISED FUTURE LAND USE CATEGORIES

Neighborhood Corners
Community Corners
Suburban Activity Centers
Urban Activity Centers
Downtown Corridors

FUTURE LAND USE DASHBOARDS

Land Use Mix
Employment Mix
Housing Mix
Density, Intensity, & Scale
Building Height
Open Space
Priorities

REDEVELOPMENT & GROWTH MANAGEMENT POLICY

Higher Bar for Inconsistencies
Formalized Community Forum Process
Zoning Incentives for Single-Family
Green Space, Open Space, Amenities
Minimum Non-Residential Requirements in Mixed-Use
Monitoring Real Market Demand
Proactive Citizen Involvement
Housing Diversification & Economic Development
Well-Planned, Small-Scale Housing Options

EXISTING LAND USE & HOUSING INVENTORY

Measurement Tool for Zoning Requests
Accounts for Existing Conditions
Routine Monitoring and Updates

ZONING PROCESS IMPROVEMENTS

Plain Language Notifications
Accessible & Transparent Information
Website Improvements
Participation Toolkit

Major Changes in the Comprehensive Plan 2021

As discussed on page ES-1, the Comprehensive Plan 2021 was created after 20 months of work by the Comprehensive Plan Review Committee (CPRC) and the Planning & Zoning Commission (P&Z). Following the directives from City Council, the CPRC and P&Z focused their changes into four topic areas: Land Use, Transportation, Density, and Growth Management. Proposed updates were forwarded back and forth between both bodies until they received at least a 75% approval by the CPRC and 50% approval by the P&Z. The most significant changes to the Plan include:

1. A new set of **Guiding Principles** serve as a set of overarching values for the Plan. The three principles, Plano Today, Plano 2050, and Plano Together, promote a Comprehensive Plan that is inclusive of Plano's diverse population and serves the needs of Plano residents, businesses, and institutions, both present and future. See page ES-2 to view the full Guiding Principles.
2. Revisions were made to the Future Land Use Map, including **New/Revised Future Land Use Categories**, re-categorizations of key locations around the city, and boundary changes that more accurately reflect the limits of each area. Although some categories share the same name or map color as the previous Comprehensive Plan, significant changes were made to descriptions and details of all categories. See page ES-5 for a brief description of all the categories.
3. A new set of **Future Land Use Dashboards** were created that provide an updated format and significantly more detailed guidance on the preferred mix of uses, densities, intensities, building heights, and more, in each of the Future Land Use categories. The Dashboards illustrate the range of design characteristics that should be provided by zoning change requests for new development and redevelopment (though many locations will not be suitable for the maximum allowances). See page ES-6 for more information about the new Dashboards.
4. A new **Redevelopment & Growth Management Policy** and nine associated action statements were included which answer the need for specific guidance in these areas, including setting a higher bar for approval of zoning changes that deviate from the Future Land Use Dashboards; the phasing of mixed-use development; calling for the creation of a formalized community input forum; and recommending forming citizen committees to review any major changes to the Comprehensive Plan in the future. Refer to pages 12-13 of the full Comprehensive Plan 2021 to review the full policy and associated action statements.
5. An **Existing Land Use and Housing Inventory** was created that will be used as an implementation tool to review zoning change requests for consistency with the Future Land Use Dashboard. This new tool also allows greater predictability about the potential for new employment and housing across the city. It will be routinely monitored and updated so that existing conditions provide better context for decision-makers, land owners, and residents. See pages ES-6 and ES-7 for more information about the Existing Land Use and Housing Inventory and pages ES-10 through ES-22 for conceptual examples of how they will be used.
6. Various **Zoning Process Improvements** were implemented that are intended to make information on zoning change requests more accessible and transparent to the public. These include improved zoning notices, website updates, posting of concept and development plan drafts, and more. Find these changes implemented at www.PlanoPlanning.org.

In addition to these major changes, there were other miscellaneous revisions to other policies and action statements throughout the Plan related to the four topic areas. See www.PlanoCompPlanReview.org to view a version of the Plan with all markups and track changes.

Updated Future Land Use Map

See pages 70-94 in the full plan to review the Future Land Use Map

FUTURE LAND USE MAP

Future Land Use Map and Dashboards adopted by City Council on October 10, 2022 as part of the Comprehensive Plan 2021



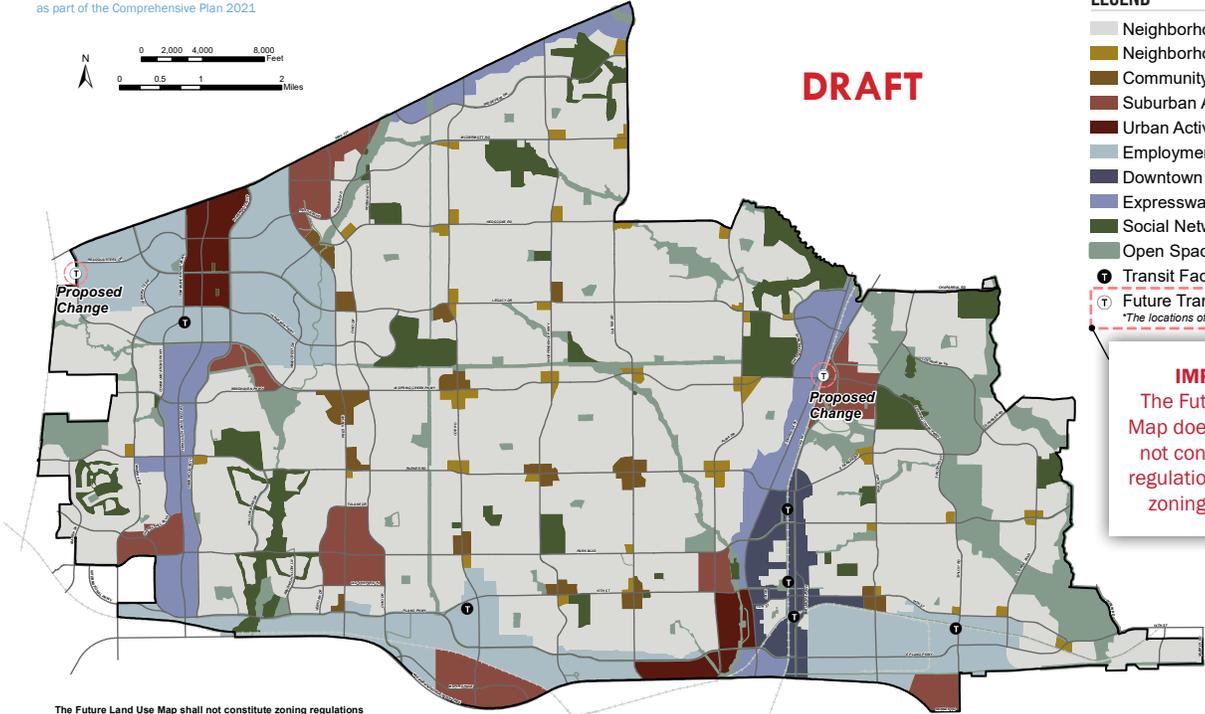
DRAFT

LEGEND

- Neighborhoods (N)
- Neighborhood Corners (NC)
- Community Corners (CC)
- Suburban Activity Centers (SA)
- Urban Activity Centers (UA)
- Employment Centers (EM)
- Downtown Corridors (DT)
- Expressway Corridors (EX)
- Social Network (SN)
- Open Space Network (OS)

T Transit Facilities
T Future Transit Facilities*
*The locations of pending stations are approximate.

IMPORTANT:
 The Future Land Use Map does not and shall not constitute zoning regulations or establish zoning boundaries.



The Future Land Use Map shall not constitute zoning regulations or establish zoning district boundaries.

Date: October 2022
 Source: City of Plano

NEIGHBORHOODS (N)

- mostly single-family neighborhoods, however townhomes, duplexes, and apartments are also common
- may include light commercial, office, institutional, and other residential-supporting uses
- preserve neighborhood character and quality of life

NEIGHBORHOOD CORNERS (NC)

- NEW CATEGORY!**
- retail sites on the corners of major intersections that are up to 10 acres in size, or up to 25 acres if do not meet Community Corners criteria (see below)
 - single-family may be introduced in limited situations
 - multifamily not appropriate

COMMUNITY CORNERS (CC)

- NEW CATEGORY!**
- retail sites on the corners of major intersections that are over 25 acres in size or meet two of three of the following: 250k+ sq. ft. of retail in 1/4 mi., 2+ anchor retail stores in 1/4 mi., or does not abut single-family
 - single-family may be introduced
 - multifamily not appropriate

SUBURBAN ACTIVITY CENTERS (SA)

- NEW CATEGORY!**
- large commercial shopping centers and moderate intensity mixed-use areas
 - includes major retailers, superstores, movie theaters, and large grocers with supporting hotels, office, and institutional uses
 - mix of housing types
 - additional limitations for Park & Preston

URBAN ACTIVITY CENTERS (UA)

- NEW CATEGORY!**
- high intensity mixed-use areas
 - large corporate offices, hotels, shopping, dining, and entertainment
 - limited to areas near Legacy, Collin Creek Mall, and Heritage Creekside
 - walkable design with open space, green space, and amenities for residents and visitors

EMPLOYMENT CENTERS (EM)

- business centers in the Legacy and the Plano Parkway/President George Bush Turnpike corridor
- corporate office campuses and major medical, educational, technology, and research centers
- housing is not appropriate

DOWNTOWN CORRIDORS (DT)

- NEW CATEGORY!**
- located around Downtown Plano and nearby areas
 - transit-oriented development in proximity to rail transit stations
 - redevelopment and revitalization of K Avenue and 14th Street corridors
 - preserve and complement the area's historic structures and character

EXPRESSWAY CORRIDORS (EX)

- located along major expressways
- mix of retail, office, service, restaurant, medical, hotel, and technology-based businesses
- mitigation strategies to protect sensitive land uses, such as schools, housing, and day cares, from noise and health impacts
- residential in very limited circumstances

SOCIAL NETWORK (SN)

- range of public and private uses such as colleges, universities, and major public schools
- athletic complexes, recreational facilities, golf courses, country clubs, and large private open spaces
- cultural facilities and libraries
- housing is not appropriate

OPEN SPACE NETWORK (OS)

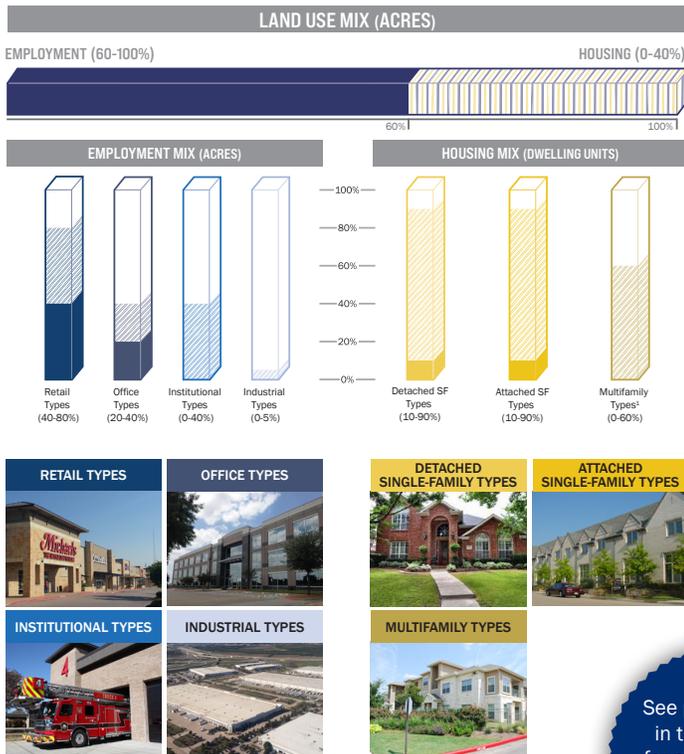
- major public open spaces
- community and neighborhood parks
- linear parks and trails
- regional recreation and leisure opportunities
- housing is not appropriate

Future Land Use Dashboards

Each Future Land Use Dashboard (Dashboard) includes a general description, list of priorities, mix of uses chart, and table of design characteristics which are desirable to meet the community's vision for these areas. The Dashboards are intended to be broad enough to adequately portray similarities between large geographies of the city, while also adding the necessary specificity to establish reasonable community expectations for how these areas should develop or redevelop as new zoning change requests are considered. As Plano is mostly developed at this time, existing conditions may not align perfectly with the Dashboards. Conformance with the Dashboards will occur gradually over the long term, as properties are rezoned or develop/redevelop in accordance with updated policies and regulations.

MIX OF USES

This section describes the preferable mix of land uses for **new growth**, **infill**, and **redevelopment**. The actual mix of uses may vary from location to location based on existing conditions, market demand, and individual site considerations that may limit the suitability of certain uses. Large deviations, however, should warrant close consideration and are generally **not favorable** in this plan.



DESIRABLE CHARACTER-DEFINING ELEMENTS

This section describes the general characteristics that are desired for **new growth**, **infill**, and **redevelopment** in each category. Improvements to existing uses should also be encouraged to incorporate these desirable character-defining elements.

BUILDING HEIGHTS	how tall of buildings may be appropriate (e.g. 1 to 3 stories)
DENSITY	the range of how many dwelling units may be allowed for every net 1 acre of land (e.g. 10 dwelling units per acre)
INTENSITY & SCALE	a combination of a building's height and how much of the property it covers (e.g. low intensity is 0-50% coverage, low-rise scale is 1 to 2 stories)
OPEN SPACE	the percentage of a property that should be landscaped, amenitized with plazas, or remain in its natural state (e.g. 10 to 20%)
PARKING ORIENTATION	the type of parking that is appropriate for an area (e.g. surface parking lots, parking garages, or on-street parking)
BLOCK PATTERN & STREETScape	(1) whether streets form a grid or are curvilinear, (2) the typical length of a street between two intersections, and (3) the types of features along the roadway (i.e. bike lanes, street trees, patio dining)
MULTIMODAL ACCESS	how accessible a property is by automobile, transit, micromobility (e.g. bicycle, scooters, etc.), and foot

See pages 71-94 in the full Plan for more detailed information on the Dashboards

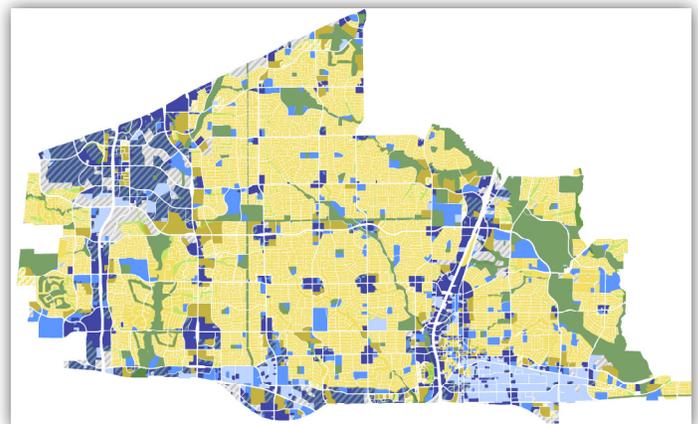
Existing Land Use & Housing Inventory

The Existing Land Use & Housing Inventory (Inventory) is a citywide database of existing land uses and housing units, separated into the same classifications as above (Retail, Office, Institutional, Industrial, Detached Single-family, Attached Single-family, and Multifamily Types).

36,000+
ACRES

117,000+
HOUSING UNITS

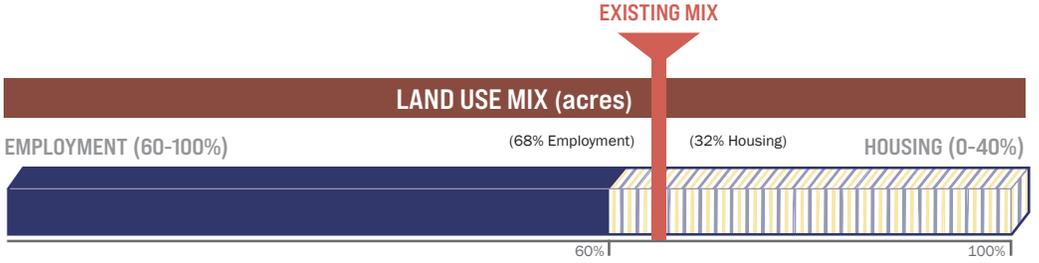
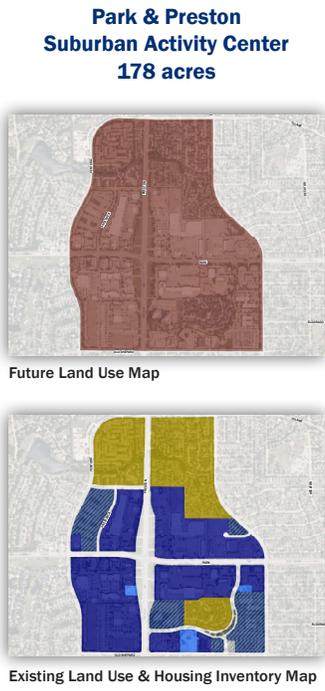
This new tool allows for **zoning change requests** to be reviewed for consistency with the recommended Mix of Uses in the Future Land Use Dashboards. Because land uses change over time, the inventory will be routinely monitored and updated to match existing conditions.



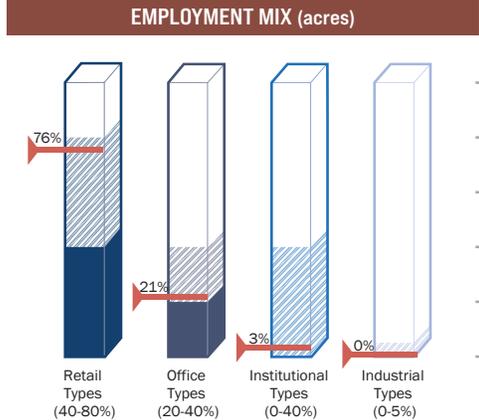
Existing Land Use & Housing Inventory Map

How do the Dashboards and Inventory work together?

The Future Land Use Dashboards and Existing Land Use & Housing Inventory are used together to compare the existing mix of uses in an area to the future mix of uses recommended by the Comprehensive Plan. The example below illustrates how this works for the Suburban Activity Center (SA) located at the intersection of Preston Road and Park Boulevard in Plano.



60-100% Employment should include the following mix of land uses:



0-40% Housing should include the following mix of land uses:



SPECIAL NOTES:
 Information above represents preferred mixes per adjoining SA center
 *Consistent with the Redevelopment & Growth Management Policy

Existing Percentage from Inventory

	Is this area currently within the recommended mix of land use types?	Would the area support more of these land use types?
RETAIL TYPES	YES , currently 76% (178 ac.) of the employment uses in the area are Retail Types. This is within the 40-80% range recommended by the Dashboard.	YES , the Dashboard supports new Retail Types in this area.
OFFICE TYPES	YES , currently 21% (50 ac.) of the employment uses in the area are Office Types. This is within the 20-40% range recommended by the Dashboard.	YES , the Dashboard supports new Office Types in this area.
INSTITUTIONAL TYPES	YES , currently 3% (6 ac.) of the employment uses in the area are Institutional Types. This is within the 0-40% range recommended by the Dashboard.	YES , the Dashboard supports new Institutional Types in this area.
INDUSTRIAL TYPES	YES , currently 0% (0 ac.) of the employment uses in the area are Industrial Types. This is within the 0-5% range recommended by the Dashboard.	YES , the Dashboard supports new Industrial Types in this area.
DETACHED SINGLE-FAMILY TYPES	NO , currently 0% (0 units) of the housing uses in the area are Detached SF types. This is below the 10-90% range recommended by the Dashboard.	YES , the Dashboard supports new Detached SF units in this area.
ATTACHED SINGLE-FAMILY TYPES	NO , currently 0% (0 units) of the housing uses in the area are Attached SF types. This is below the 10-90% range recommended by the Dashboard.	YES , the Dashboard supports new Attached SF units in this area.
MULTIFAMILY TYPES	NO , currently 100% (2,028 units) of the housing uses in the area are Multifamily types. This is above the 0-60% range recommended by the Dashboard.	NO , the Dashboard does not support more Multifamily types in this area. Existing multifamily may be redeveloped.

4. WHAT'S THE SAME?

Much of the Comprehensive Plan 2021 is similar to aspects of the previous Comprehensive Plan. In addition to maintaining the same organizational hierarchy, much of the previous Comprehensive Plan fell outside the four topic areas assigned to the CPRC and P&Z by the City Council. As such, policies under the Social Environment, Natural Environment, and Economic Environment Pillars remain mostly the same, with a few updates to correct background information or remove actions previously completed.

MODIFIED MAPS (1)



MODIFIED POLICIES (18)



REMOVED FROM PLAN (1)



MAPS WITH NO MAJOR CHANGES (4)



POLICIES WITH NO MAJOR CHANGES (24)



LEGEND

- Built Environment Pillar
- Social Environment Pillar
- Natural Environment Pillar
- Economic Environment Pillar
- Regionalism Pillar
- Included in CPRC/P&Z Review

NOTE: 17 actions were removed. Actions CNC2-4 were not included in CPRC/P&Z Review as they were outside the four topic areas. Action DRE6 was previously under the Land Use Policy.

5. WHAT DOES THIS ALL MEAN FOR ME?

Top Takeaways of the Comprehensive Plan 2021

MORE DETAIL ABOUT DEVELOPMENT EXPECTATIONS	GUIDING PRINCIPLES ESTABLISH CLEAR PRIORITIES	A HIGHER BAR SET FOR EXCEPTIONS TO THE PLAN
The new Future Land Use Dashboards provide greater detail about the density, mix of uses, and design characteristics expected across the city.	The Plan is led by simple principles that unite and provide a vision for Plano now and into the future.	Zoning requests that do not conform to the maximum densities, building heights, or mix of uses in the Dashboards are disfavored. Occasional exceptions should be justified by the Guiding Principles and provide substantial benefit to the community.

Population Projections

In many cities, the comprehensive plan includes projections for new growth and population. However, with less than 5% undeveloped land remaining and approximately 500 acres currently zoned for residential uses, the potential for new housing growth in Plano will depend largely upon redevelopment of existing commercial sites. This makes accurately projecting Plano’s future population a challenge, as redevelopment is largely driven by factors such as market demand, property owner interest, and individual site constraints. And it also often occurs closer to established neighborhoods, adding another layer of complexity to whether a redevelopment project is successful or not.

The Future Land Use Map and Dashboards of the Comprehensive Plan 2021 are beneficial tools to inform decision-makers. They show locations where redevelopment may be desired and housing appropriate, but are not always an accurate indicator of market demand. For example, the Dashboards support a greater supply of single-family homes in many areas of the city, but it is unknown if the market will support redevelopment at the densities provided. For these reasons, population and housing projections for Plano in 2050 have been provided in Low and High Scenarios:

- 2050 Low Scenario:** This scenario assumes redevelopment of commercial sites into single-family homes is limited, especially in the Neighborhood Corners and Community Corners. Projected housing is 10% of the maximum units supported in these areas due to the differences between commercial and single-family property values. Multifamily demand remains high, projecting 100% of the maximum units supported by the Dashboards.
- 2050 High Scenario:** This scenario assumes an increasing demand for residential development and decreasing demand for commercial, resulting in 100% of the single-family housing supported by the Dashboards. Multifamily demand remains high, projecting 100% of the maximum units supported by the Dashboards.

Both scenarios factor in the amount of housing already approved by existing zoning and the projections from the Envision Oak Point Small Area Plan. These factors alone are projected to increase the city’s population to approximately **308,000** people if all are built to their full potential.

	2021	2050 (Low)	2050 (High)
Population	287,600	322,600	331,000
Single-Family (including townhomes & duplexes)	74,700 (64%)	81,800 (58%)	86,200 (60%)
Multifamily (including independent living facilities)	42,000 (36%)	57,300 (41%)	57,300 (40%)
Other (mobile homes, RVs, assisted living, etc.)	900 (<1%)	900 (<1%)	900 (<1%)
Total Housing	117,600	140,000	144,400

Maximum Development Scenarios

During the CPRC’s review of the Comprehensive Plan, several conceptual scenarios were prepared to illustrate the effectiveness of the Existing Land Use & Housing Inventory and Future Land Use Dashboards at managing density and guiding new housing growth into strategic areas. The areas in the map below represent areas where **rezonings** that include new multifamily units could be considered appropriate based on these scenarios. Because Plano has limited undeveloped land remaining and there is presently a significant inventory of multifamily units in the city, many areas of the city are already above the recommended mix of uses in the Future Land Use Dashboards. When creating the maximum development scenarios, the following rules and assumptions were applied:

RULES:

- Housing will not exceed the maximum percentage shown in the Land Use Mix.
- Housing must comply with the maximum percentages in the Housing Mix.
- Housing must comply with the maximum densities listed in the Desirable Character-Defining Elements.

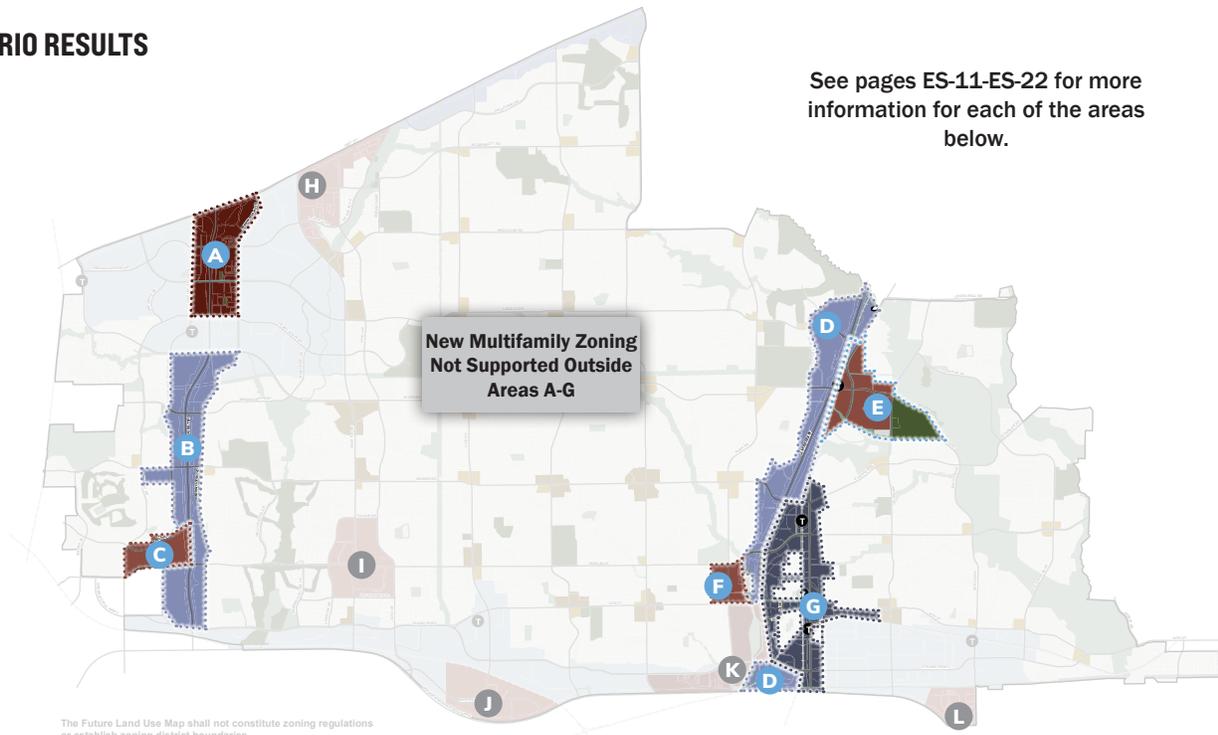
ASSUMPTIONS:

- To maximize density, an area’s housing mix will attempt to utilize the maximum percentage of Multifamily Types, followed by Attached SF Types, then Detached SF Types. Where the densities for Attached and Detached SF Types are the same, the units may be constructed as either Type.
- For every acre of Detached SF or Attached SF development, one acre of land will be utilized for streets and open space.
- Existing housing will remain as-is.
- Undeveloped properties are classified by the zoning of the property.
- Recent zoning approvals are factored as existing development and will be constructed in accordance with the most recently approved plans.

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SCENARIO RESULTS

See pages ES-11-ES-22 for more information for each of the areas below.



Rezoning for New Multifamily Might be Supported

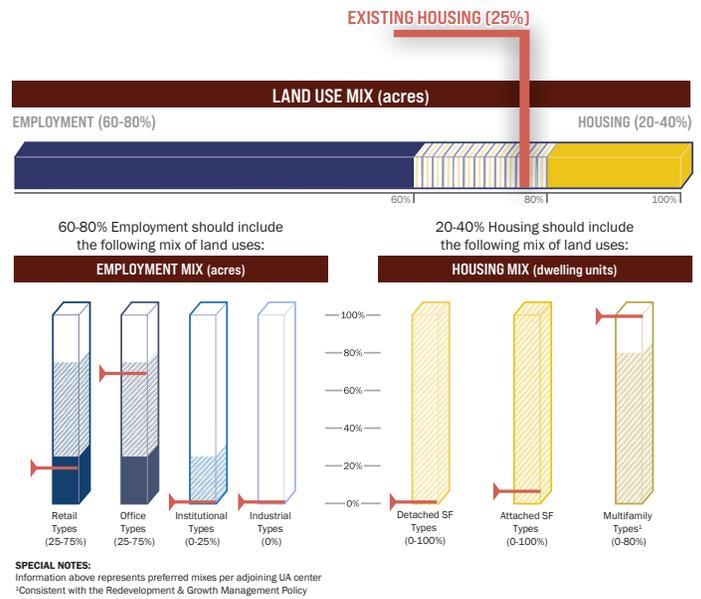
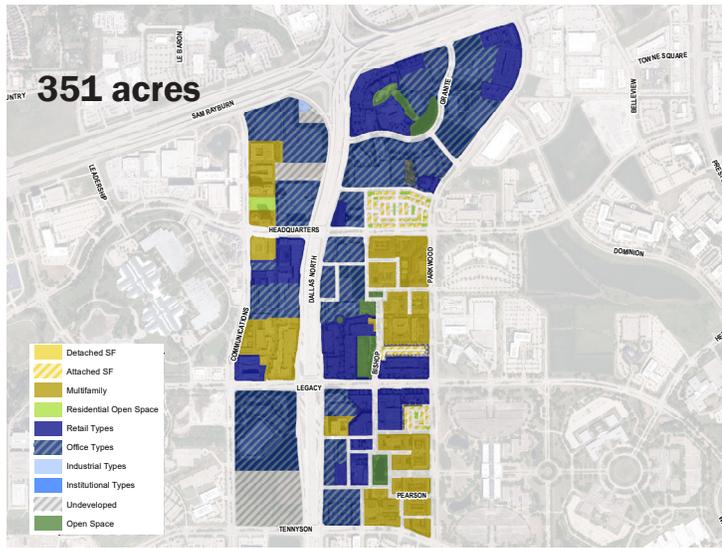
Label	Area	New/Additional MF Units
A	UA at Legacy	182
B	EX on DNT	322
C	SA at Willow Bend	834
D	EX on US 75	829
E	Envision Oak Point	Per EOP Plan
F	SA at 15th & Alma	105
G	Downtown Corridors (DT) <small>*not including Neighborhoods within DT</small>	1,647

Rezoning for New Multifamily Is Not Supported

Label	Area	New/Additional MF Units
H	SA at Preston & 121	0
I	SA at Park & Preston	0
J	SA at Mapleshade & Coit	0
K	UA at Collin Creek & Heritage Creekside	0
L	SA at Gateway	0

Maximum Housing Scenarios | Area A - Legacy

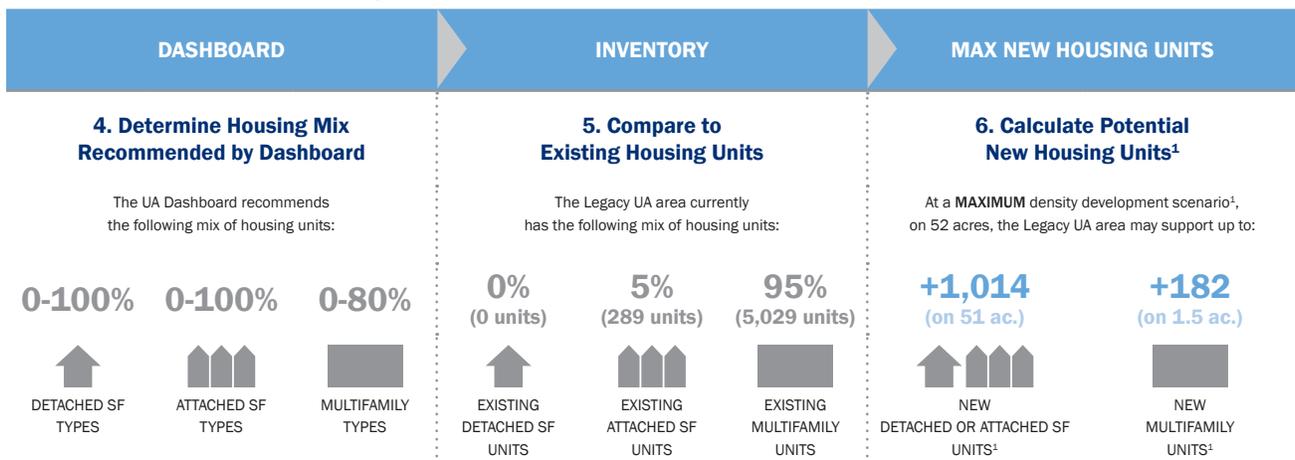
Future Land Use Category: Urban Activity Centers (UA)
 Single-Family (SF) Density: 10 to 40 dwelling units per acre
 Multifamily Density: 30 to 120 dwelling units per acre



PART 1 - LAND USE MIX (acres)



PART 2 - HOUSING MIX (dwelling units)



1. MAXIMUM DENSITY SCENARIO ASSUMPTIONS:

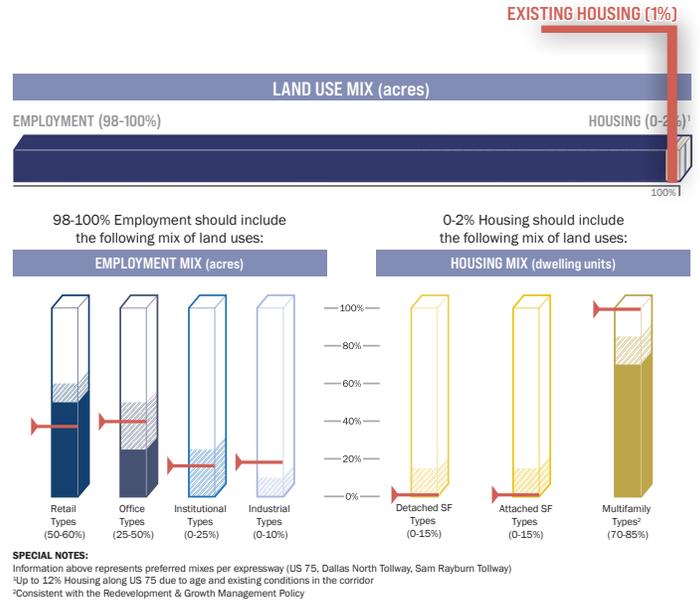
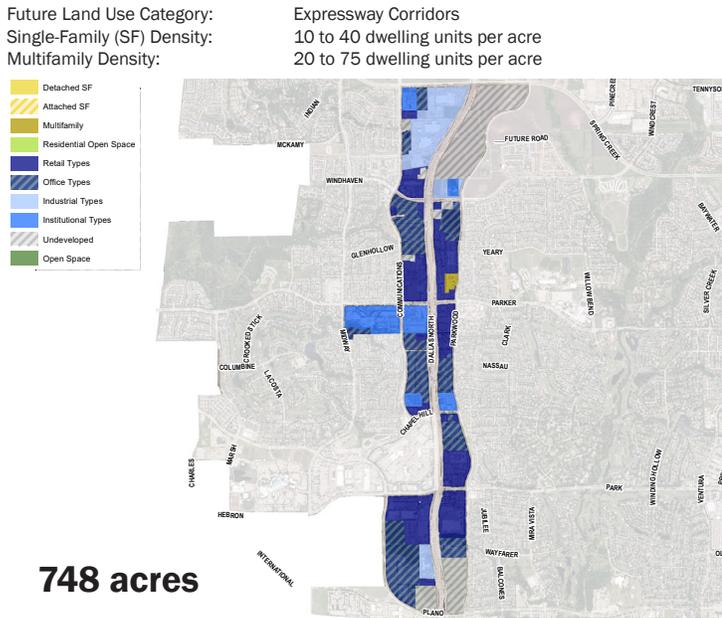
Detached Single-Family Density: 40 dwelling units per acre
 Attached Single-Family Density: 40 dwelling units per acre
 Multifamily Density: 120 dwelling units per acre
 Streets + Open Space: 50% for SF Types



INCORRECT METHOD:

140 acres x 120 dwelling units per acre = 16,800 dwelling units

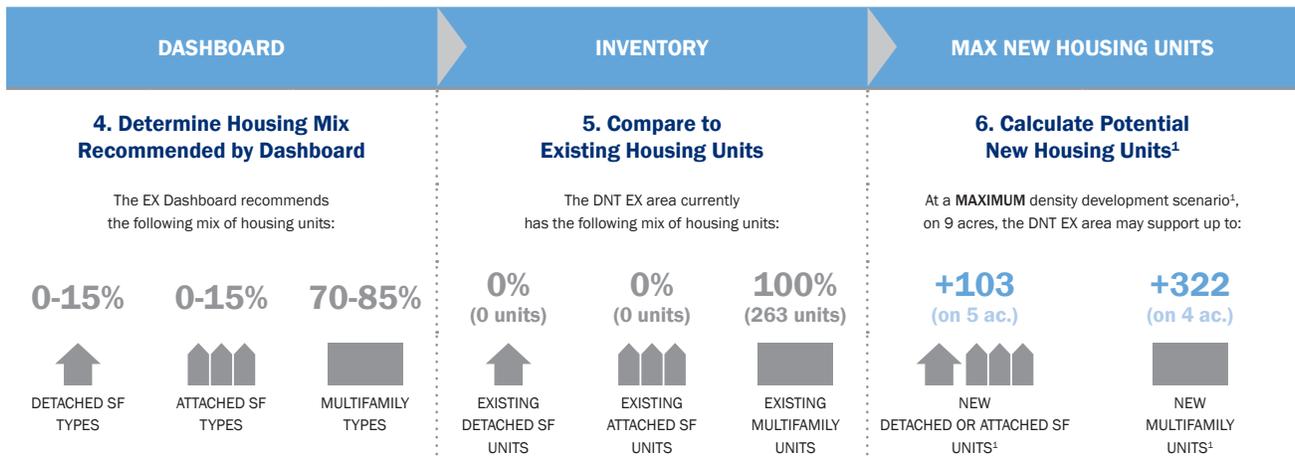
Maximum Housing Scenarios | Area B - Dallas North Tollway Expressway Corridor



PART 1 - LAND USE MIX (acres)



PART 2 - HOUSING MIX (dwelling units)



1. MAXIMUM DENSITY SCENARIO ASSUMPTIONS:

Detached Single-Family Density:	40 dwelling units per acre
Attached Single-Family Density:	40 dwelling units per acre
Multifamily Density:	75 dwelling units per acre
Streets + Open Space:	50% for SF Types

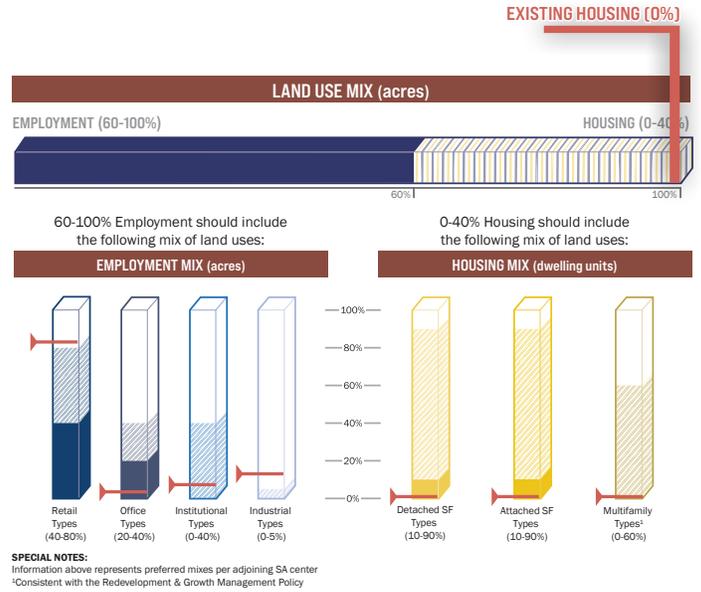
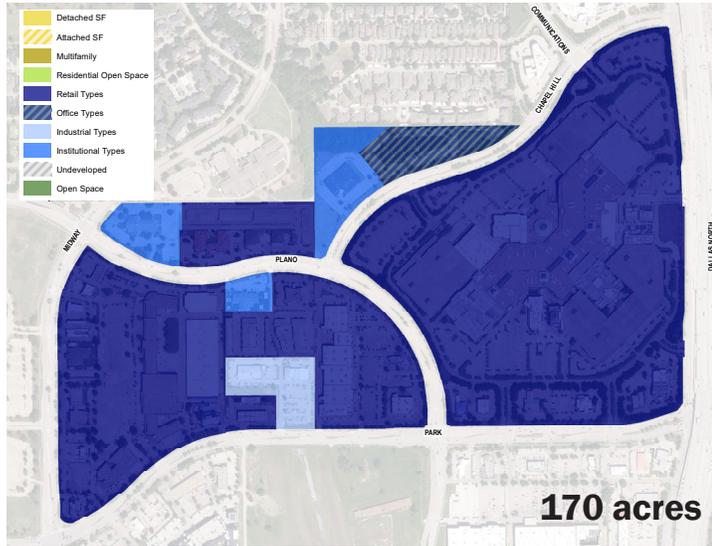


INCORRECT METHOD:

15 acres x 75 dwelling units per acre = 1,125 dwelling units

Maximum Housing Scenarios | Area C - Willow Bend Mall Area

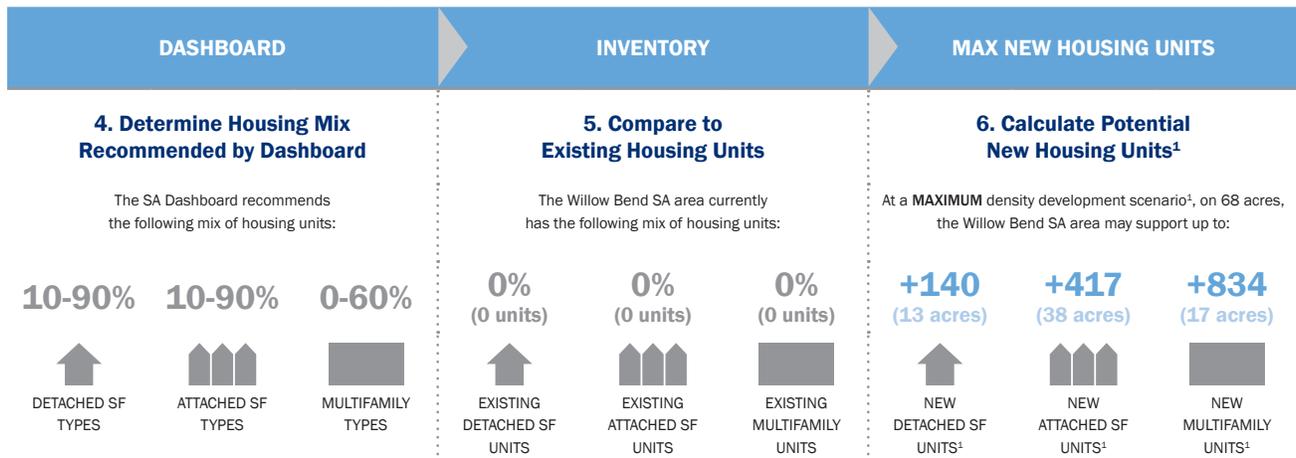
Future Land Use Category: Suburban Activity Centers (SA)
 Single-Family (SF) Density: 4 to 22 dwelling units per acre
 Multifamily Density: 10 to 50 dwelling units per acre



PART 1 - LAND USE MIX (acres)



PART 2 - HOUSING MIX (dwelling units)



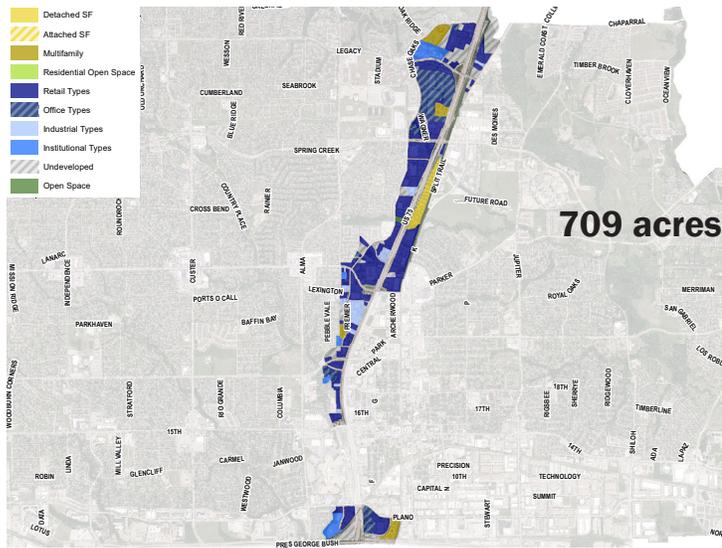
1. MAXIMUM DENSITY SCENARIO ASSUMPTIONS:
 Detached Single-Family Density: 22 dwelling units per acre
 Attached Single-Family Density: 22 dwelling units per acre
 Multifamily Density: 50 dwelling units per acre
 Streets + Open Space: 50% for SF Types

STOP INCORRECT METHOD:
 68 acres x 50 dwelling units per acre = 3,400 dwelling units

Maximum Housing Scenarios | Area D - US 75 Expressway Corridor

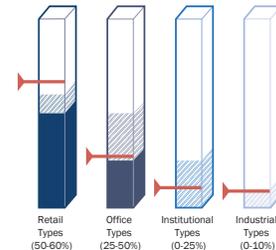
Future Land Use Category:
Single-Family (SF) Density:
Multifamily Density:

Expressway Corridors
10 to 40 dwelling units per acre
20 to 75 dwelling units per acre



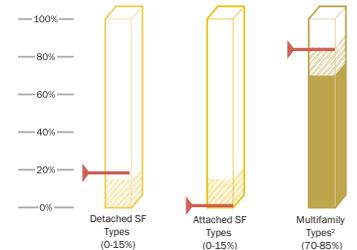
98-100% Employment should include the following mix of land uses:

EMPLOYMENT MIX (acres)



0-2% Housing should include the following mix of land uses:

HOUSING MIX (dwelling units)

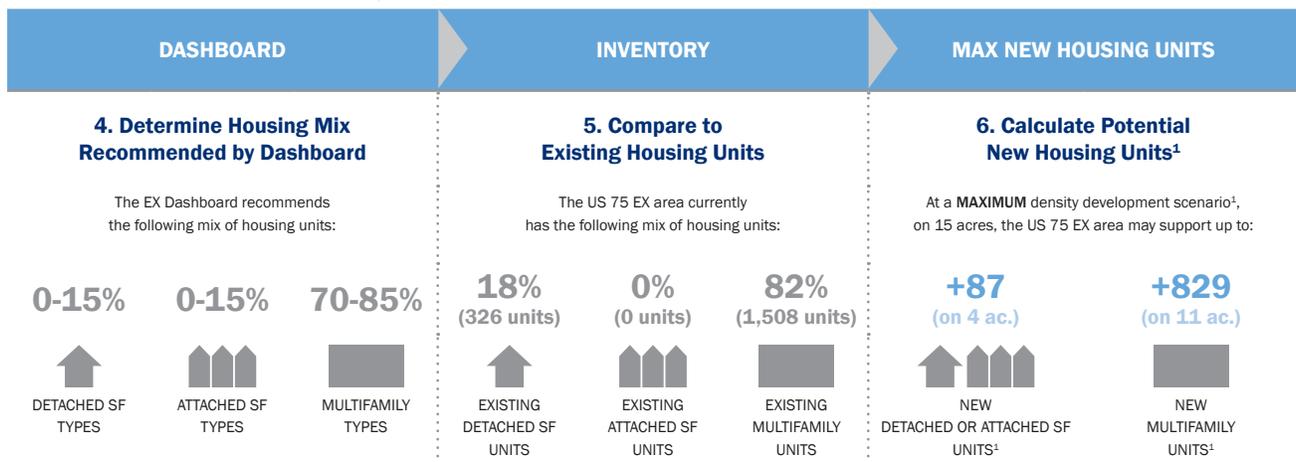


SPECIAL NOTES:
Information above represents preferred mixes per expressway (US 75, Dallas North Tollway, Sam Rayburn Tollway)
¹Up to 12% Housing along US 75 due to age and existing conditions in the corridor
²Consistent with the Redevelopment & Growth Management Policy

PART 1 - LAND USE MIX (acres)



PART 2 - HOUSING MIX (dwelling units)



1. MAXIMUM DENSITY SCENARIO ASSUMPTIONS:

Detached Single-Family Density: 40 dwelling units per acre
Attached Single-Family Density: 40 dwelling units per acre
Multifamily Density: 75 dwelling units per acre
Streets + Open Space: 50% for SF Types

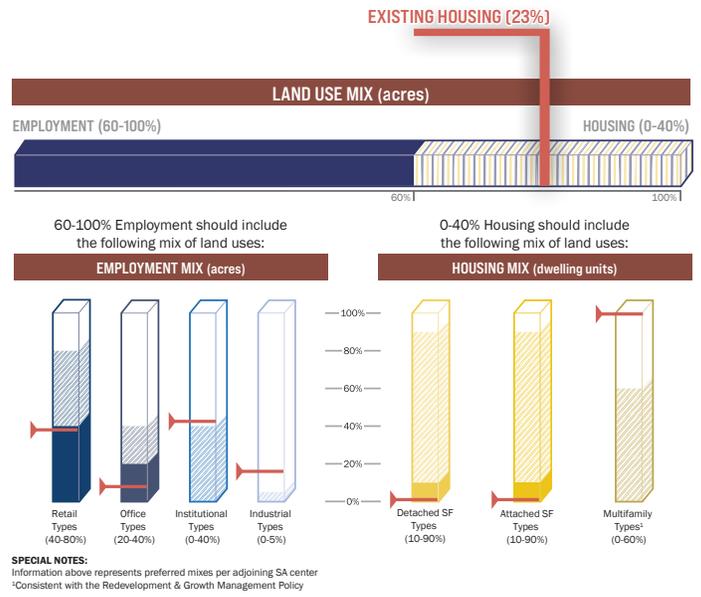
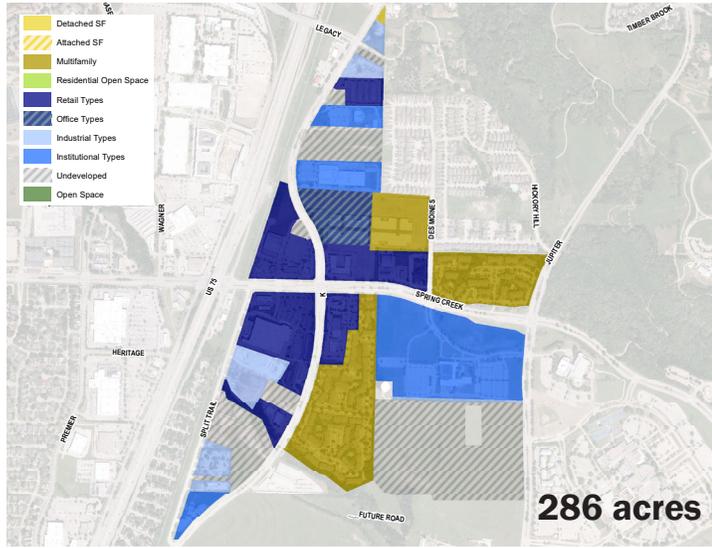


INCORRECT METHOD:

85 acres x 75 dwelling units per acre = 6,375 dwelling units

Maximum Housing Scenarios | Area E - Oak Point

Future Land Use Category: Suburban Activity Centers (SA)
 Single-Family (SF) Density: 4 to 22 dwelling units per acre
 Multifamily Density: 10 to 50 dwelling units per acre



The Oak Point SA area should follow Envision Oak Point. As a Small Area Plan, Envision Oak Point is considered an extension of the Comprehensive Plan and may be used to further refine the community’s vision for specific locations within the city. If there are conflicts with the Dashboards, Envision Oak Point controls due to the extensive public outreach and additional detail within the plan.

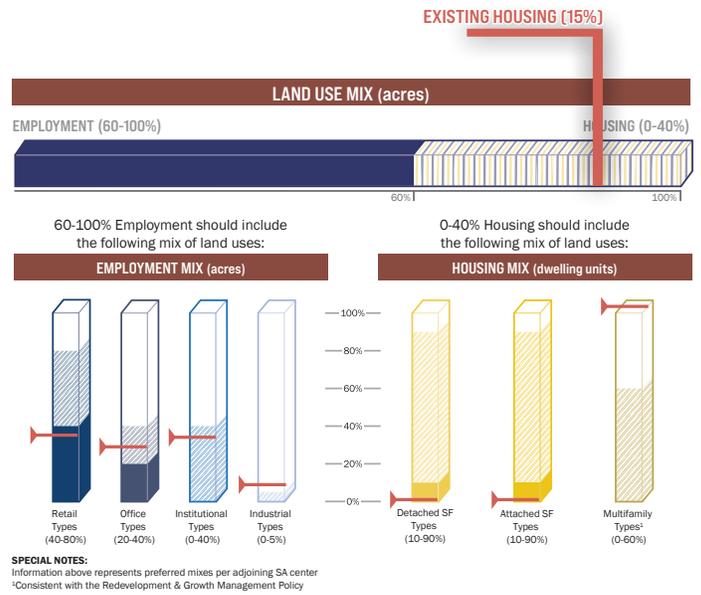
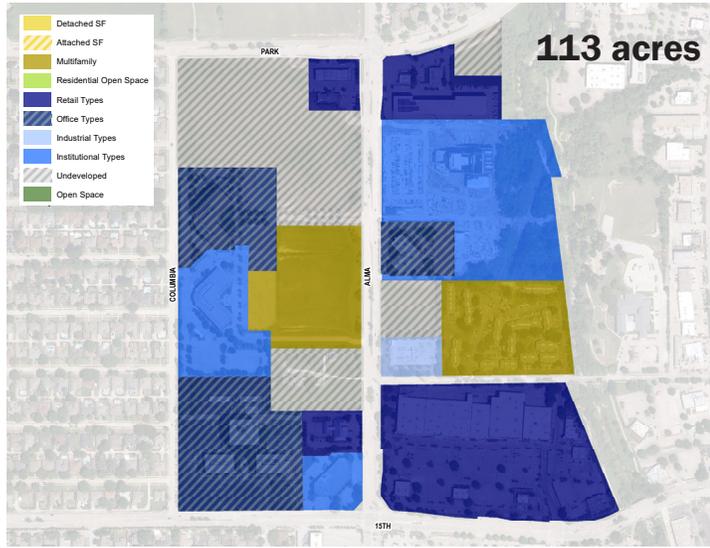
1. MAXIMUM DENSITY SCENARIO ASSUMPTIONS:

Detached Single-Family Density:	22 dwelling units per acre
Attached Single-Family Density:	22 dwelling units per acre
Multifamily Density:	50 dwelling units per acre
Streets + Open Space:	50% for SF Types

STOP **INCORRECT METHOD:**
 68 acres x 50 dwelling units per acre = 3,400 dwelling units

Maximum Housing Scenarios | Area F - 15th & Alma

Future Land Use Category: Suburban Activity Centers (SA)
 Single-Family (SF) Density: 4 to 22 dwelling units per acre
 Multifamily Density: 10 to 50 dwelling units per acre



PART 1 - LAND USE MIX (acres)



PART 2 - HOUSING MIX (dwelling units)



1. MAXIMUM DENSITY SCENARIO ASSUMPTIONS:

Detached Single-Family Density: 22 dwelling units per acre
 Attached Single-Family Density: 22 dwelling units per acre
 Multifamily Density: 50 dwelling units per acre
 Streets + Open Space: 50% for SF Types

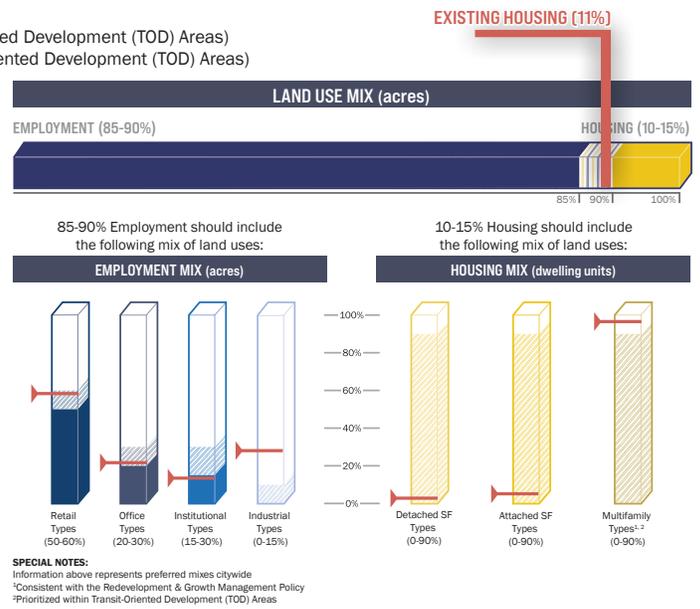
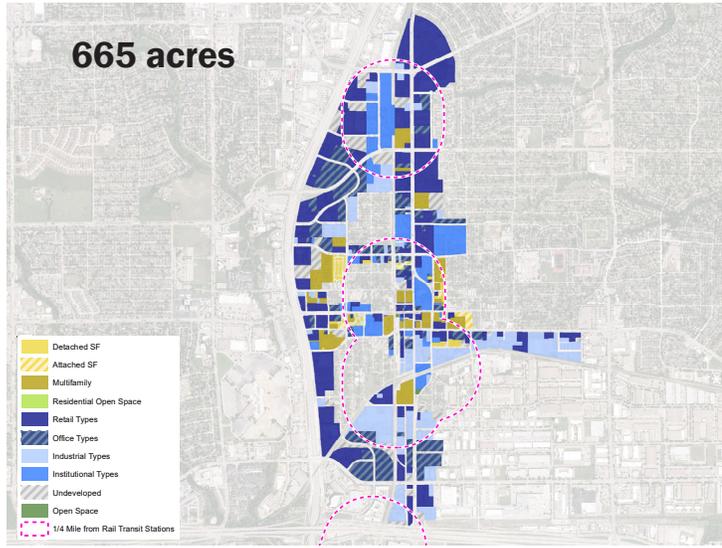


INCORRECT METHOD:

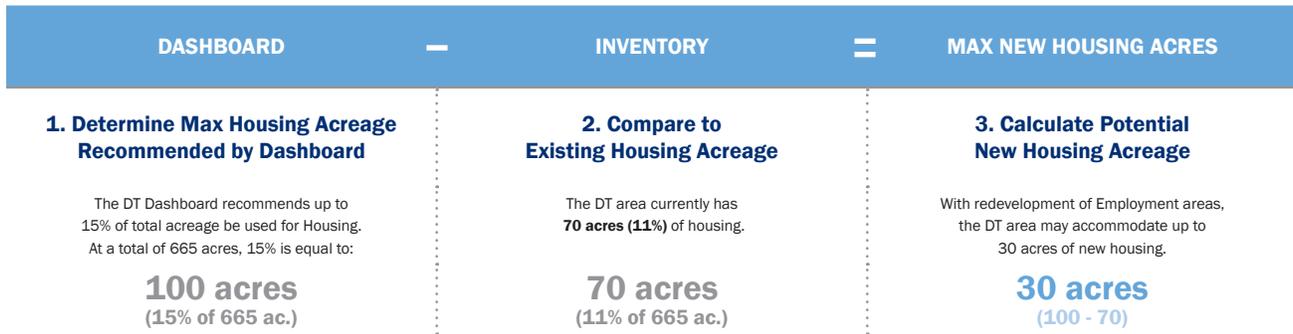
45 acres x 50 dwelling units per acre = 2,250 dwelling units

Maximum Housing Scenarios | Area G - Downtown Corridor

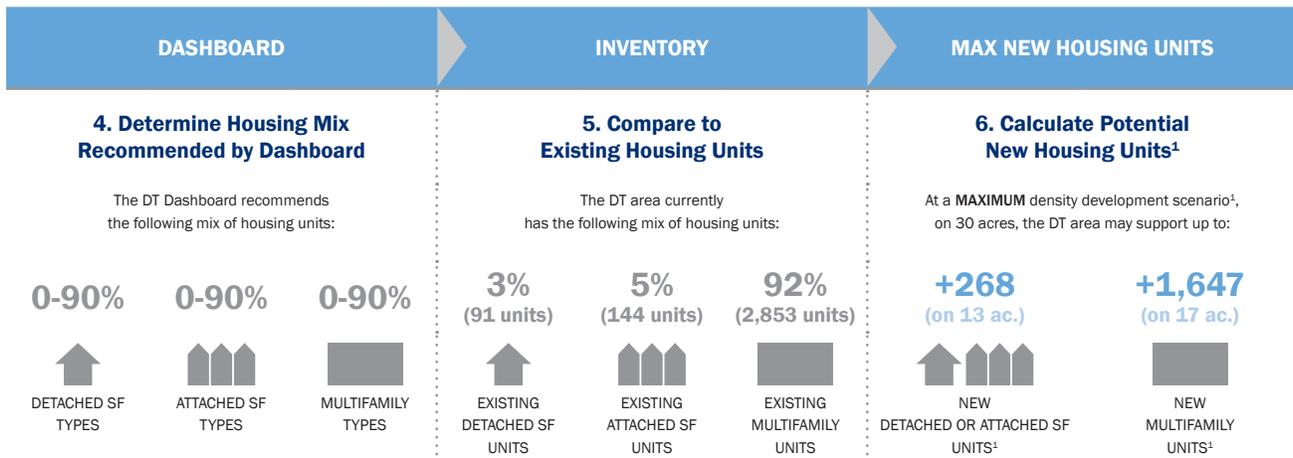
Future Land Use Category: Downtown Corridors (DT)
 Single-Family (SF) Density: 4 to 22 dwelling units per acre (or up to 40 in Transit-Oriented Development (TOD) Areas)
 Multifamily Density: 10 to 50 dwelling units per acre (or up to 100 in Transit-Oriented Development (TOD) Areas)



PART 1 - LAND USE MIX (acres)



PART 2 - HOUSING MIX (dwelling units)

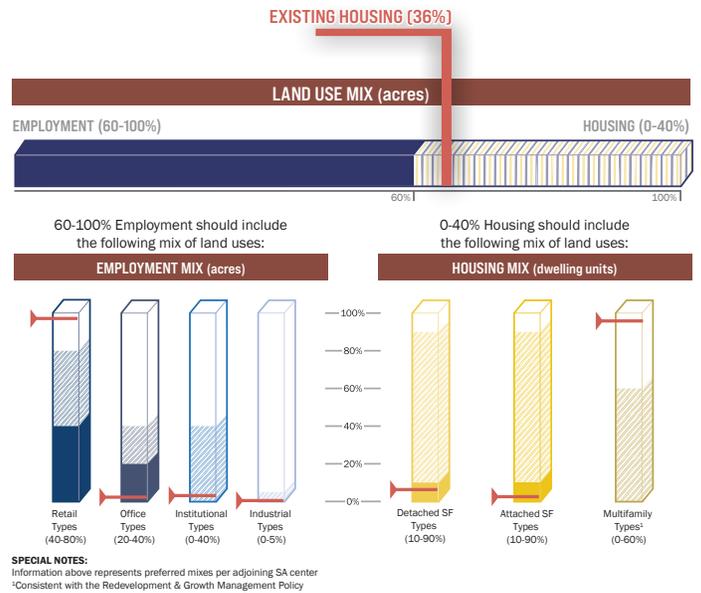
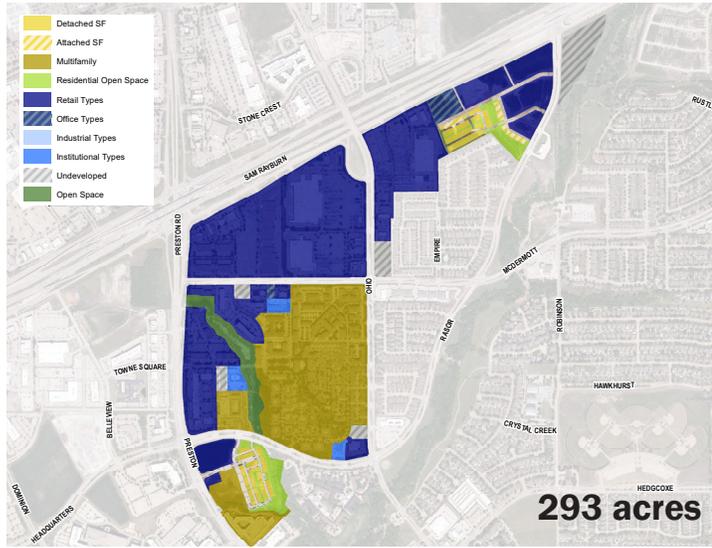


1. MAXIMUM DENSITY SCENARIO ASSUMPTIONS:
 Detached Single-Family Density: 40 dwelling units per acre
 Attached Single-Family Density: 40 dwelling units per acre
 Multifamily Density: 100 dwelling units per acre
 Streets + Open Space: 50% for SF Types
 All new housing will be built within Transit-Oriented Development (TOD) Areas

STOP INCORRECT METHOD:
 100 acres x 100 dwelling units per acre = 10,000 dwelling units

Maximum Housing Scenarios | Area H - Preston & 121

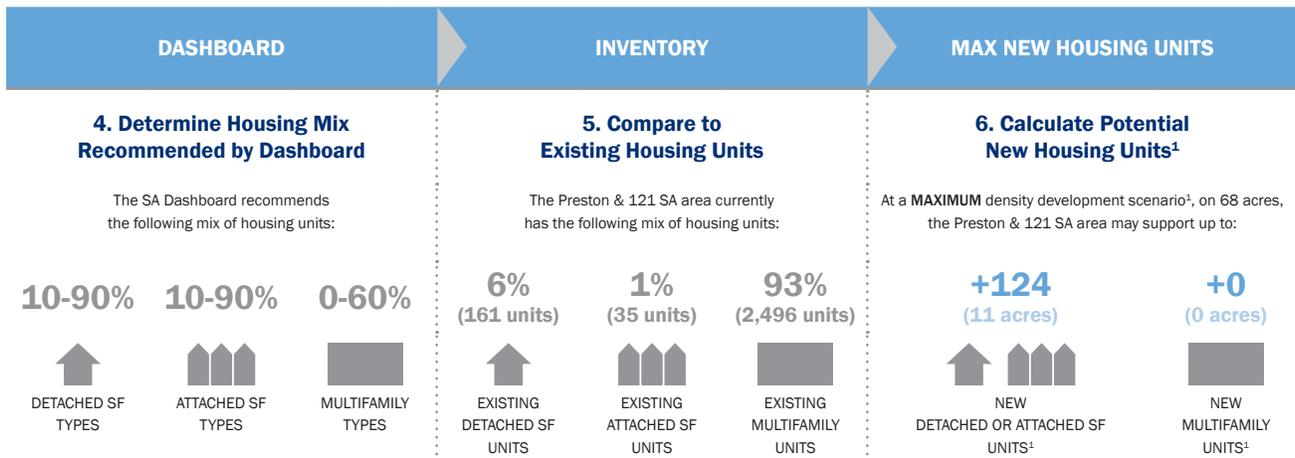
Future Land Use Category: Suburban Activity Centers (SA)
 Single-Family (SF) Density: 4 to 22 dwelling units per acre
 Multifamily Density: 10 to 50 dwelling units per acre



PART 1 - LAND USE MIX (acres)



PART 2 - HOUSING MIX (dwelling units)

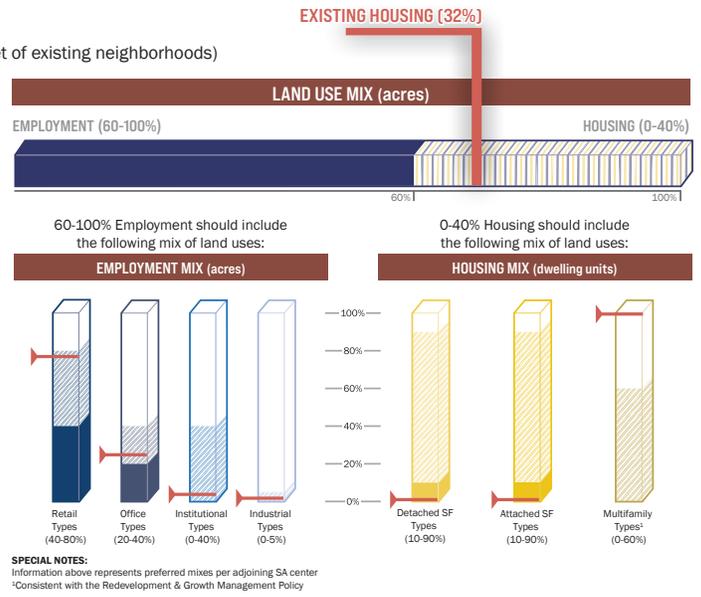
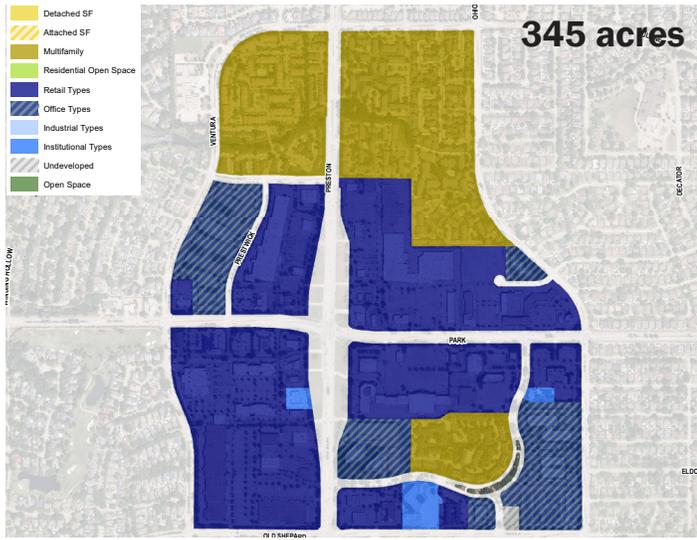


1. MAXIMUM DENSITY SCENARIO ASSUMPTIONS:
 Detached Single-Family Density: 22 dwelling units per acre
 Attached Single-Family Density: 22 dwelling units per acre
 Multifamily Density: 50 dwelling units per acre
 Streets + Open Space: 50% for SF Types

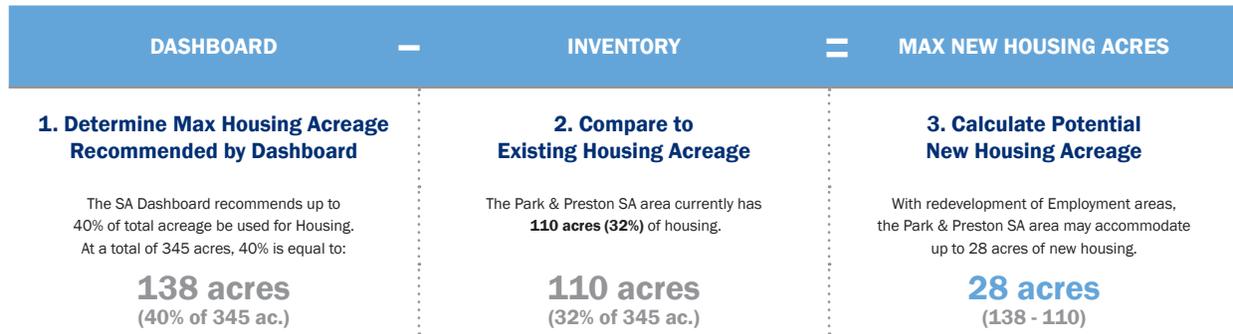
STOP INCORRECT METHOD:
 117 acres x 50 dwelling units per acre = 5,850 dwelling units

Maximum Housing Scenarios | Area I - Park & Preston

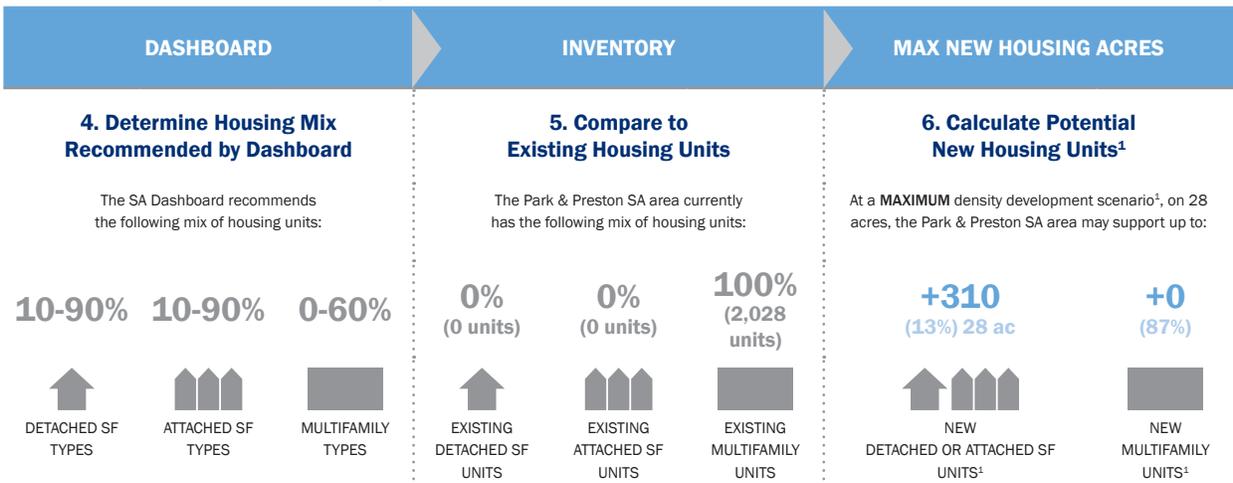
Future Land Use Category: Suburban Activity Centers (SA)
 Single-Family (SF) Density: 4 to 22 dwelling units per acre
 Multifamily Density: 10 to 35 dwelling units per acre (or 10 to 22 within 200 feet of existing neighborhoods)



PART 1 - LAND USE MIX (acres)



PART 2 - HOUSING MIX (dwelling units)

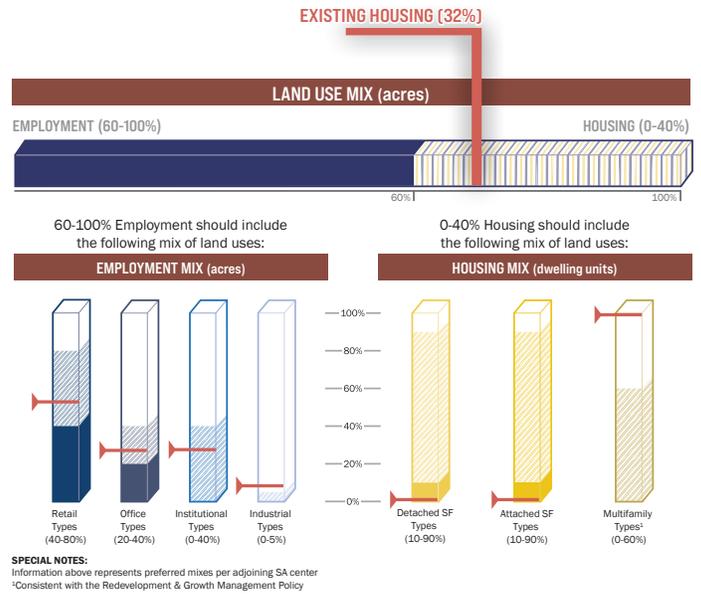
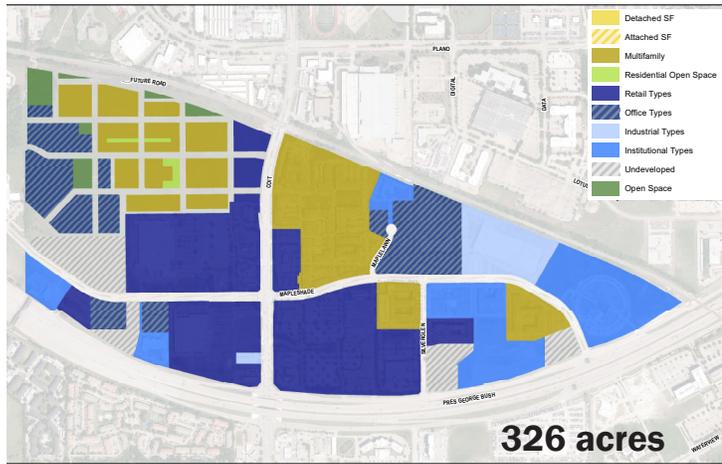


1. MAXIMUM DENSITY SCENARIO ASSUMPTIONS:
 Detached Single-Family Density: 22 dwelling units per acre
 Attached Single-Family Density: 22 dwelling units per acre
 Multifamily Density: 35 dwelling units per acre
 Streets + Open Space: 50% for SF Types

STOP INCORRECT METHOD:
 138 acres x 35 dwelling units per acre = 4,830 dwelling units

Maximum Housing Scenarios | Area J - Coit & Mapleshade

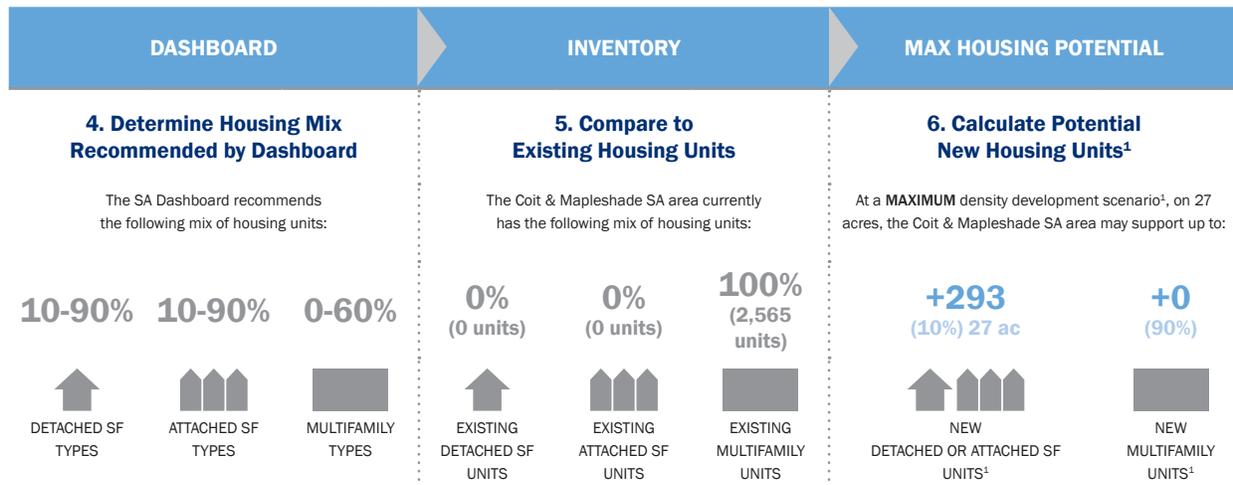
Future Land Use Category: Suburban Activity Centers (SA)
 Single-Family (SF) Density: 4 to 22 dwelling units per acre
 Multifamily Density: 10 to 50 dwelling units per acre



PART 1 - LAND USE MIX (acres)



PART 2 - HOUSING MIX (dwelling units)

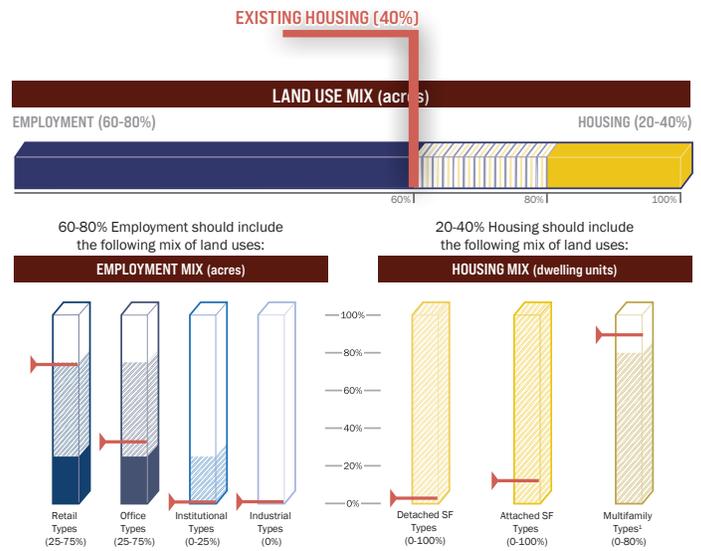
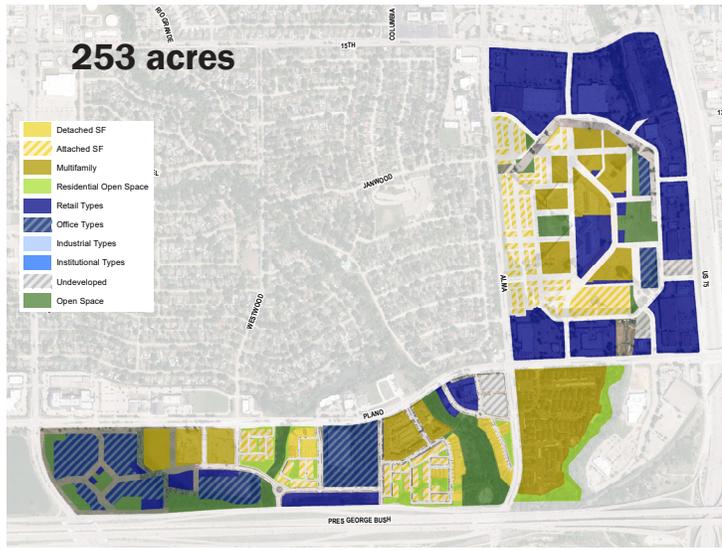


1. MAXIMUM DENSITY SCENARIO ASSUMPTIONS:
 Detached Single-Family Density: 22 dwelling units per acre
 Attached Single-Family Density: 22 dwelling units per acre
 Multifamily Density: 50 dwelling units per acre
 Streets + Open Space: 50% for SF Types

STOP INCORRECT METHOD:
 130 acres x 50 dwelling units per acre = 6,500 dwelling units

Maximum Housing Scenarios | Area K - Collin Creek & Heritage Creekside

Future Land Use Category: Urban Activity Centers (UA)
 Single-Family (SF) Density: 10 to 40 dwelling units per acre
 Multifamily Density: 30 to 120 dwelling units per acre



SPECIAL NOTES:
 Information above represents preferred mixes per adjoining UA center
 *Consistent with the Redevelopment & Growth Management Policy

PART 1 - LAND USE MIX (acres)



PART 2 - HOUSING MIX (dwelling units)

There are 0 acres available for new housing in the Collin Creek & Heritage Creekside UA area.

