

# What is Density?

While reviewing the Future Land Use Map and Dashboards of the Plano Comprehensive Plan 2021, you may notice that each Future Land Use category includes a recommended density range (for example, 0.5 to 10 DUA in the Neighborhoods category). And you may ask, what is DUA? And what does that mean?

**DUA is short for Dwelling Units Per Acre**, which is a common way to measure the residential density in an area: the more dwelling units located on an acre of land, the higher the density. Many zoning districts in Plano, especially those that allow apartments or townhomes, use DUA to set limits on the maximum residential density allowed in the district.

However, density alone does not guarantee the size, form, or use of a building. Other components factor into the appearance and compatibility of developments, including building heights, setbacks, intensity, ownership type, unit size, and parking - all are important to understand the form of the development.

## TERMS

**DUA** - Dwelling Units per Acre

**Dwelling Unit** - A building, or portion of a building, that is used as the residence of a single household (or family). For example:

- a single-family home is typically one dwelling unit
- a duplex is two dwelling units
- an apartment is three or more dwelling units.

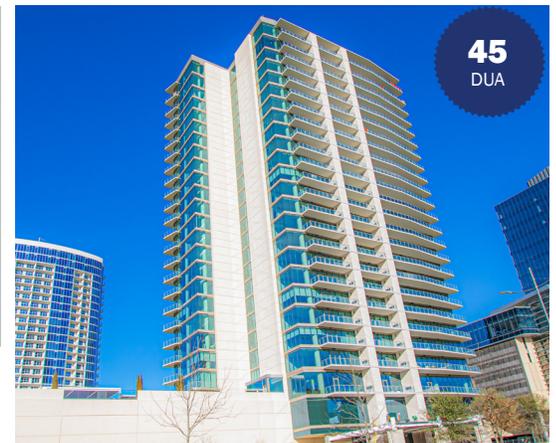
## SAME BUILDING FORM - DIFFERENT DENSITY

The following Plano examples show developments with a similar size and form but with different densities:



Address: 6000 Columbus Ave (Legacy West)

HOUSING TYPE	
Multifamily	Multifamily
BUILDING HEIGHTS	
29 stories	27 stories
DENSITY	
156	45
INTENSITY & SCALE	
High Intensity	High-rise Scale
PARKING ORIENTATION	
Structured Parking	
BLOCK PATTERN & STREETScape	
Short Block Grid Urban Streets	



Address: 7901 Windrose Ave (Legacy West)

## SAME DENSITY - DIFFERENT BUILDING FORM/USE

The following Plano examples show developments with a similar density, but different sizes, form, and use:



Address: 6301 Windhaven Pkwy

HOUSING TYPE	
Multifamily	Single-Family
BUILDING HEIGHTS	
2-3 stories	2-3 stories
DENSITY	
15	16
INTENSITY & SCALE	
Low Intensity	High Intensity
Low/Mid-rise Scale	Low/Mid-rise Scale
PARKING ORIENTATION	
Surface Lots & Garages	Garages & On-Street Parking
BLOCK PATTERN & STREETScape	
Gridded Blocks Traditional Residential Streets	Short Block Grid Urban Streets



Location: Southwest corner of 18th St. & G Ave.

# Density Examples

## Heritage Creekside West Homes

9 DUA

Southwest of W Plano Rd. & Alma Dr.

- Detached Single-Family (DSF)
- 2 Stories
- Garages & On-Street Parking



## Madison Estates

10 DUA

Southeast of 14th St. & Jupiter Rd.

- Duplexes
- 2 Stories
- Garages & On-Street Parking



## Village at Legacy

11 DUA

Northeast of Legacy Dr. & Custer Rd.

- Patio Homes
- 2 Stories
- Garages & On-Street Parking



Densities for the following subdivisions were calculated using the density definition from the City of Plano Zoning Ordinance, which defines residential density as “the number of individual residential living units per acre of the site or lot on which they are located. Calculation of residential density shall be based on the net size of the property, exclusive of public and private street right-of-way, street easements, and park and open space accessible to the public.”

## Horizon at Premier

11 DUA

North of Premier Dr. & Ruisseau Dr.

- Multifamily
- 1 Story
- Surface Lots & Garages



11  
DUA



## Pheasant Landing

12 DUA

Northeast of 14th St. & Shiloh Rd.

- Multifamily
- 1-2 Stories
- Surface Parking Lots



12  
DUA



## Livingston Apartments

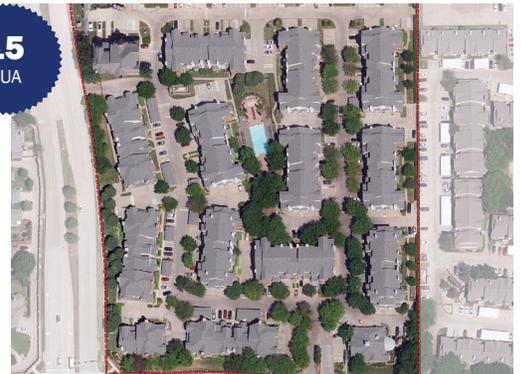
15 DUA

6301 Windhaven Pkwy.

- Multifamily
- 2-3 Stories
- Surface Lots & Garages



15  
DUA



## Rice Field

16 DUA

SW Corner of 18th St. & G Ave.

- Detached Single-Family
- 2-3 Stories
- Garages & On-Street Parking



16  
DUA



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## The Icon at Legacy West

18 DUA

SW Corner of Headquarters Dr. & Communications Pkwy.

- Detached Single-Family
- 2-3 Stories
- Garages & On-Street Parking



18  
DUA



## 15th Street Village 1

21 DUA

SW Corner of 15th St. & G Ave.

- Townhomes
- 2 Stories
- Garages & On-Street Parking



21  
DUA



## Preserve at Preston

21 DUA

2523 Ohio Dr.

- Multifamily
- 2 Stories
- Surface Lots



21  
DUA



## Heritage Creekside West Townhomes

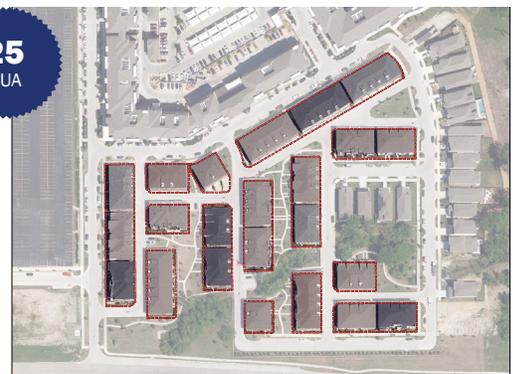
25 DUA

Southwest of W Plano Rd. & Alma Dr.

- Townhomes
- 2 Stories
- Garages & On-Street Parking



25  
DUA



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## Cityscape at Market Center

30 DUA

3825 Mapleshade Ln.

- Multifamily
- 4 Stories
- Garages, Surface Lots, & On-Street Parking



30  
DUA



## Aura 190

33 DUA

680 Executive Dr.

- Multifamily
- 4 Stories
- Garages, Structured Parking, & Surface Lots



33  
DUA



## McDermott 55

38 DUA

8312 Angels Dr.

- Independent Living (55+)
- 4 Stories
- Surface Parking Lots



38  
DUA



## Savannah at Gateway

41 DUA

401 Shiloh Rd.

- Independent Living (55+)
- 4 Stories
- Surface Lots & On-Street Parking



41  
DUA



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## Legacy Town Center Town Homes

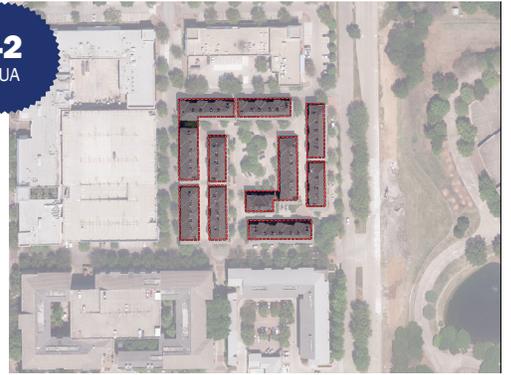
42 DUA

Southwest of Legacy Dr. & Parkwood Blvd.

- Townhomes
- 3 Stories
- Garages & On-Street Parking



42  
DUA



## Windrose Tower

DUA: 45

7901 Windrose Ave.

- High-rise Multifamily
- 27 Stories
- Structured & On-Street Parking



45  
DUA



## Huntington Apartments

58 DUA

4925 Rasor Blvd.

- Mid-rise Multifamily
- 5 Stories
- Structured Parking



58  
DUA



## Legacy Town Center North

65 DUA

5765 Bozeman Dr.

- Mid-rise Multifamily
- 4 Stories
- Structured & On-Street Parking



65  
DUA



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## Jada Legacy Central

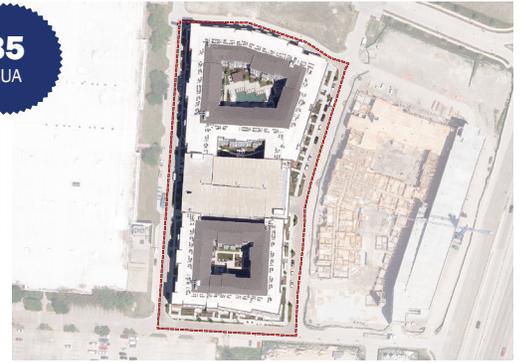
85 DUA

6501 Excellence Way

- Mid-rise Multifamily
- 5 Stories
- Structured & On-Street Parking



85  
DUA



## Junction 15

95 DUA

930 E 15th St.

- Mid-rise Multifamily
- 5 Stories
- Structured & On-Street Parking



95  
DUA



## Kincaid at Legacy

118 DUA

7200 Dallas Pkwy.

- High-rise Multifamily
- 25 Stories
- Structured & On-Street Parking



118  
DUA



## LVL 29

156 DUA

6000 Columbus Ave.

- High-rise Multifamily
- 29 Stories
- Structured & On-Street Parking



156  
DUA



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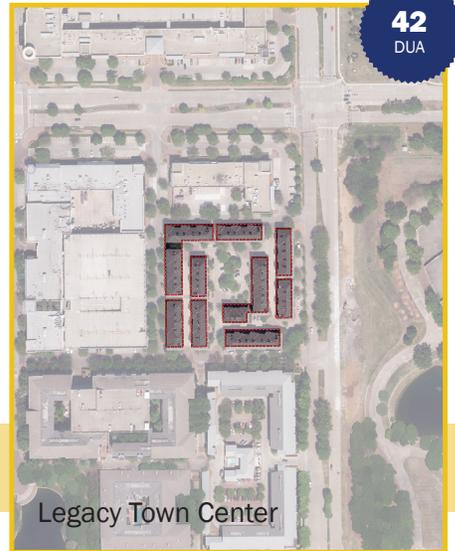
# Density Comparisons by Housing Type

The aerial images below show a range of densities for each of the Housing Types in the 2021 Comprehensive Plan. All images are the same scale.

## Single-Family Types



## Townhome Types



## Multifamily Types

