

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.

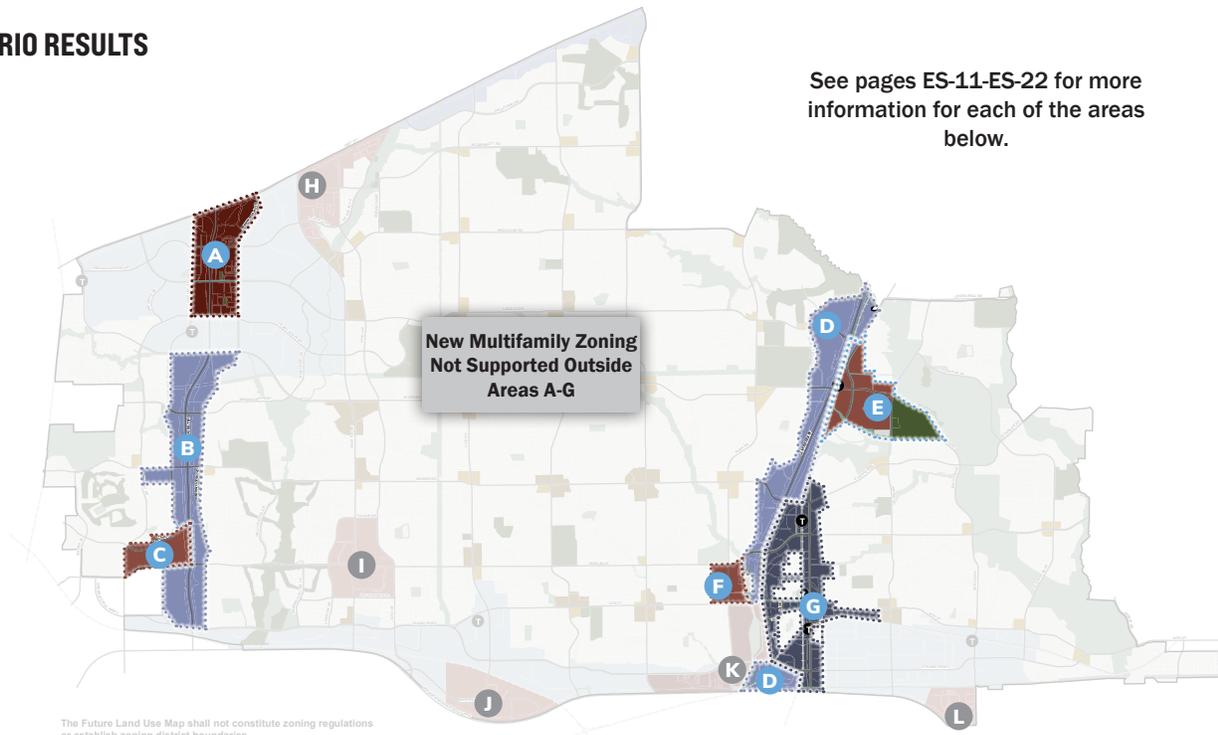
ASSUMPTIONS:

- 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.

DISCLAIMER: The *Executive Summary*, including the *Maximum Development Scenarios* section and associated maps, is 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.

SCENARIO RESULTS

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



Rezoning for New Multifamily Might be Supported

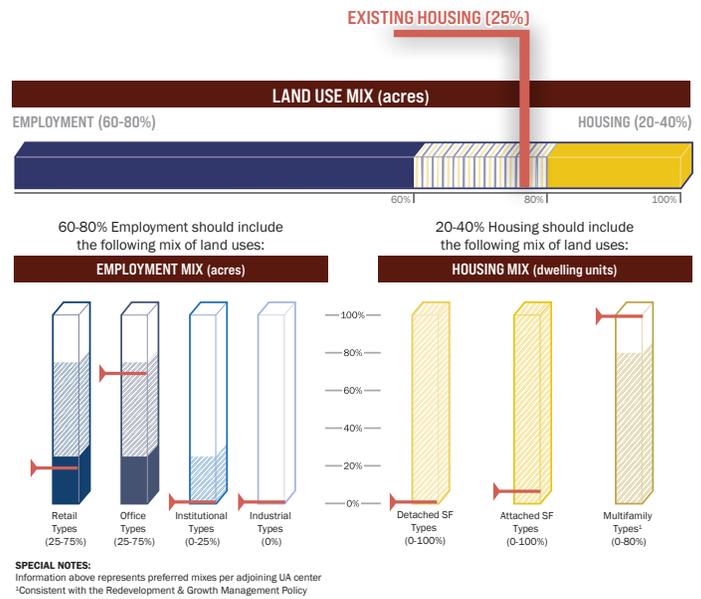
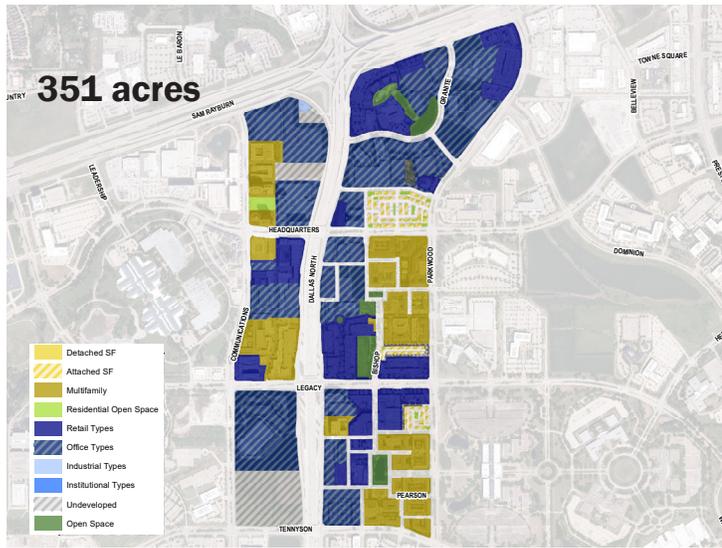
Label	Area	New/Additional MF Units
A	UA at Legacy	182
B	EX on DNT	322
C	SA at Willow Bend	834
D	EX on US 75	829
E	Envision Oak Point	Per EOP Plan
F	SA at 15th & Alma	105
G	Downtown Corridors (DT) <small>*not including Neighborhoods within DT</small>	1,647

Rezoning for New Multifamily Is Not Supported

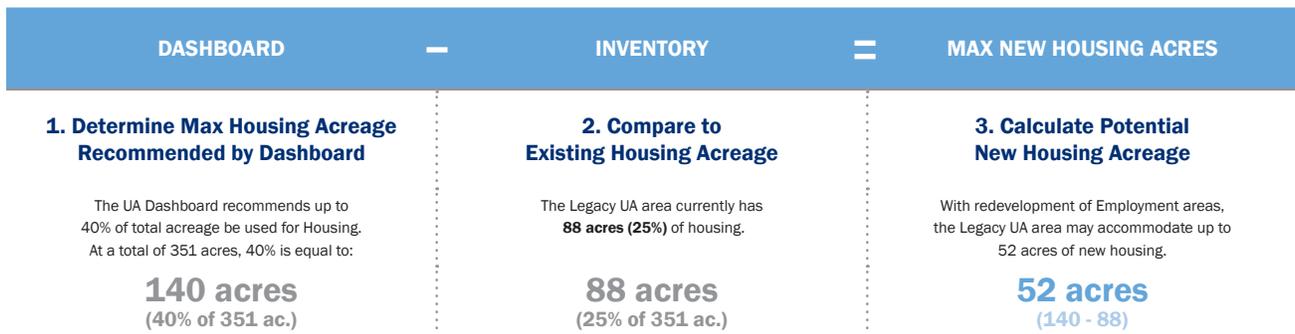
Label	Area	New/Additional MF Units
H	SA at Preston & 121	0
I	SA at Park & Preston	0
J	SA at Mapleshade & Coit	0
K	UA at Collin Creek & Heritage Creekside	0
L	SA at Gateway	0

Maximum Housing Scenarios | Area A - Legacy

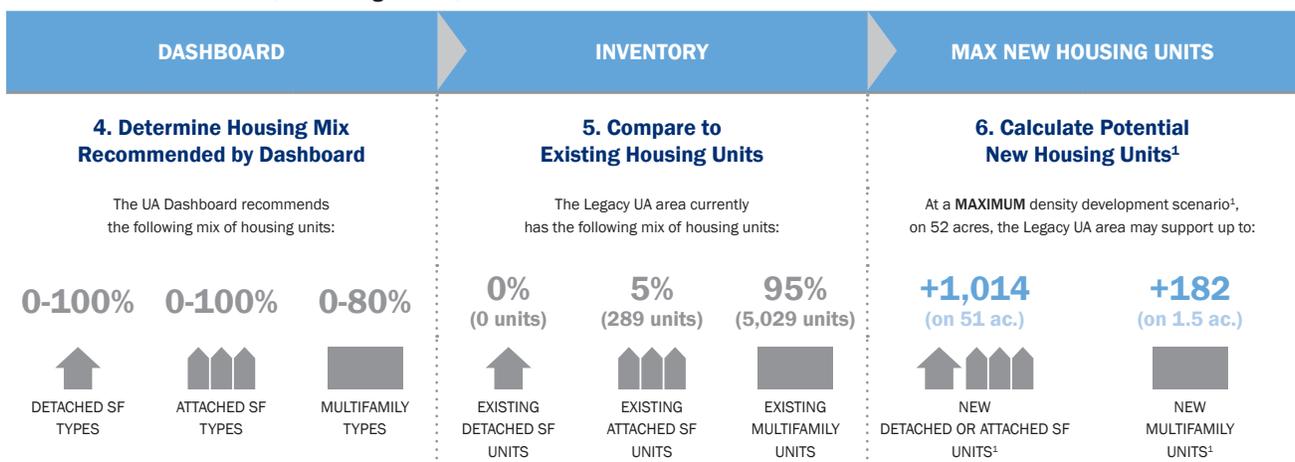
Future Land Use Category: Urban Activity Centers (UA)
 Single-Family (SF) Density: 10 to 40 dwelling units per acre
 Multifamily Density: 30 to 120 dwelling units per acre



PART 1 - LAND USE MIX (acres)



PART 2 - HOUSING MIX (dwelling units)



1. MAXIMUM DENSITY SCENARIO ASSUMPTIONS:

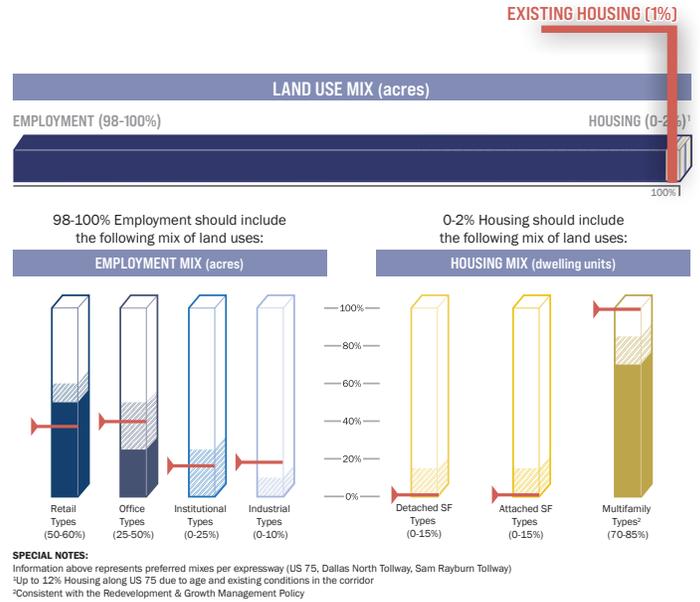
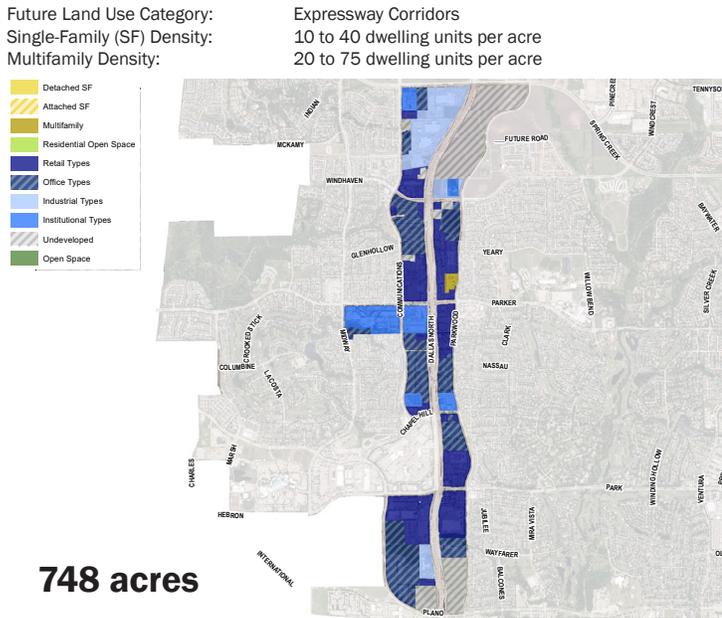
Detached Single-Family Density: 40 dwelling units per acre
 Attached Single-Family Density: 40 dwelling units per acre
 Multifamily Density: 120 dwelling units per acre
 Streets + Open Space: 50% for SF Types



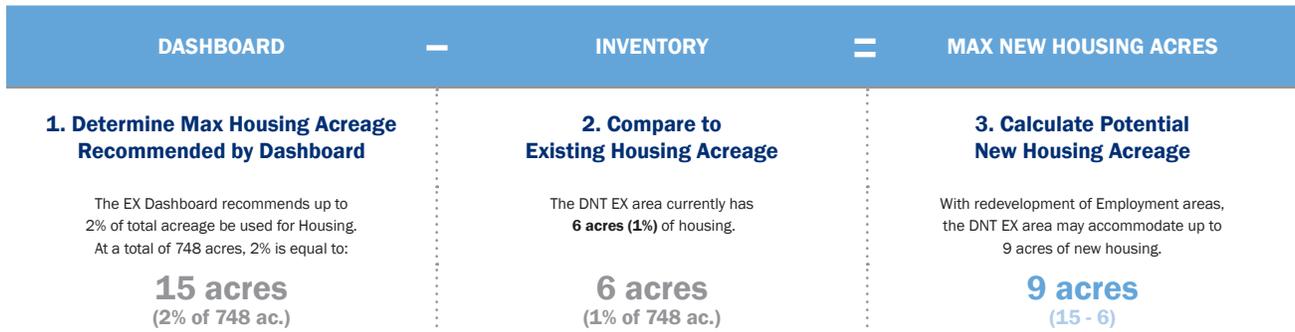
INCORRECT METHOD:

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

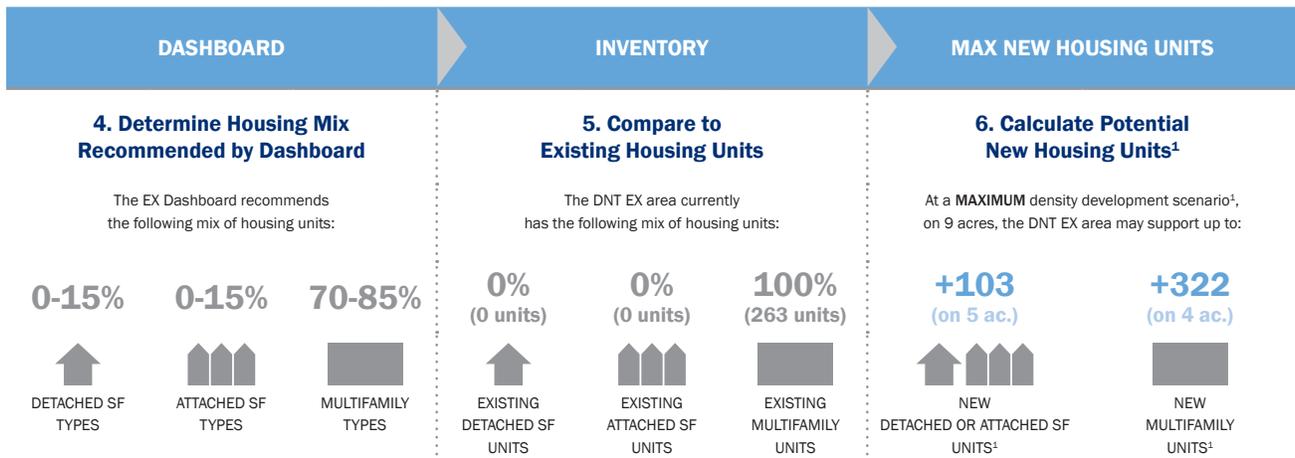
Maximum Housing Scenarios | Area B - Dallas North Tollway Expressway Corridor



PART 1 - LAND USE MIX (acres)



PART 2 - HOUSING MIX (dwelling units)

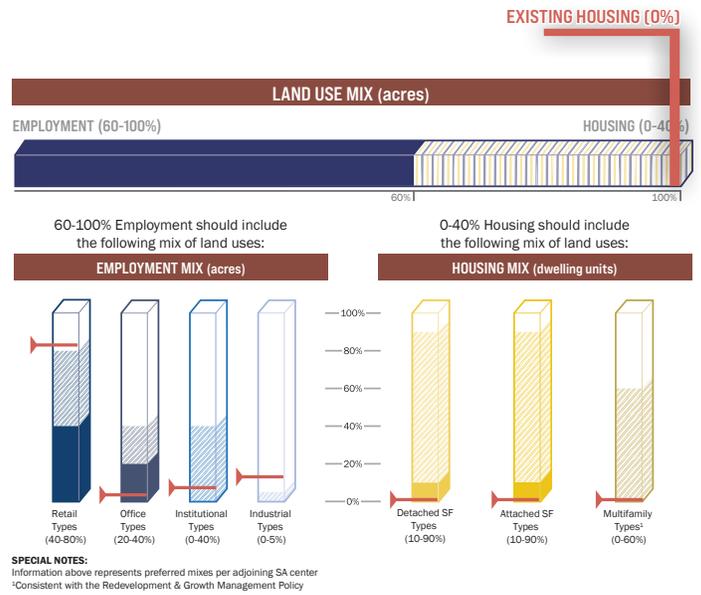
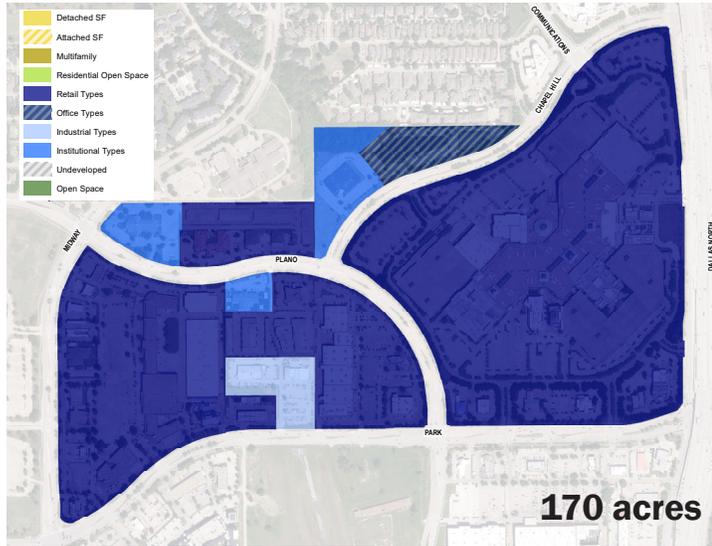


1. MAXIMUM DENSITY SCENARIO ASSUMPTIONS:
 Detached Single-Family Density: 40 dwelling units per acre
 Attached Single-Family Density: 40 dwelling units per acre
 Multifamily Density: 75 dwelling units per acre
 Streets + Open Space: 50% for SF Types

STOP 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)



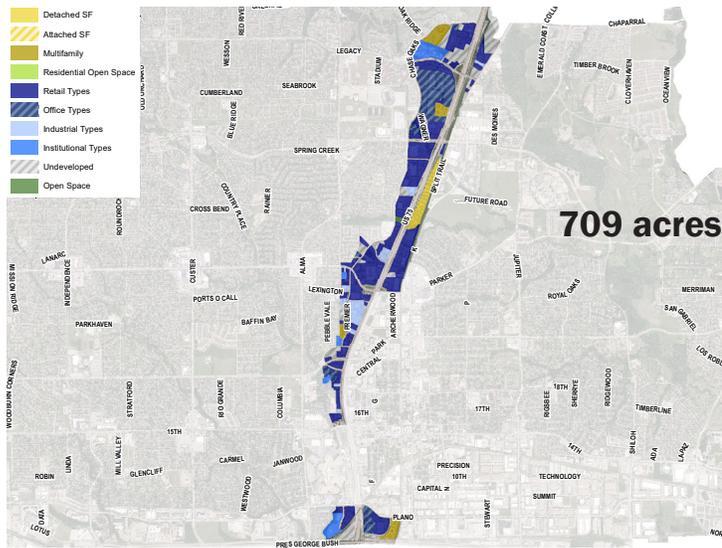
1. MAXIMUM DENSITY SCENARIO ASSUMPTIONS:
 Detached Single-Family Density: 22 dwelling units per acre
 Attached Single-Family Density: 22 dwelling units per acre
 Multifamily Density: 50 dwelling units per acre
 Streets + Open Space: 50% for SF Types

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

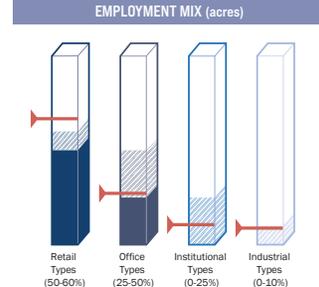
Maximum Housing Scenarios | Area D - US 75 Expressway Corridor

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:



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

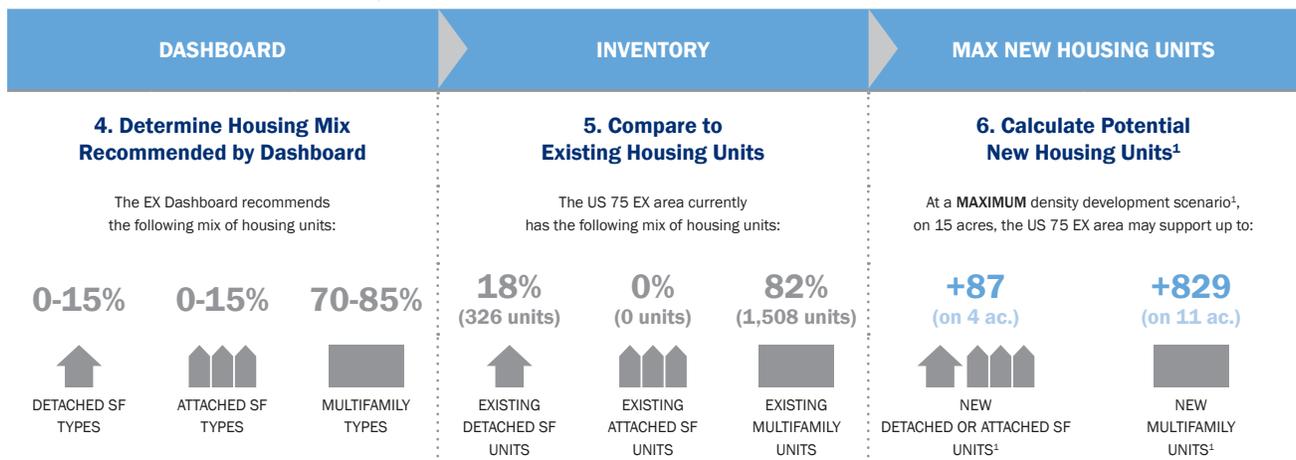


SPECIAL NOTES:
Information above represents preferred mixes per expressway (US 75, Dallas North Tollway, Sam Rayburn Tollway)
¹Up to 12% Housing along US 75 due to age and existing conditions in the corridor
²Consistent with the Redevelopment & Growth Management Policy

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

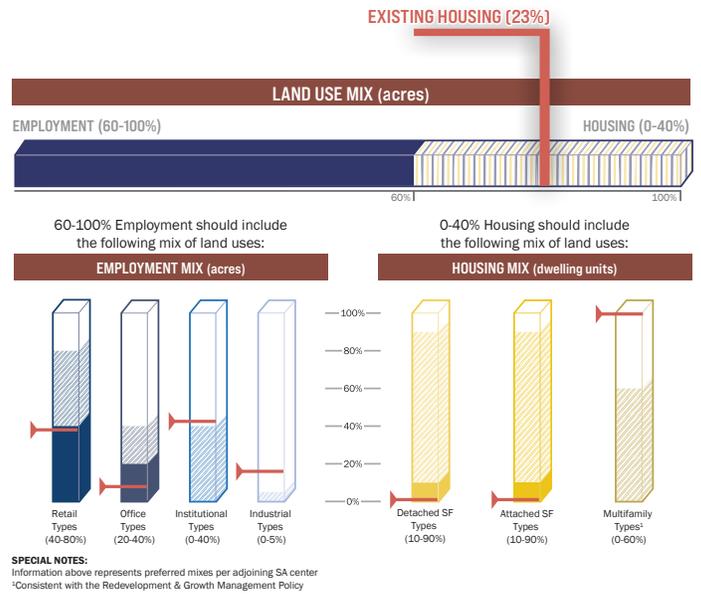
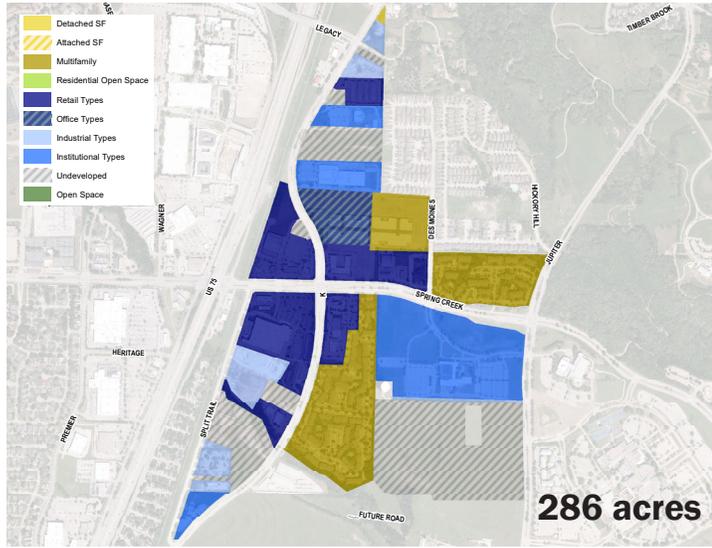


INCORRECT METHOD:

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

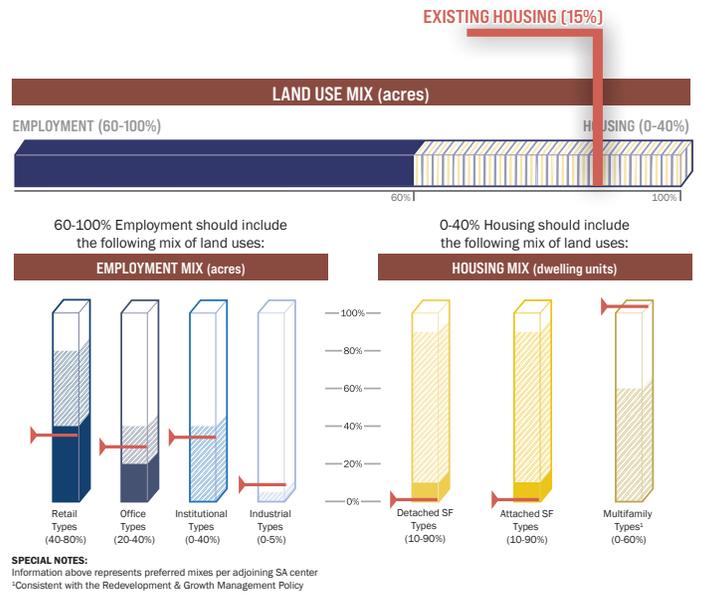
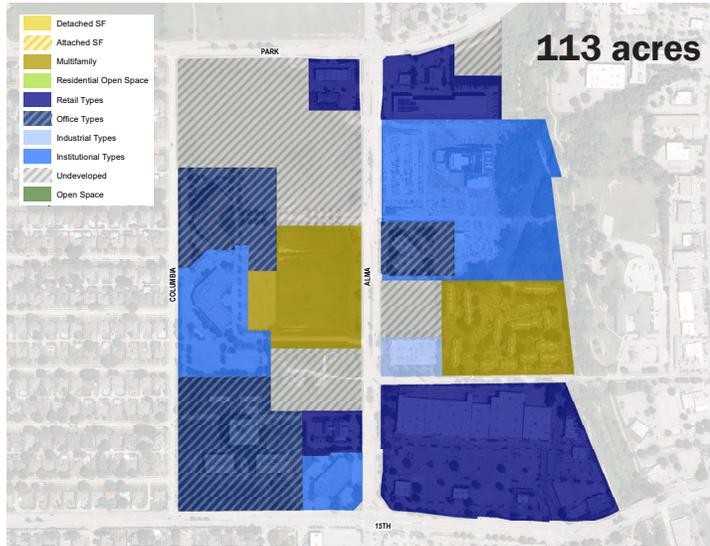


INCORRECT METHOD:

68 acres x 50 dwelling units per acre = 3,400 dwelling units

Maximum Housing Scenarios | Area F - 15th & Alma

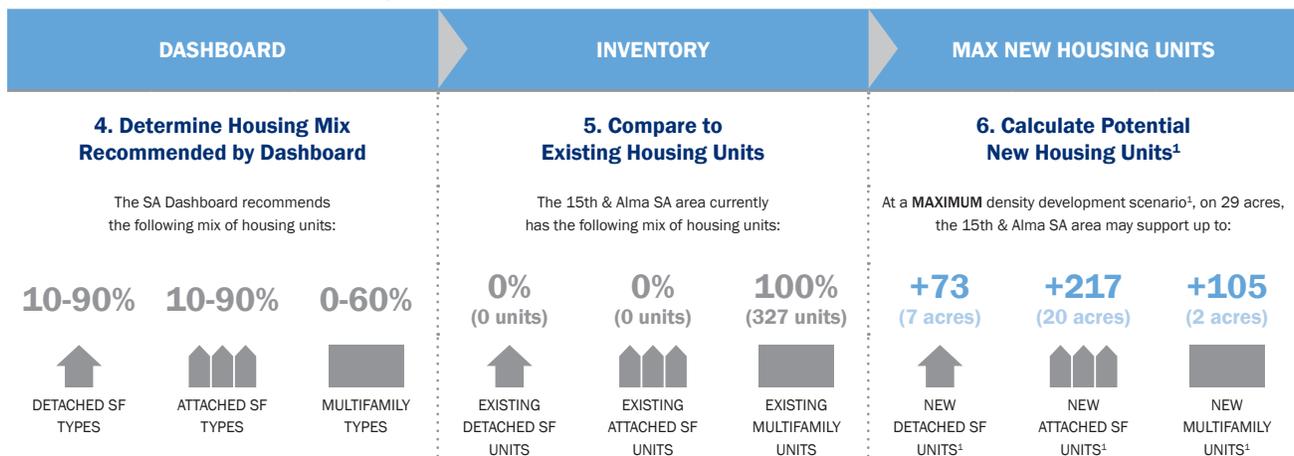
Future Land Use Category: Suburban Activity Centers (SA)
 Single-Family (SF) Density: 4 to 22 dwelling units per acre
 Multifamily Density: 10 to 50 dwelling units per acre



PART 1 - LAND USE MIX (acres)



PART 2 - HOUSING MIX (dwelling units)

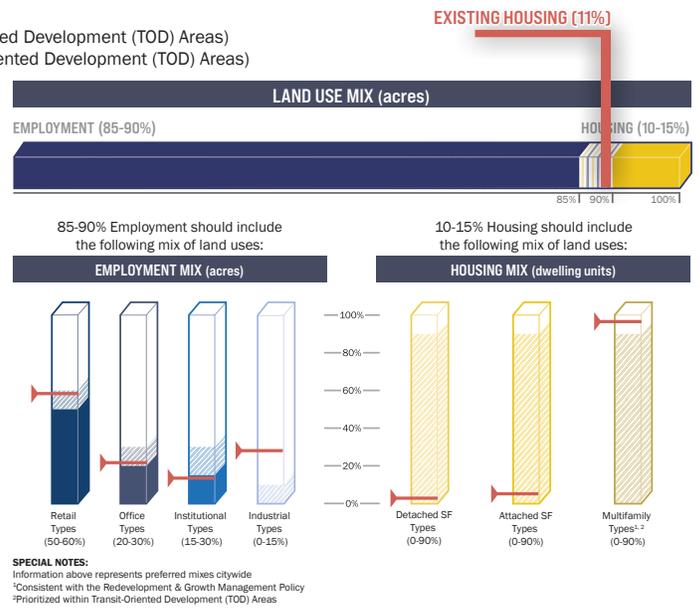
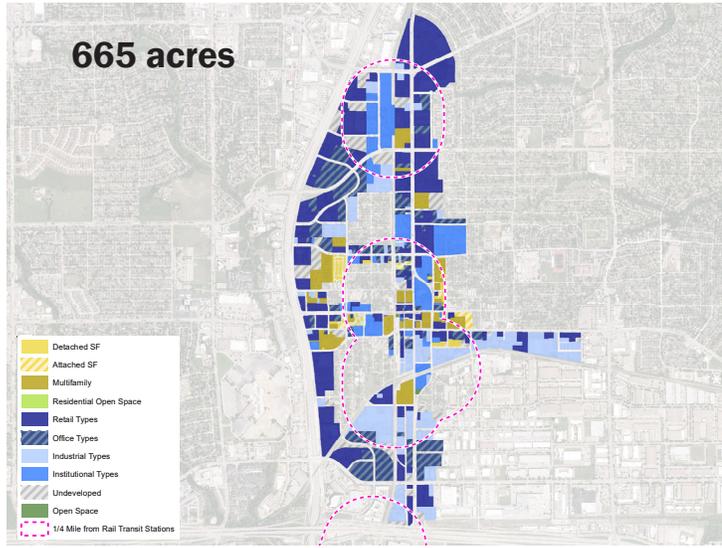


1. MAXIMUM DENSITY SCENARIO ASSUMPTIONS:
 Detached Single-Family Density: 22 dwelling units per acre
 Attached Single-Family Density: 22 dwelling units per acre
 Multifamily Density: 50 dwelling units per acre
 Streets + Open Space: 50% for SF Types

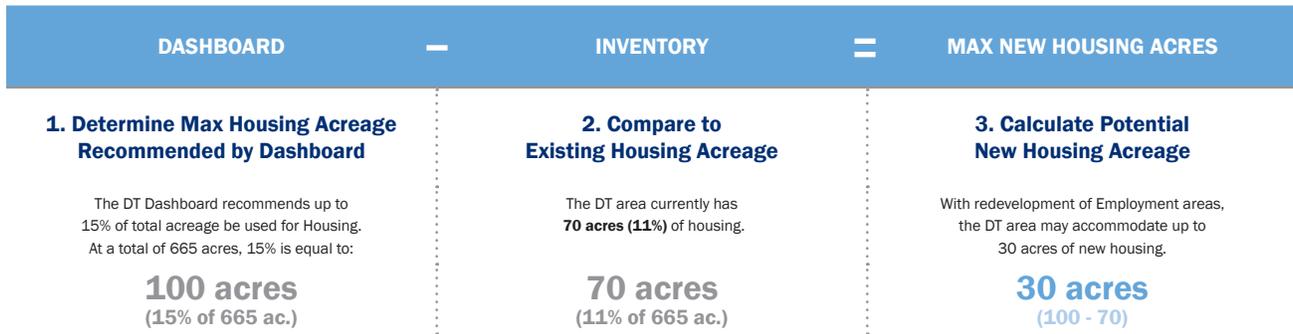
STOP INCORRECT METHOD:
 45 acres x 50 dwelling units per acre = 2,250 dwelling units

Maximum Housing Scenarios | Area G - Downtown Corridor

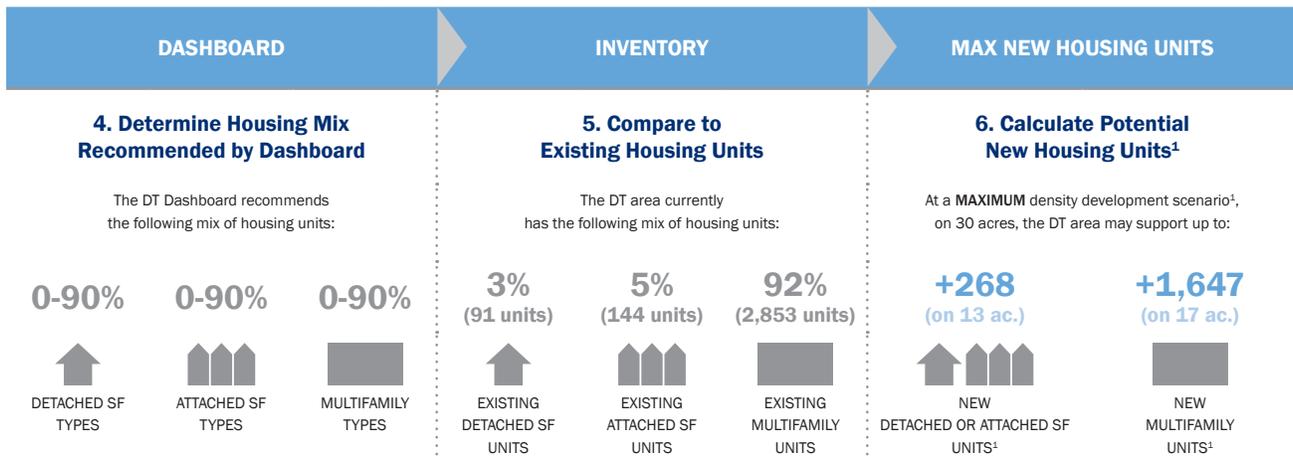
Future Land Use Category: Downtown Corridors (DT)
 Single-Family (SF) Density: 4 to 22 dwelling units per acre (or up to 40 in Transit-Oriented Development (TOD) Areas)
 Multifamily Density: 10 to 50 dwelling units per acre (or up to 100 in Transit-Oriented Development (TOD) Areas)



PART 1 - LAND USE MIX (acres)



PART 2 - HOUSING MIX (dwelling units)

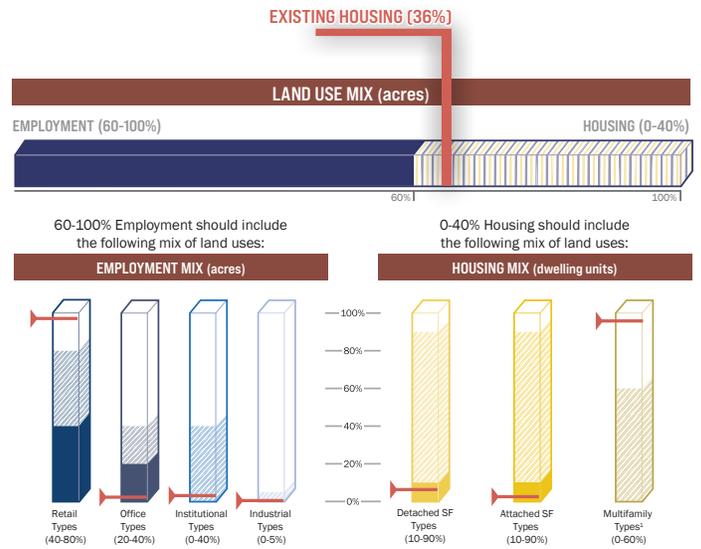
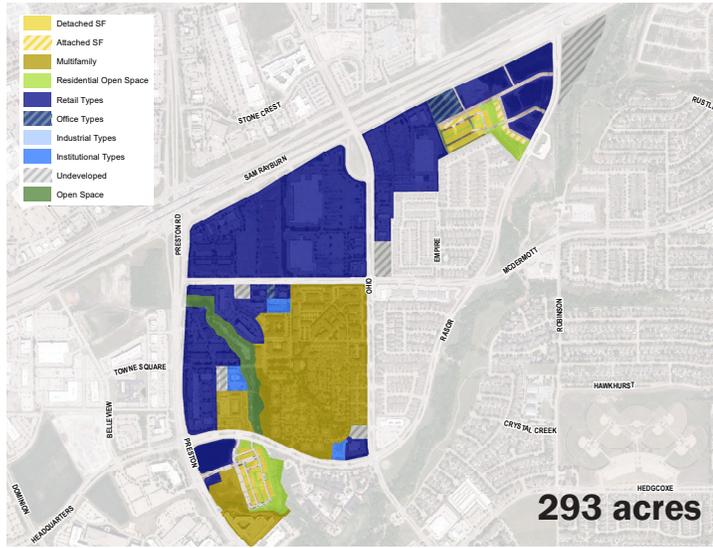


1. MAXIMUM DENSITY SCENARIO ASSUMPTIONS:
 Detached Single-Family Density: 40 dwelling units per acre
 Attached Single-Family Density: 40 dwelling units per acre
 Multifamily Density: 100 dwelling units per acre
 Streets + Open Space: 50% for SF Types
 All new housing will be built within Transit-Oriented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

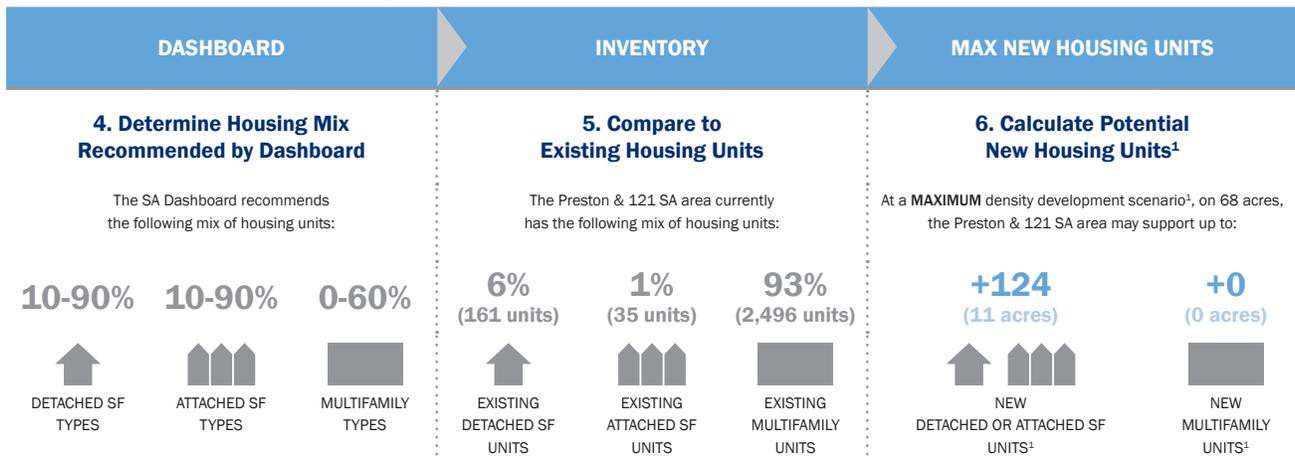


SPECIAL NOTES:
 Information above represents preferred mixes per adjoining SA center
 *Consistent with the Redevelopment & Growth Management Policy

PART 1 - LAND USE MIX (acres)



PART 2 - HOUSING MIX (dwelling units)



1. MAXIMUM DENSITY SCENARIO ASSUMPTIONS:

Detached Single-Family Density: 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

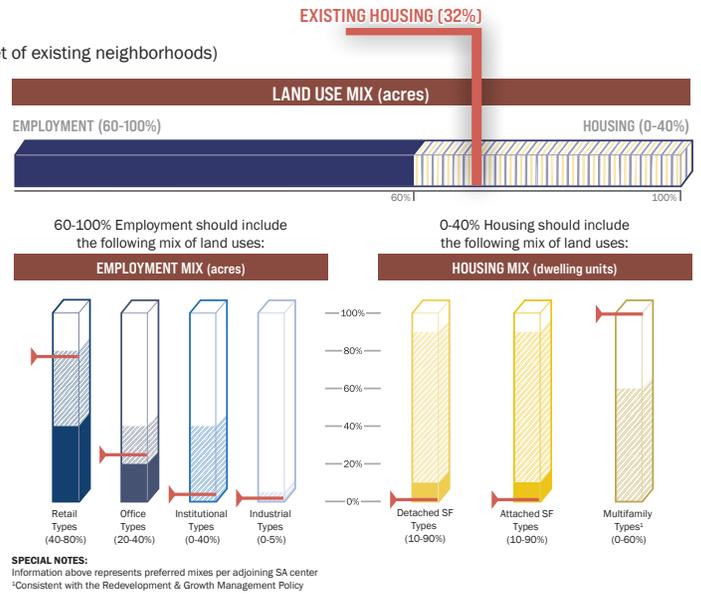
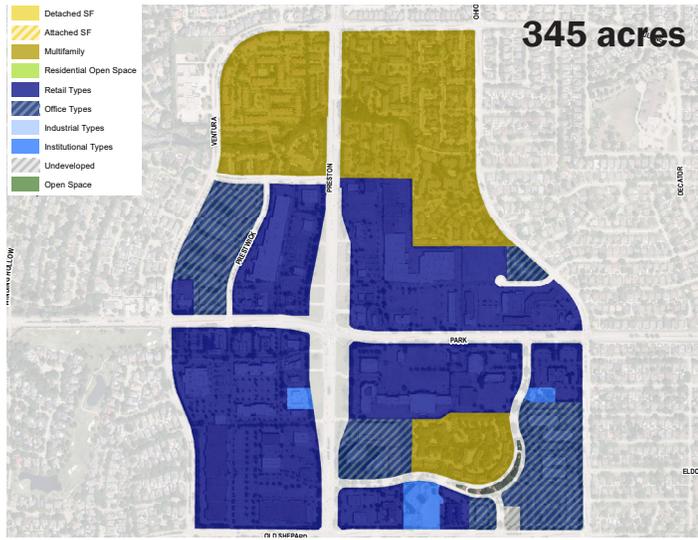


INCORRECT METHOD:

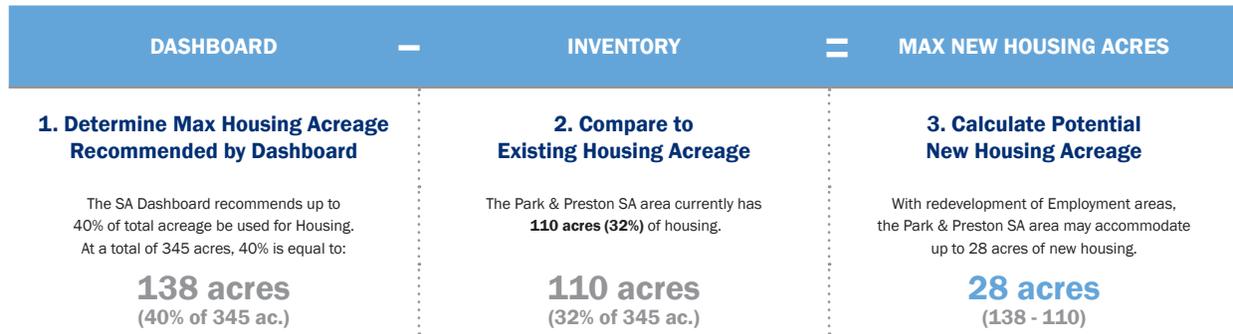
117 acres x 50 dwelling units per acre = 5,850 dwelling units

Maximum Housing Scenarios | Area I - Park & Preston

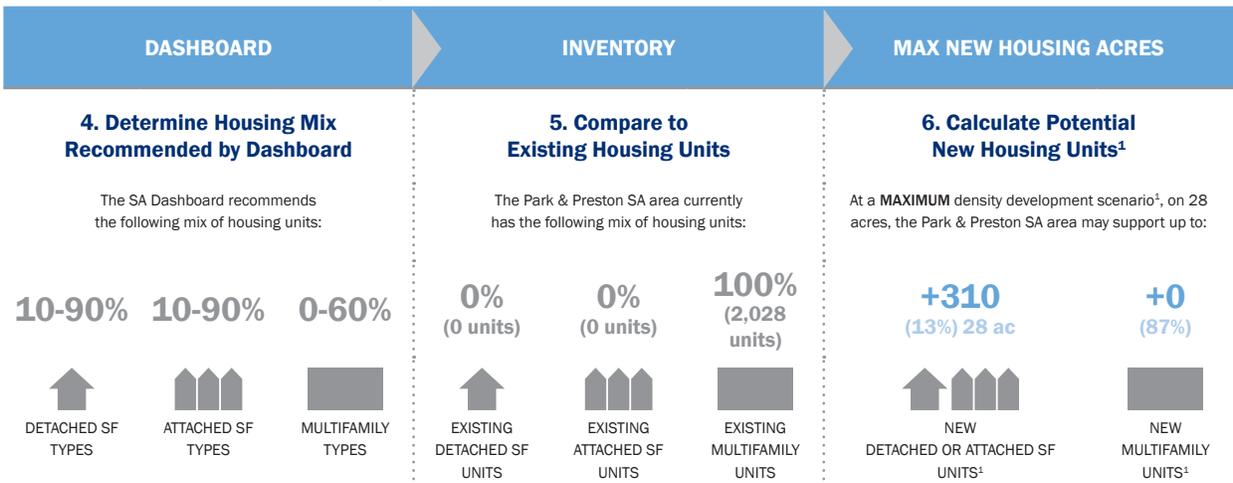
Future Land Use Category: Suburban Activity Centers (SA)
 Single-Family (SF) Density: 4 to 22 dwelling units per acre
 Multifamily Density: 10 to 35 dwelling units per acre (or 10 to 22 within 200 feet of existing neighborhoods)



PART 1 - LAND USE MIX (acres)



PART 2 - HOUSING MIX (dwelling units)

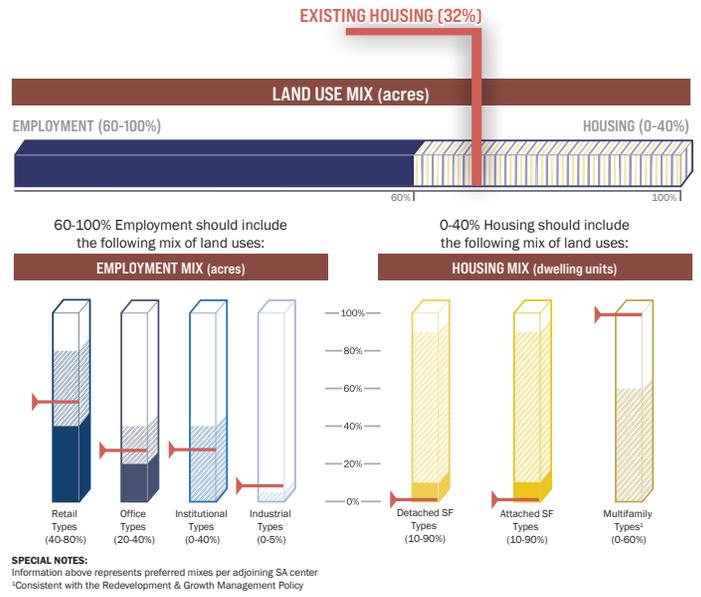
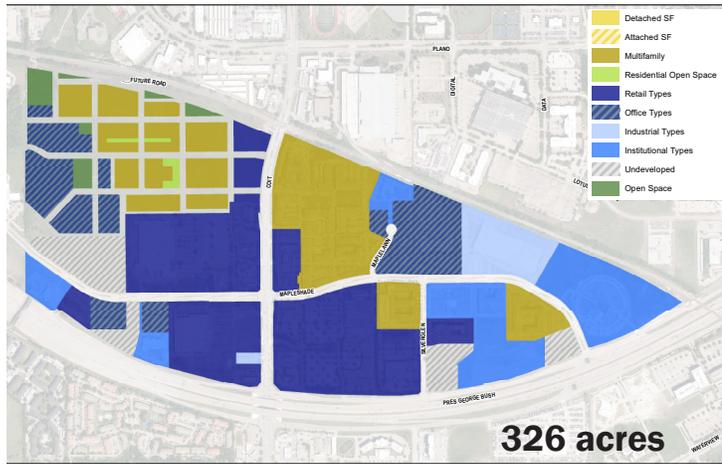


1. MAXIMUM DENSITY SCENARIO ASSUMPTIONS:
 Detached Single-Family Density: 22 dwelling units per acre
 Attached Single-Family Density: 22 dwelling units per acre
 Multifamily Density: 35 dwelling units per acre
 Streets + Open Space: 50% for SF Types

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

Maximum Housing Scenarios | Area J - Coit & Mapleshade

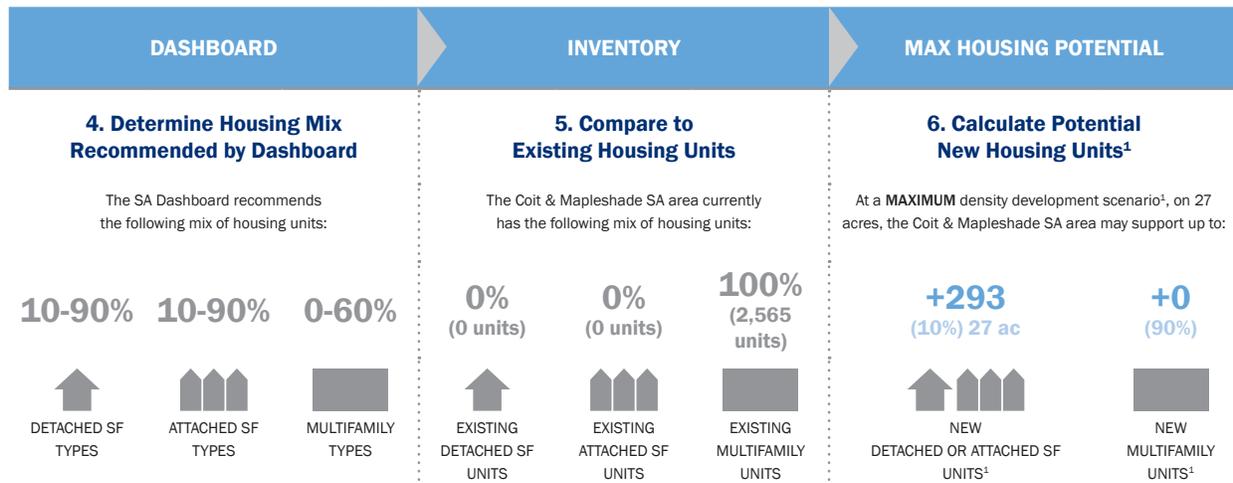
Future Land Use Category: Suburban Activity Centers (SA)
 Single-Family (SF) Density: 4 to 22 dwelling units per acre
 Multifamily Density: 10 to 50 dwelling units per acre



PART 1 - LAND USE MIX (acres)



PART 2 - HOUSING MIX (dwelling units)

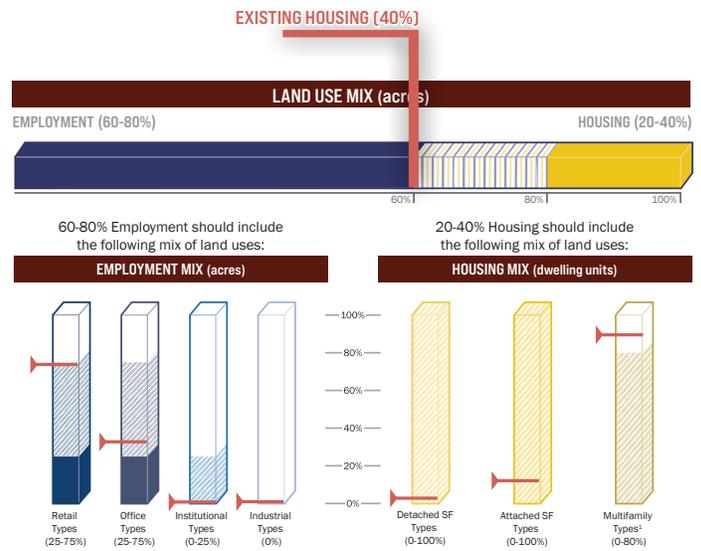
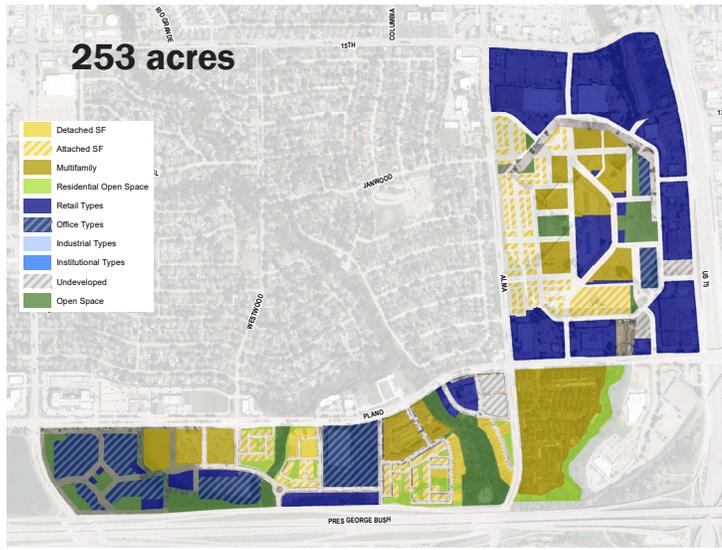


1. MAXIMUM DENSITY SCENARIO ASSUMPTIONS:
 Detached Single-Family Density: 22 dwelling units per acre
 Attached Single-Family Density: 22 dwelling units per acre
 Multifamily Density: 50 dwelling units per acre
 Streets + Open Space: 50% for SF Types

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
¹Consistent with the Redevelopment & Growth Management Policy

PART 1 - LAND USE MIX (acres)

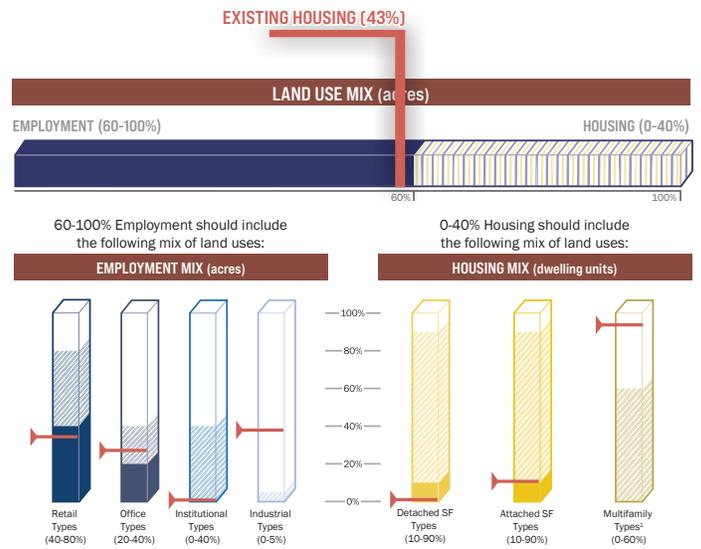
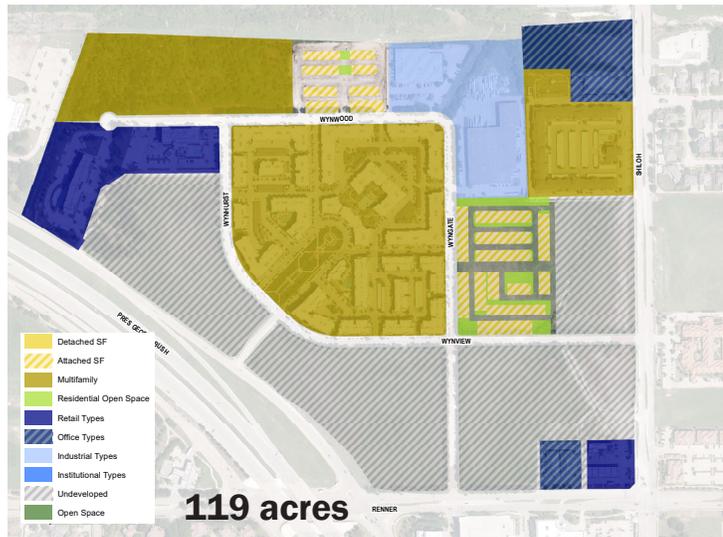


PART 2 - HOUSING MIX (dwelling units)

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

Maximum Housing Scenarios | Area L - Gateway Plano

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



SPECIAL NOTES:
 Information above represents preferred mixes per adjoining SA 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 Gateway SA area.