

COMMUNITY CORNERS (CC)

The Community Corners future land use category applies to retail sites on the corners of major arterial roadways that traditionally serve the general retail, service, office, and institutional needs of surrounding neighborhoods. These areas are often anchored by uses such as a large grocery store, hardware store, department store, fitness center, or other big box retailer.

Criteria for Community Corners - A Community Corner is typically 25 acres or more, but may be as small as 10 acres if it meets two of the three following criteria:

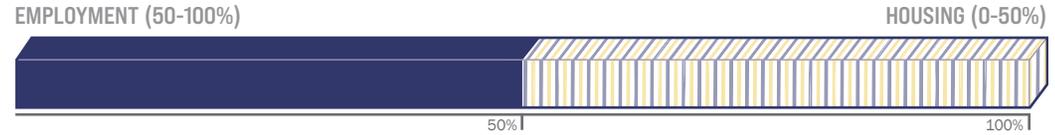
- does not directly abut single-family neighborhoods
- at least 250,000 sq. ft. of commercial floor area is located within 1/4 mile
- at least two 50,000 sq. ft. or larger anchor stores are located within 1/4 mile

Redevelopment & Innovative Concepts - Due to the abundance of retail zoning in Plano's development history and changes in retail consumer trends, these areas are increasingly susceptible to decline. Redevelopment is encouraged where appropriate to reduce excess retail square footage, increase green space, integrate new uses, improve walkability, limit visual impacts of parking, and enhance community form. Furthermore, innovative solutions that introduce useable open space and repurpose existing structures are desired to create unique community gathering spaces in these corners. Adequate transitions in building setback and height must be considered when development is proposed near surrounding neighborhoods.

Residential Uses - The introduction of residential uses are encouraged where buffered from adjacent neighborhoods, or when necessary to further the goals of the *Redevelopment and Innovative Concepts* section above and are provided in a context-sensitive manner. New housing should be thoughtfully integrated into the street network of the corner and, where feasible, safe and convenient connections from existing neighborhoods should be provided. In many cases, the layout of existing neighborhoods may preclude direct walking connections to these corners. Low-rise, single-family housing types are desired for compatibility with existing adjacent neighborhoods. Existing multifamily developments, which function as transitions from moderate-to-high intensity commercial areas, should be well maintained to preserve neighborhood character.

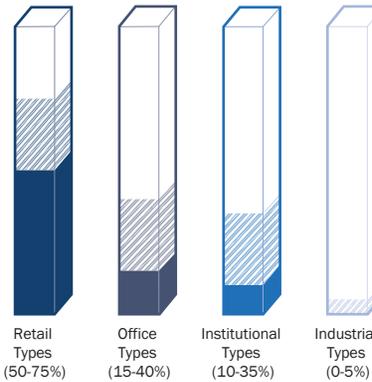


LAND USE MIX (acres)



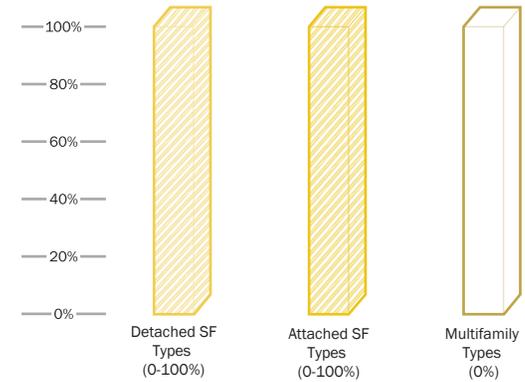
50-100% Employment should include the following mix of land uses:

EMPLOYMENT MIX (acres)



0-50% Housing should include the following mix of land uses:

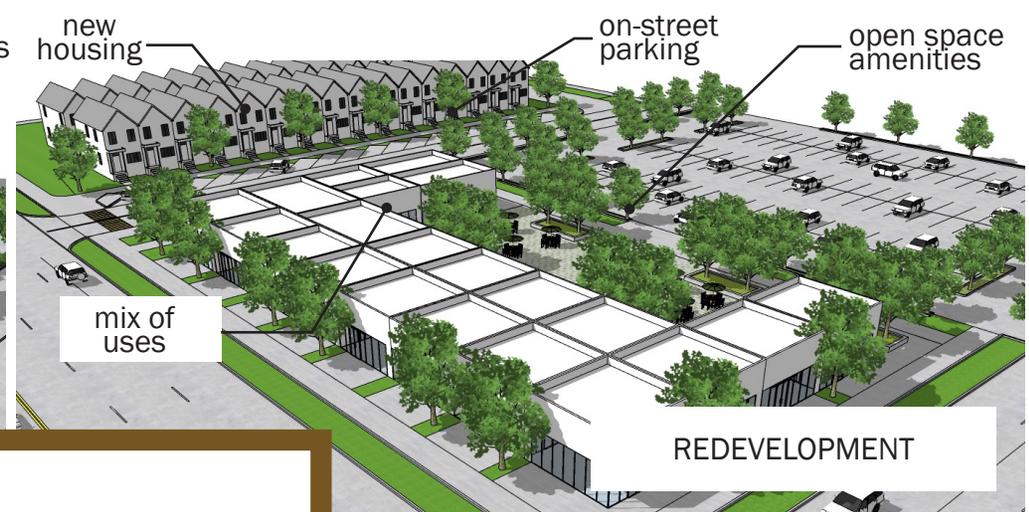
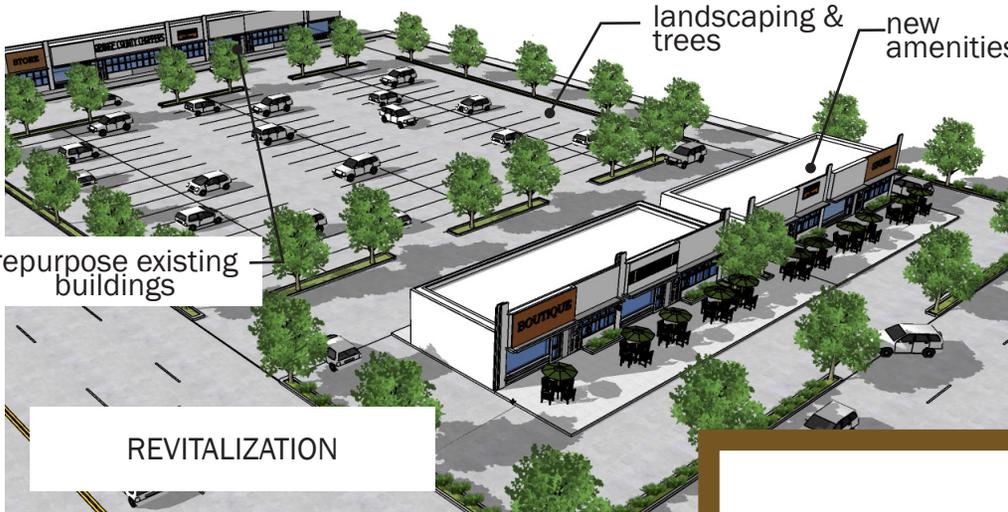
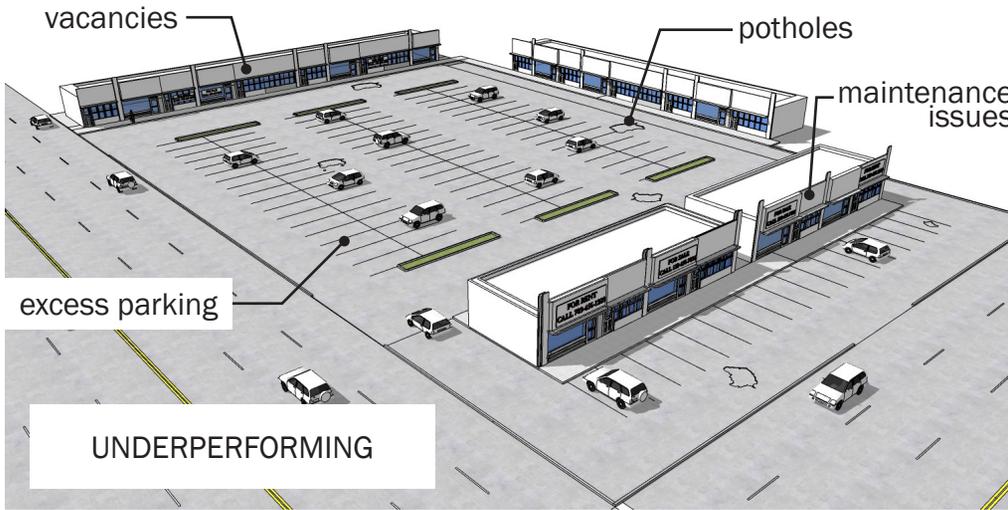
HOUSING MIX (dwelling units)



SPECIAL NOTES:
Information above represents preferred mixes per adjoining CC corner

DESIRABLE CHARACTER DEFINING ELEMENTS

BUILDING HEIGHTS	DENSITY	INTENSITY & SCALE	OPEN SPACE
1 to 3 stories	4 to 22 DUA	Low intensity Low to low/mid-rise scale	10% to 20% Active Open Space
PARKING ORIENTATION		BLOCK PATTERN & STREETScape	
<p>Res: garages, on-street Non-res: mix of on-street and surface lots (to side or rear of building preferred)</p>		<p>Short to medium block grid Traditional and Urban Streets</p>	
MULTIMODAL ACCESS			
AUTOMOBILES	TRANSIT	MICROMOBILITY	PEDESTRIANS
<p>HIGH Direct access from major streets</p>	<p>MEDIUM Served by bus on perimeter streets</p>	<p>MEDIUM Connected to trails and bike routes</p>	<p>HIGH Wide sidewalks, direct connections where feasible</p>



COMMUNITY CORNERS PRIORITIES

1. Reducing excess retail zoning and square footage
2. Innovative redevelopment concepts
3. Green space & amenities

