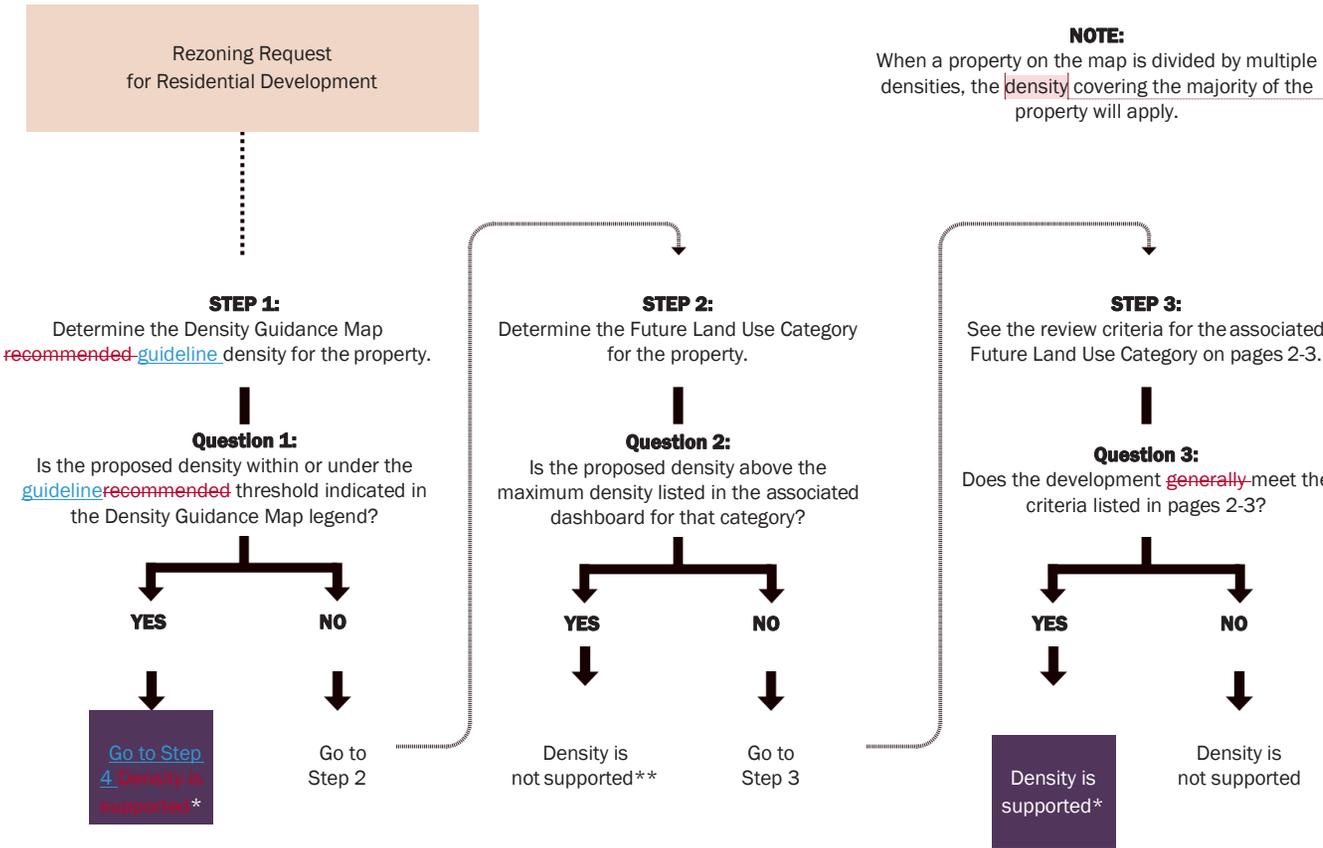




HOW TO USE THE DENSITY GUIDANCE MAP

The Density Guidance Map is intended to ensure that zoning requests to introduce residential uses or increase residential density are compatible with the surrounding area. ~~It is not anticipated that all~~ Most areas depicted on the map will ~~not develop or re-develop~~ with residential uses; however, with limited undeveloped land remaining in the city, it is difficult to predict the specific areas where residential development and redevelopment will occur. This map, used in combination with the Future Land Use Map and other comprehensive plan policies, provides guidance on what characteristics of residential development should be provided to support additional density in these areas.



NOTE:

When a property on the map is divided by multiple densities, the ~~density~~ covering the majority of the property will apply.

Commented [JD1]: I do not understand what this means. We need to discuss

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*other considerations remain regarding full support for the request

**map amendment required



Plano Comprehensive Plan DENSITY GUIDANCE MAP

DRAFT | November 20, 2020

The numbers on the Density Guidance Map correspond to the maximum density that is considered appropriate for a property. Additional density is supported where single-family uses are introduced in certain areas.

MAP LEGEND	Density Thresholds	
	Other Residential	Single-family
10 DUA	10 DUA	12 DUA
11 DUA	11 DUA	13 DUA
12 DUA	12 DUA	14 DUA
13 DUA	13 DUA	15 DUA
14 DUA	14 DUA	16 DUA
15 DUA	15 DUA	17 DUA
17 DUA	17 DUA	19 DUA
19 DUA	19 DUA	22 DUA
22 DUA	22 DUA	25 DUA
25 DUA	25 DUA	up to FLU max
30 DUA	30 DUA	up to FLU max
35 DUA	35 DUA	up to FLU max
40 DUA	40 DUA	up to FLU max
50 DUA	50 DUA	up to FLU max
60 DUA	60 DUA	up to FLU max
100 DUA	100 DUA	up to FLU max

All requests to introduce residential density over the limits above, should be assessed against the following criteria in analyzing suitability and compatibility with the surrounding area (as applicable):

- Is there adequate infrastructure (roadways, utilities, drainage, etc.) to serve the area?
- Will future residents of the area have sufficient access to city services (parks, libraries, etc.)? Will the proposal negatively impact the service provided to existing residents in the surrounding area?
- Will the request require significant increases in public safety resources (police, fire/rescue, EMT) to adequately serve the area?
- Do schools have the necessary capacity to serve increases in population as a result of the request?
- Is the request consistent with an adopted small area plan?
- Has the applicant engaged surrounding property owners and residents about the request per city requirements?
- Does the request comply with the Expressway Corridor Environmental Health Policy?

The effects of increased density will vary from location to location. To address these differences, the Future Land Use Categories have been organized into groups that outline the additional considerations for residential density above the limits established by the Density Guidance Map. These include:

- **Areas of Minimal Change** - These areas are generally not appropriate for any increases in residential density. However, there may be instances where additional density is warranted based upon unique site considerations or to meet major city goals, such as economic development or special needs housing.
- **Retail Corners** - Due to the abundance of retail zoning in the city's development history, it is anticipated that some of the retail corners will redevelop with residential uses in limited circumstances.
- **Activity Areas** - These areas are the most appropriate locations for higher density development, but these areas should include a thoughtfully planned land use mix consistent with the FLU dashboards and be phased to maximize benefits to residents and the community.

Commented [JD3]: Do not include SA in this

AREAS OF MINIMAL CHANGE

Neighborhoods (N)

Requests to increase density above what is permitted by the existing zoning of a property, in areas designated as Neighborhoods (N) on the Future Land Use Map should be used only for infill development consistent in character and density with adjacent properties. A major exception is that it is anticipated that all agriculturally zoned land will eventually be changed to other zoning classifications consistent with the Comprehensive Plan as the city proceeds toward full development.

Expressway Corridors (EX)

Requests to introduce residential uses, or increase density above existing limits, in areas designated as Expressway Corridors (EX) on the Future Land Use Map should only be used in limited circumstances where necessary to support specific redevelopment objectives adopted by the City. This includes providing a 2:1 ratio of non-residential to residential floor area.

Commented [JD2]: These criteria are weak and will always pass. Need to develop better criteria. Question is whether long term will this require city to invest in more facilities and services. Question should be not whether neighborhood was engaged but does the development have the support of the neighborhood

Employment Centers (EC), Open Space Network (OS), and Social Network (SN)

Requests to introduce residential uses, or increase density above existing limits, in areas designated as EC, OS, or SN on the Future Land Use Map are not supported.

Commented [JD4]: Expressway corridors are said areas of generally appropriate for residential not change yet they are al marked with relatively high density.

Commented [JD5]: Allowing 1/3 of the FAR to be residential would be massive. Disagree with that concept.



RETAIL CORNERS

Most retail corners are not expected to include any residential uses. Requests to introduce residential uses should be limited to situations where retail, office uses in immediate area are clearly overbuilt and objective of re-development is to reduce retail square footage. Revitalization is the preferred path and innovative uses including addition of offices, services and green space. Preference should be given to plans significantly upgrade remaining retail space and create significant community green space and active open space. All requests involving a zoning change should engage the neighborhood using xxx procedures and should seek neighborhood support. Requests to increase density above the Density Guidance Map thresholds, in areas designated NC or CC on the Future Land Use Map should:

Neighborhood Corners (NC)

- be used only where necessary to reduce or replace excess commercial zoning or retail square footage;
- only include single-family uses or appropriately-scaled institutional living;
- increase opportunities for home ownership;
- provide a mix of one- and two-story residences;
- meet 1.5x the useable open space requirements of the Zoning Ordinance;
- be consistent with an adopted Small Area Plan, as applicable.

Community Corners (CC)

- be used only where necessary to reduce or replace excess commercial zoning or retail square footage;
- provide housing variety, consisting mostly of single-family detached and attached homes, with a mix of dwelling sizes and styles;
- increase opportunities for home ownership;
- Multi-family should be small scale buildings consistent with residential neighborhoods, no more than 3 stories in height and limited Midtown-Multi-unit housing types to no more than 25% of the total units in a development;
- include residential adjacency standards for buildings greater than 2 stories in height that require setbacks from existing neighborhoods of no less than 2 ft. of depth per 1 ft. of building height;
- meet 1.5x the useable open space requirements of the Zoning Ordinance;
- be consistent with an adopted Small Area Plan, as applicable.

ACTIVITY AREAS

Requests to increase density above the Density Guidance Map thresholds, in areas designated SA, UA, or DT on the Future Land Use Map should:

Suburban Activity Centers (SA) - 1 Park & Preston, WillowBend Mall Area

- Be used only where necessary to reduce excess retail space. Preference should be to revitalize existing retail, replace excess retail with office and commercial uses, and through the addition of community green and open space intended to make retail more attractive.
- Reduce heat islands and reduce the strain on storm sewer run-off by providing increased green space and permeable surfaces.
- increase opportunities for home ownership;
- include residential adjacency standards for buildings greater than 2 stories in height that require setbacks from existing neighborhoods of no less than 2 ft. of depth per 1 ft. of building height;
- provide a variety of housing types, including single-family detached and attached, with a mix of dwelling sizes and styles; Multifamily should be small scale consistent with surrounding neighborhoods, limited to three stories. An exception allowing up to 4 stories where located next to offices of at least equal height and scale could be considered with a maximum DUA of 35 units per acre.
- meet the city's requirements under the Community Design Assessment for Mixed Use Developments, where applicable;
- meet 1.5x the useable open space requirements of the Zoning Ordinance;
- at the Park & Preston Suburban Activity Center locations, be limited to 22 DUA within 400 ft. of single-family zoning districts and 35 DUA elsewhere.
- be consistent with an adopted Small Area Plan, as applicable.

Requests to increase density above the Density Guidance Map thresholds, in areas designated UA, or DT on the Future Land Use Map should:

Urban Activity Centers (UA)

- be used where necessary to support specific redevelopment objectives adopted by the City. This includes providing a 2:1 ratio of non-residential to residential floor area;
- meet the city's requirements under the Community Design Assessment for Mixed Use Developments, where applicable;
- create a complete new neighborhood, or expansion of an existing neighborhood when appropriate transitions are provided;
- include residential adjacency standards for buildings greater than 2 stories in height that require setbacks from existing neighborhoods of no less than 2 ft. of depth per 1 ft. of building height (up to 200 feet);

Commented [JD6]: See also comments on Density Guidance Map. The SA designation needs lots of work.

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Commented [JD7]: See DGM - I do not generally agree with the concept that has expanded UA beyond the existing approved Planned Developments.

Commented [JD8]: Phasing needs to be strengthened to require commercial office development occurs at the adopted ratio. I am unclear whether this item is stating the 2:1 ratio needs to be maintained or whether it is stating that it can be waived to meet redevelopment objectives. I think it needs to be maintained at all times.

Commented [JD9]: I do not agree with the City's existing Mixed-Use development regulations so I have difficulty agreeing with this statement.

Commented [JD10]: I think these setbacks are insufficient to protect existing neighborhoods.

- provide park-like green spaces at prominent locations within the development;
- where there is an established mix of uses through PD, UMU, or other means, the request should provide information to justify why a change in the land use mix is required.
- be consistent with an adopted Small Area Plan, as applicable.

Downtown Corridors (DT)

- prioritize new housing in closest proximity to transit stations to maximize benefits of Transit-Oriented Development;
- preserve or adaptively reuse designated or potential heritage resources;
- be consistent with the Downtown Master Plan or adopted Small Area Plan,

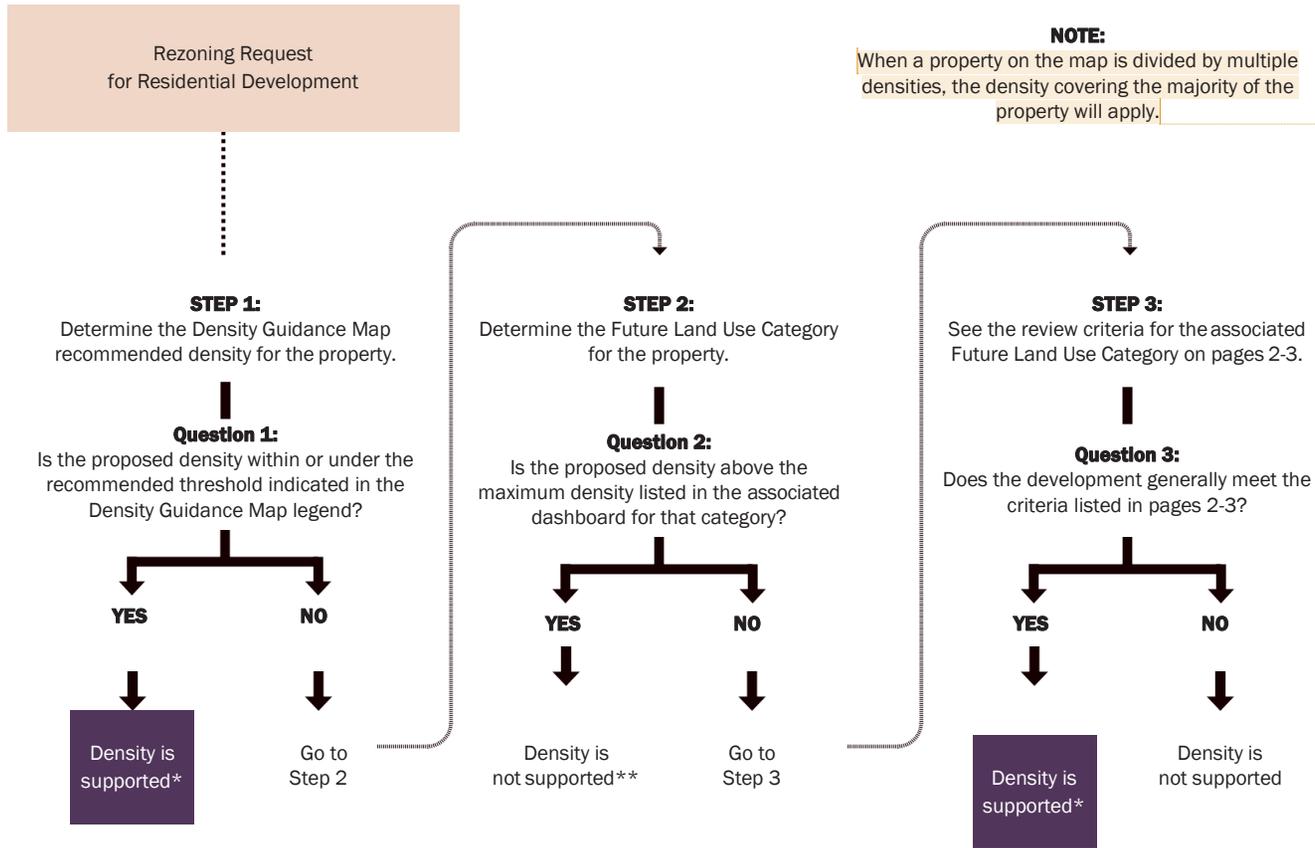
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Commented [JD11]: Needs to emphasize commercial development.

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DENSITY GUIDANCE MAP

HOW TO USE THE DENSITY GUIDANCE MAP

The Density Guidance Map is intended to ensure that zoning requests to introduce residential uses or increase residential density are compatible with the surrounding area. ~~It is not anticipated that~~ The majority of all areas depicted on the map will not develop with residential uses; however, with limited undeveloped land remaining in the city, it is difficult to predict the specific areas where residential development and redevelopment will occur. This map, used in combination with the Future Land Use Map and other comprehensive plan policies, provides guidance on what characteristics of residential development should be provided to support additional density in these areas.



NOTE:
 When a property on the map is divided by multiple densities, the density covering the majority of the property will apply.

Commented [SLM2]: Not sure how this will work, need to explain and show examples. I think this was written to allow high density apartments.

*other considerations remain regarding full support for the request
 **map amendment required



Plano Comprehensive Plan DENSITY GUIDANCE MAP

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The numbers on the Density Guidance Map correspond to the maximum density that is considered appropriate for a property. Additional density is supported where single-family uses are introduced in certain areas.

MAP LEGEND	Density Thresholds	
	Other Residential	Single-family
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17 DUA	17 DUA	19 DUA
19 DUA	19 DUA	22 DUA
22 DUA	22 DUA	25 DUA
25 DUA	25 DUA	up to FLU max
30 DUA	30 DUA	up to FLU max
35 DUA	35 DUA	up to FLU max
40 DUA	40 DUA	up to FLU max
50 DUA	50 DUA	up to FLU max
60 DUA	60 DUA	up to FLU max
100 DUA	100 DUA	up to FLU max

All requests to introduce residential density over the limits above, should be assessed against the following criteria in analyzing suitability and compatibility with the surrounding area (as applicable):

- Is there adequate infrastructure (roadways, utilities, drainage, etc.) to serve the area?
- Will future residents of the area have sufficient access to city services (parks, libraries, etc.)? Will the proposal negatively impact the service provided to existing residents in the surrounding area?
- Will the request require significant increases in public safety resources (police, fire/rescue, EMT) to adequately serve the area?
- Do schools have the necessary capacity to serve increases in population as a result of the request?
- Is the request consistent with an adopted small area plan?
- Has the applicant engaged surrounding property owners and residents about the request per city requirements?
- Does the request comply with the Expressway Corridor Environmental Health Policy?

The effects of increased density will vary from location to location. To address these differences, the Future Land Use Categories have been organized into groups that outline the additional considerations for residential density above the limits established by the Density Guidance Map. These include:

- **Areas of Minimal Change** - These areas are generally not appropriate for any increases in residential density. However, there may be instances where additional density is warranted based upon unique site considerations that to meet major city goals, such as economic development or special needs housing.
- **Retail Corners** - Due to the abundance of retail zoning in the city's development history, it is anticipated that some of the retail corners will redevelop with residential uses in limited circumstances.
- **Activity Areas** - These areas are the most appropriate locations for higher density development, but these areas should include a thoughtfully planned land use mix consistent with the FLU dashboards and be phased to maximize benefits to residents and the community.

AREAS OF MINIMAL CHANGE

Neighborhoods (N)

Requests to increase density above what is permitted by the existing zoning of a property, in areas designated as Neighborhoods (N) on the Future Land Use Map should be used only for infill development consistent in character and density with adjacent properties. A major exception is that it is anticipated that all agriculturally zoned land will eventually be changed to other zoning classifications consistent with the Comprehensive Plan as the city proceeds toward full development.

Expressway Corridors (EX)

Requests to introduce residential uses, or increase density above existing limits, in areas designated as Expressway Corridors (EX) on the Future Land Use Map should only be used in limited circumstances where necessary to support specific redevelopment objectives adopted by the City. This includes providing a 2:1 ratio of non-residential to residential floor area.

Employment Centers (EC), Open Space Network (OS), and Social Network (SN)

Requests to introduce residential uses, or increase density above existing limits, in areas designated as EC, OS, or SN on the Future Land Use Map are not supported.

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Plano Comprehensive Plan

DENSITY GUIDANCE MAP

RETAIL CORNERS

Requests to introduce residential uses [that should be limited to situations where retail and office uses in immediate area are clearly overbuilt and objective of re-development is to reduce retail square footage. Revitalization is the preferred path and innovative uses including addition of offices, services and green space. Preference should be given to plans significantly upgrade remaining retail space and create significant community green space and active open space. All requests involving a zoning change should engage the neighborhoods close to the property for their input.](#) Requests to ~~or~~ increase density above the Density Guidance Map thresholds, in areas designated NC or CC on the Future Land Use Map should:

Neighborhood Corners (NC)

- be used [only](#) where necessary to reduce or replace excess commercial zoning or retail square footage;
- only include single-family uses or appropriately-scaled institutional living;
- increase opportunities for home ownership;
- provide a mix of one- and two-story residences;
- meet 1.5x the useable open space requirements of the Zoning Ordinance;
- be consistent with an adopted Small Area Plan, as applicable.

Community Corners (CC)

- be used where necessary to reduce or replace excess commercial zoning or retail square footage;
- provide housing variety, consisting mostly of single-family detached and attached homes, with a mix of dwelling sizes and styles;
- increase opportunities for home ownership;
- limit Midtown Multi-unit housing types to no more than ~~15%~~25% of the total units in a development;
- include residential adjacency standards for buildings greater than 2 stories in height that require setbacks from existing neighborhoods of no less than 2 ft. of depth per 1 ft. of building height;
- meet 1.5x the useable open space requirements of the Zoning Ordinance;
- be consistent with an adopted Small Area Plan, as applicable.

ACTIVITY AREAS

Requests to increase density above the Density Guidance Map thresholds, in areas designated ~~SA, UA, or DT~~ on the Future Land Use Map should:

Suburban Activity Centers (SA)

- increase opportunities for home ownership;
- include residential adjacency standards for buildings greater than 2 stories in height that require setbacks from existing neighborhoods of no less than 2 ft. of depth per 1 ft. of building height;
- provide a variety of housing types, [with priority on including](#) single-family detached and attached, with a mix of dwelling sizes and styles;
- meet the city's requirements under the Community Design Assessment for Mixed Use Developments, where applicable;
- meet 1.5x the useable open space requirements of the Zoning Ordinance;
- at the Park & Preston Suburban Activity Center locations, be limited to 22 DUA within 400 ft. of single-family zoning districts and 35 DUA elsewhere.
- be consistent with an adopted Small Area Plan, as applicable.

Urban Activity Centers (UA)

- be used where necessary to support specific redevelopment objectives adopted by the City. This includes providing a 2:1 ratio of non-residential to residential floor area;
- meet the city's requirements under the Community Design Assessment for Mixed Use Developments, where applicable;
- create a complete new neighborhood, or expansion of an existing neighborhood when appropriate transitions are provided;
- include residential adjacency standards for buildings greater than 2 stories in height that require setbacks from existing neighborhoods of no less than 2 ft. of depth per 1 ft. of building height (up to 200 feet);
- provide park-like green spaces at prominent locations within the development;
- where there is an established mix of uses through PD, UMU, or other means, the request should provide information to justify why a change in the land use mix is required.
- be consistent with an adopted Small Area Plan, as applicable.

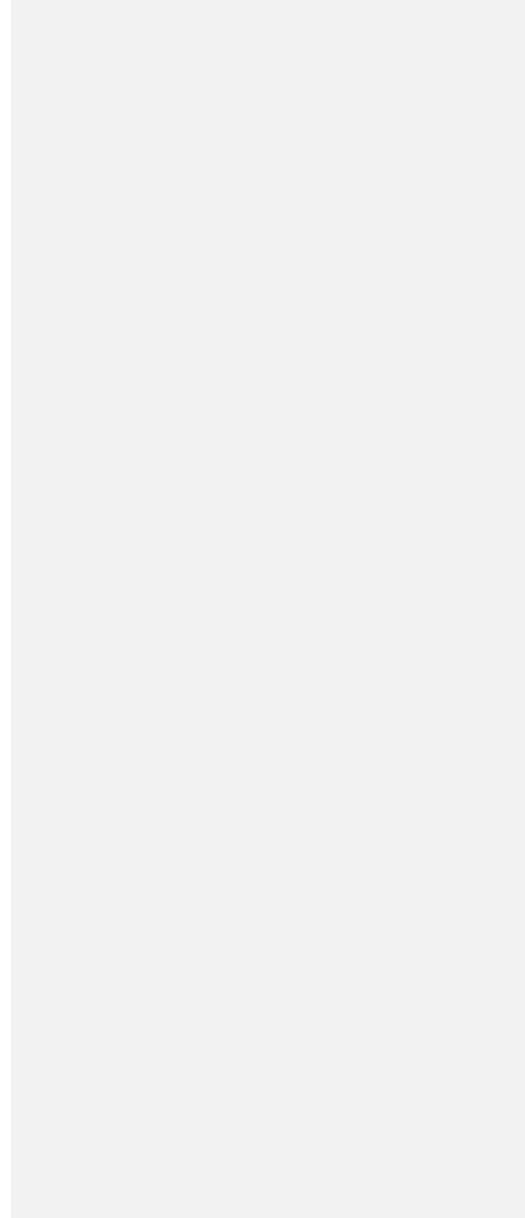
Downtown Corridors (DT)

- prioritize new housing in closest proximity to transit stations to maximize benefits of Transit-Oriented Development;
- preserve or adaptively reuse designated or potential heritage resources;

Sal La Mastra

- be consistent with the Downtown Master Plan or adopted Small Area Plan,

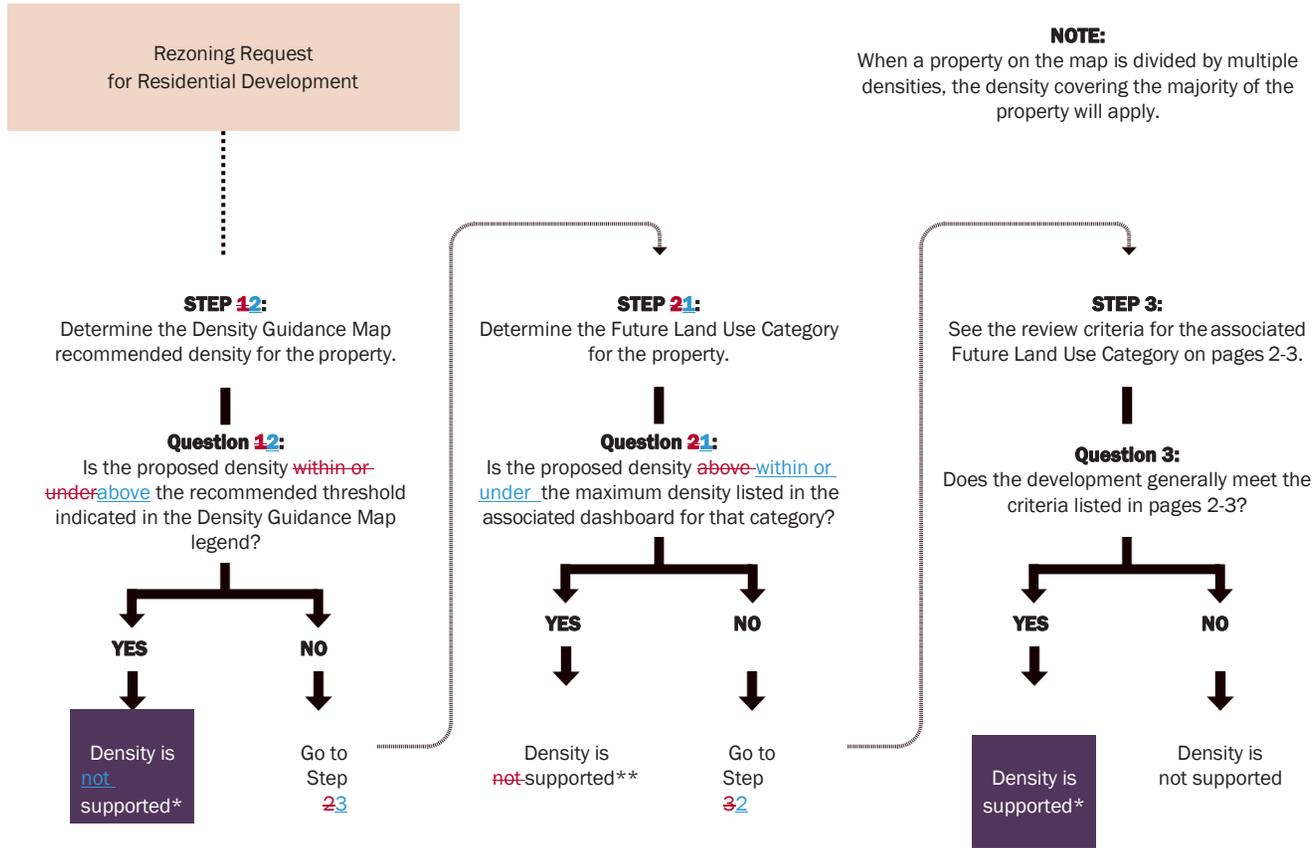
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HOW TO USE THE DENSITY GUIDANCE MAP

The Density Guidance Map is intended to ensure that zoning requests to introduce residential uses or increase residential density are compatible with the surrounding area. It is not anticipated that all areas depicted on the map will develop with residential uses; however, with limited undeveloped land remaining in the city, it is difficult to predict the specific areas where residential development and redevelopment will occur. This map, used in combination with the Future Land Use Map and other comprehensive plan policies, provides guidance on what characteristics of residential development should be provided to support additional density in these areas.



*other considerations remain regarding full support for the request

**map amendment required



Plano Comprehensive Plan DENSITY GUIDANCE MAP

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The numbers on the Density Guidance Map correspond to the maximum density that is considered appropriate for a property. Additional density is supported where single-family uses are introduced in certain areas.

2

- Does the request comply with the Expressway Corridor Environmental Health Policy?

MAP LEGEND	Density Thresholds	
	Other Residential	Single-family
10 DUA	10 DUA	12 DUA
11 DUA	11 DUA	13 DUA
12 DUA	12 DUA	14 DUA
13 DUA	13 DUA	15 DUA
14 DUA	14 DUA	16 DUA
15 DUA	15 DUA	17 DUA
17 DUA	17 DUA	19 DUA
19 DUA	19 DUA	22 DUA
22 DUA	22 DUA	25 DUA
25 DUA	25 DUA	up to FLU max
30 DUA	30 DUA	up to FLU max
35 DUA	35 DUA	up to FLU max
40 DUA	40 DUA	up to FLU max
50 DUA	50 DUA	up to FLU max
60 DUA	60 DUA	up to FLU max
100 DUA	100 DUA	up to FLU max

All requests to introduce residential density over the limits above, should be assessed against the following criteria in analyzing suitability and compatibility with the surrounding area (as applicable):

- Is there adequate infrastructure (roadways, utilities, drainage, etc.) to serve the area?
- Will future residents of the area have sufficient access to city services (parks, libraries, etc.)? Will the proposal negatively impact the service provided to existing residents in the surrounding area?
- Will the request require significant increases in public safety resources (police, fire/rescue, EMT) to adequately serve the area?
- Do schools have the necessary capacity to serve increases in population as a result of the request?
- Is the request consistent with an adopted small area plan?
- Has the applicant engaged surrounding property owners and residents about the request per city requirements?
- [Has the applicant or city staff provided significant support ensuring that the surrounding residents agree with the acceptance of additional residential density.](#)

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The effects of increased density will vary from location to location. To address these differences, the Future Land Use Categories have been organized into groups that outline the additional considerations for residential density above the limits established by the Density Guidance Map. These include:

- **Areas of Minimal Change** - These areas are generally not appropriate for any increases in residential density. However, there may be instances where additional density is warranted based upon unique site considerations or to meet major city goals, such as economic development or special needs housing.
- **Retail Corners** - Due to the abundance of retail zoning in the city's development history, it is anticipated that some of the retail corners will redevelop with residential uses in limited circumstances.
- **Activity Areas** - These areas are the most appropriate locations for higher density development, but these areas should include a thoughtfully planned land use mix consistent with the FLU dashboards and be phased to maximize benefits to residents and the community.

AREAS OF MINIMAL CHANGE

Neighborhoods (N)

Requests to increase density above what is permitted by the existing zoning of a property, in areas designated as Neighborhoods (N) on the Future Land Use Map should be used only for infill development consistent in character and density with adjacent properties. A major exception is that it is anticipated that all agriculturally zoned land will eventually be changed to other zoning classifications consistent with the Comprehensive Plan as the city proceeds toward full development.

Expressway Corridors (EX)

Requests to introduce residential uses, or increase density above existing limits, in areas designated as Expressway Corridors (EX) on the Future Land Use Map should only be used in limited circumstances where necessary to support specific redevelopment objectives adopted by the City. This includes providing a 2:4:1 ratio of non-residential to residential floor area.

Employment Centers (EC), Open Space Network (OS), and Social Network (SN) Requests to introduce residential uses, or increase density above existing limits, in areas designated as EC, OS, or SN on the Future Land Use Map are not supported.

Commented [O1]: Include in Glossary



RETAIL CORNERS

Requests to introduce residential uses, or increase density above the Density Guidance Map thresholds, in areas designated NC or CC on the Future Land Use Map should:

Neighborhood Corners (NC)

- be used where necessary to reduce or replace excess ~~commercial zoning or~~ retail square footage;
- only include single-family uses or appropriately-scaled institutional living;
- increase opportunities for home ownership;
- provide a mix of one- and two-story residences;
- meet 1.5x the useable open space requirements of the Zoning Ordinance;
- be consistent with an adopted Small Area Plan, as applicable.

Community Corners (CC)

- be used where necessary to reduce or replace excess ~~commercial zoning or~~ retail square footage;
- provide housing variety, consisting mostly of single-family detached and attached homes, with a mix of dwelling sizes and styles;
- increase opportunities for home ownership;
- limit Midtown Multi-unit housing types to no more than 25% of the total units in a development;
- include residential adjacency standards for buildings greater than 2 stories in height that require setbacks from existing neighborhoods of no less than 2 ft. of depth per 1 ft. of building height;
- meet 1.5x the useable open space requirements of the Zoning Ordinance;
- be consistent with an adopted Small Area Plan, as applicable.

ACTIVITY AREAS

Requests to increase density above the Density Guidance Map thresholds, in areas designated SA, UA, or DT on the Future Land Use Map should:

Suburban Activity Centers (SA)

- increase opportunities for home ownership;
- include residential adjacency standards for buildings greater than 2 stories in height that require setbacks from existing neighborhoods of no less than 2 ft. of depth per 1 ft. of building height;
- provide a variety of housing types, including single-family detached and attached, with a mix of dwelling sizes and styles;
- meet the city's requirements under the Community Design Assessment for Mixed Use Developments, where applicable;
- meet 1.5x the useable open space requirements of the Zoning Ordinance;
- at the Park & Preston Suburban Activity Center locations, be limited to 22 DUA within 400 ft. of single-family zoning districts and 35 DUA elsewhere.
- be consistent with an adopted Small Area Plan, as applicable.

Urban Activity Centers (UA)

- be used where necessary to support specific redevelopment objectives adopted by the City. This includes providing a 2:1 ratio of non-residential to residential floor area;
- meet the city's requirements under the Community Design Assessment for Mixed Use Developments, where applicable;
- create a complete new neighborhood, or expansion of an existing neighborhood when appropriate transitions are provided;
- include residential adjacency standards for buildings greater than 2 stories in height that require setbacks from existing neighborhoods of no less than 2 ft. of depth per 1 ft. of building height (~~up to 200 feet~~);
- provide park-like green spaces at prominent locations within the development;
- where there is an established mix of uses through PD, UMU, or other means, the request should provide information to justify why a change in the land use mix is required.
- be consistent with an adopted Small Area Plan, as applicable.

Downtown Corridors (DT)

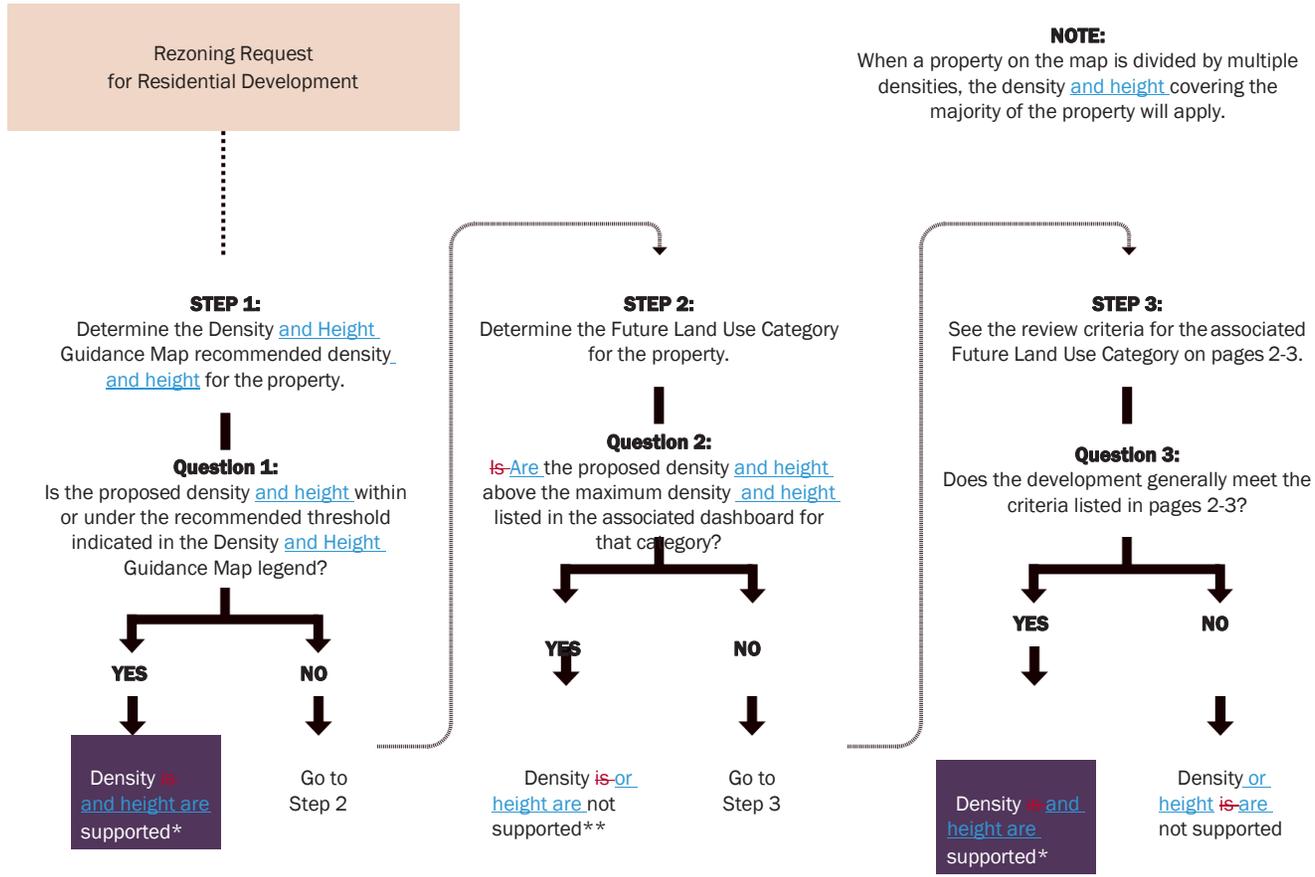
- prioritize new housing in closest proximity to transit stations to maximize benefits of Transit-Oriented Development;
- preserve or adaptively reuse designated or potential heritage resources;
- be consistent with the Downtown Master Plan or adopted Small Area Plan,

DRAFT | November 20, 2020 Plano Comprehensive Plan DENSITY GUIDANCE MAP

HOW TO USE THE DENSITY GUIDANCE MAP

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Commented [ys1]: I think that we need to discuss not only density, but also height. Furthermore, I think we need to add another "cap" to the plan: the overall city "capacity" cap. It should be based on the average density of built areas in Collin County.



NOTE:
When a property on the map is divided by multiple densities, the density and height covering the majority of the property will apply.

*other considerations remain regarding full support for the request



Plano Comprehensive Plan DENSITY GUIDANCE MAP

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2

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All requests to introduce residential density over the limits above, should be assessed against the following criteria in analyzing suitability and compatibility with the surrounding area (as applicable):

- Is there adequate infrastructure (roadways, utilities, drainage, etc.) to serve the area?
- Will future residents of the area have sufficient access to city services (parks, libraries, etc.)? Will the proposal negatively impact the service provided to existing residents in the surrounding area?
- Will the request require significant increases in public safety resources (police, fire/rescue, EMT) to adequately serve the area? [Will the property tax income increase from the proposed development compensate for those increases?](#)
- Do schools have the necessary capacity to serve increases in population as a result of the request? [Will there be an unreasonable increase in mobility to rental properties in the proposed development that will hurt school performance?](#)
- Is the request consistent with an adopted small area plan?
- Has the applicant **engaged** surrounding property owners and residents about the request per city requirements?

- Does the request comply with the Expressway Corridor Environmental Health Policy?

Commented [ys2]: I really do think this should be Density AND HEIGHT

Commented [ys3]: We may want to be a bit more clear in what we mean by "engaged." Getting a letter from the HOA President should not constitute "engaged" as required in this section.

The effects of increased density will vary from location to location. To address these differences, the Future Land Use Categories have been organized into groups that outline the additional considerations for residential density above the limits established by the Density Guidance Map. These include:

- **Areas of Minimal Change** - These areas are generally not appropriate for any increases in residential density. However, there may be instances where additional density is warranted based upon unique site considerations or —to meet major city goals, such as economic development or special needs housing.
- **Retail Corners** - Due to the abundance of retail zoning in the city's development history, it is anticipated that some of the retail corners will redevelop with residential uses in limited circumstances.
- **Activity Areas** - These areas are the most appropriate locations for higher density development, but these areas should include a thoughtfully planned land use mix consistent with the FLU dashboards and be phased to maximize benefits to residents and the community.

AREAS OF MINIMAL CHANGE

Neighborhoods (N)

Requests to increase density above what is permitted by the existing zoning of a property, in areas designated as Neighborhoods (N) on the Future Land Use Map should be used only for infill development consistent in character and density with adjacent properties. A major exception is that it is anticipated that all agriculturally zoned land will eventually be changed to other zoning classifications consistent with the Comprehensive Plan as the city proceeds toward full development.

Expressway Corridors (EX)

Requests to introduce residential uses, or increase density above existing limits, in areas designated as Expressway Corridors (EX) on the Future Land Use Map should only be used in limited circumstances where necessary to support specific redevelopment objectives adopted by the City. This includes providing a 2:1 ratio of non-residential to residential floor area.

Employment Centers (EC), Open Space Network (OS), and Social Network (SN) Requests to introduce residential uses, or increase density above existing limits, in areas designated as EC, OS, or SN on the Future Land Use Map are not supported.

Commented [ys4]: This comment worries me, because I don't know what is currently zoned for a property. The entire plan and map could be useless if the current zoning allows something that should otherwise be completely inappropriate based on this plan, map, and process.



RETAIL CORNERS

Requests to introduce residential uses, or increase density above the Density Guidance Map thresholds, in areas designated NC or CC on the Future Land Use Map should:

Neighborhood Corners (NC)

- be used where necessary to reduce or replace excess commercial zoning or retail square footage;
- only include single-family uses or appropriately-scaled institutional living;
- increase opportunities for home ownership;
- provide a mix of one- and two-story residences;
- meet 1.5x the useable open space requirements of the Zoning Ordinance;
- be consistent with an adopted Small Area Plan, as applicable.

Community Corners (CC)

- be used where necessary to reduce or replace excess commercial zoning or retail square footage;
- provide housing variety, consisting mostly of single-family detached and attached homes, with a mix of dwelling sizes and styles;
- increase opportunities for home ownership;
- limit Midtown Multi-unit housing types to no more than 25% of the total units in a development;
- include residential adjacency standards for buildings greater than 2 stories in height that require setbacks from existing neighborhoods of no less than 2 ft. of depth per 1 ft. of building height;
- meet 1.5x the useable open space requirements of the Zoning Ordinance;
- be consistent with an adopted Small Area Plan, as applicable.

ACTIVITY AREAS

Requests to increase density above the Density Guidance Map thresholds, in areas designated SA, UA, or DT on the Future Land Use Map should:

Suburban Activity Centers (SA)

- increase opportunities for home ownership;
- include residential adjacency standards for buildings greater than 2 stories in height that require setbacks from existing neighborhoods of no less than 2 ft. of depth per 1 ft. of building height;
- provide a variety of housing types, including single-family detached and attached, with a mix of dwelling sizes and styles;
- meet the city's requirements under the Community Design Assessment for Mixed Use Developments, where applicable;
- meet 1.5x the useable open space requirements of the Zoning Ordinance;
- at the Park & Preston Suburban Activity Center locations, be limited to 22 DUA within 400 ft. of single-family zoning districts and 35 DUA elsewhere.
- be consistent with an adopted Small Area Plan, as applicable.

Urban Activity Centers (UA)

- be used where necessary to support specific redevelopment objectives adopted by the City. This includes providing a 2:1 ratio of non-residential to residential floor area;
- meet the city's requirements under the Community Design Assessment for Mixed Use Developments, where applicable;
- create a complete new neighborhood, or expansion of an existing neighborhood when appropriate transitions are provided;
- include residential adjacency standards for buildings greater than 2 stories in height that require setbacks from existing neighborhoods of no less than 2 ft. of depth per 1 ft. of building height (up to 200 feet);
- provide park-like green spaces at prominent locations within the development;
- where there is an established mix of uses through PD, UMU, or other means, the request should provide information to justify why a change in the land use mix is required.
- be consistent with an adopted Small Area Plan, as applicable.

Downtown Corridors (DT)

- prioritize new housing in closest proximity to transit stations to maximize benefits of Transit-Oriented Development;
- preserve or adaptively reuse designated or potential heritage resources;
- be consistent with the Downtown Master Plan or adopted Small Area Plan,

DGM MAP

Preliminary Comments



City of Excellence

CITY OF PLANO DENSITY GUIDANCE MAP

Density Guidance Map and Descriptions Update November 2020
Freese and Nichols, Inc.

DRAFT

November 20, 2020

20 DUA

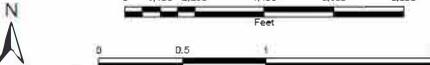
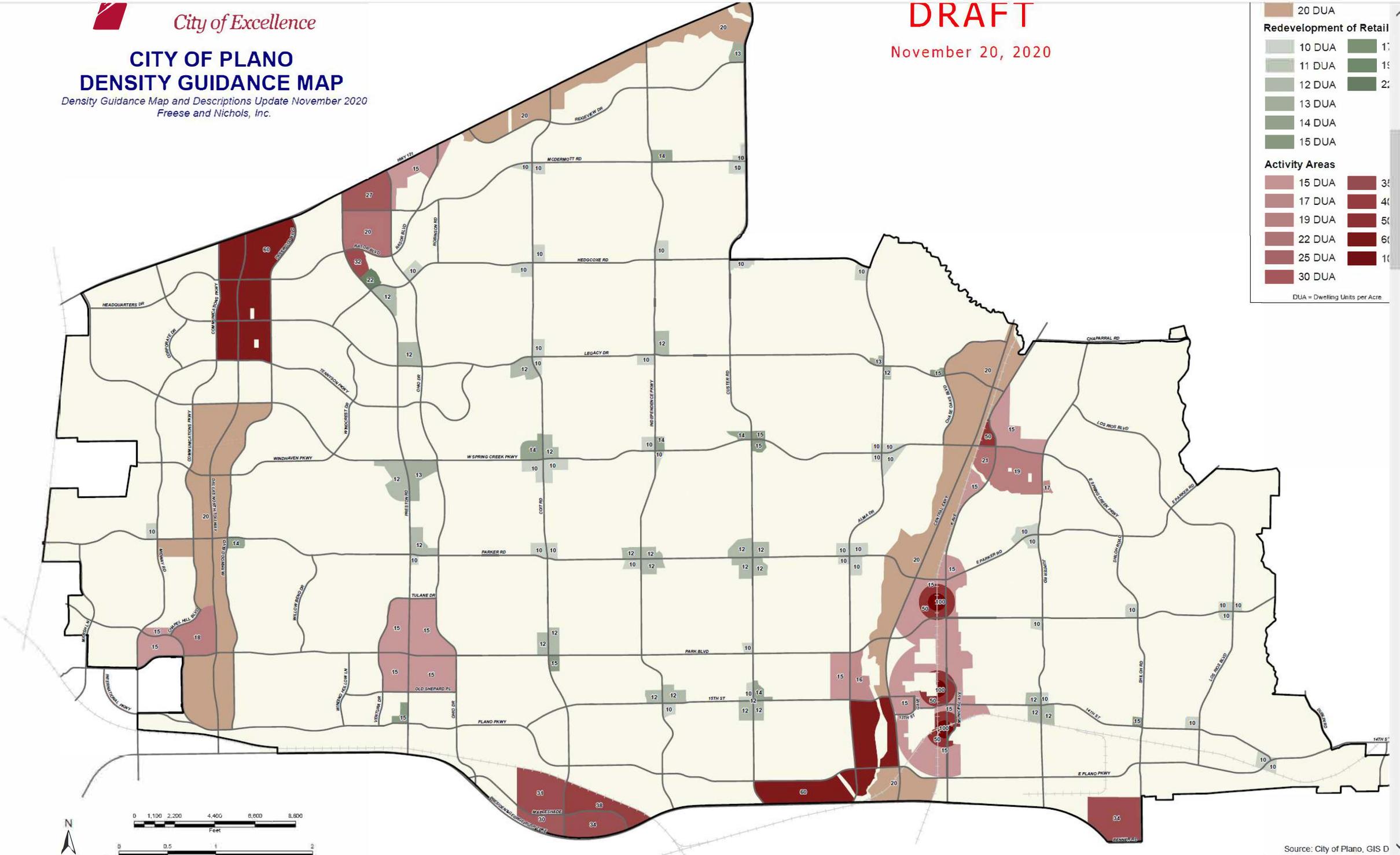
Redevelopment of Retail

10 DUA	17 DUA
11 DUA	19 DUA
12 DUA	22 DUA
13 DUA	25 DUA
14 DUA	30 DUA
15 DUA	

Activity Areas

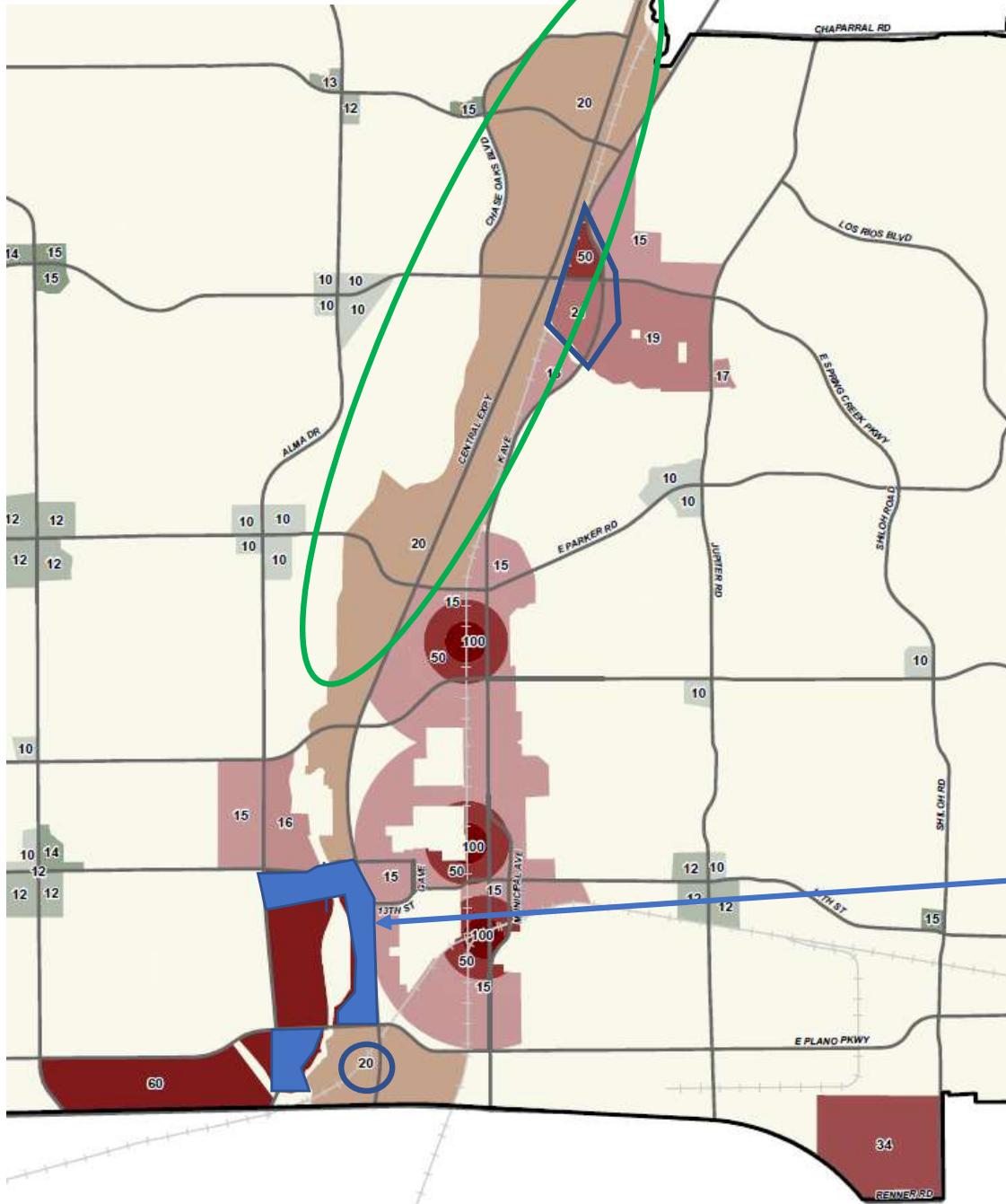
15 DUA	30 DUA
17 DUA	40 DUA
19 DUA	50 DUA
22 DUA	60 DUA
25 DUA	100 DUA
30 DUA	

DUA = Dwelling Units per Acre



Source: City of Plano, GIS D

HWY 75 Central / Downtown

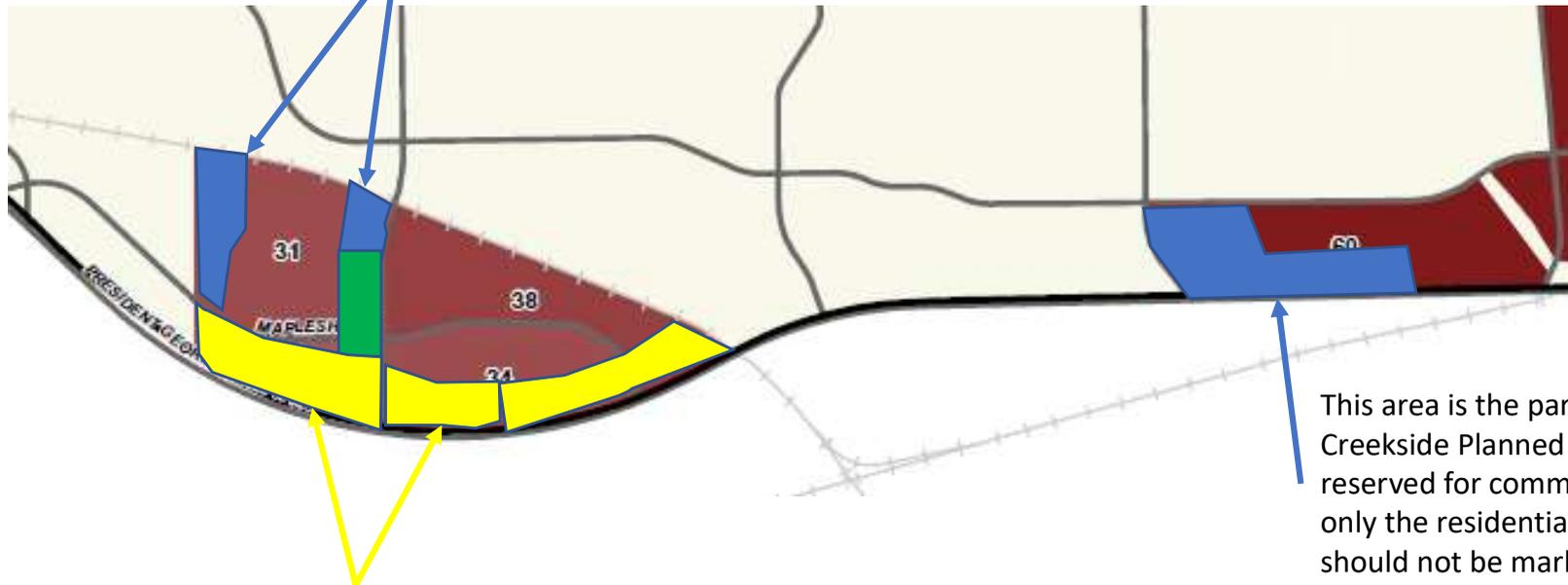


Expressway Corridors are supposed to be areas of minimal change yet this whole corridor is marked with a DUA of 20. Note that there is no “20 DUA” on the DGM Categories table (which then has a higher DUA max). Also note that the description says not expected to develop but then says residential should be no more than 1/3 of the total square footage (Floor Area) of the buildings in this area. That could result in a massive amount of residential.

These areas surrounding the Collin Creek Mall are not part of the approved special district. Why are they included for ultra-high density?

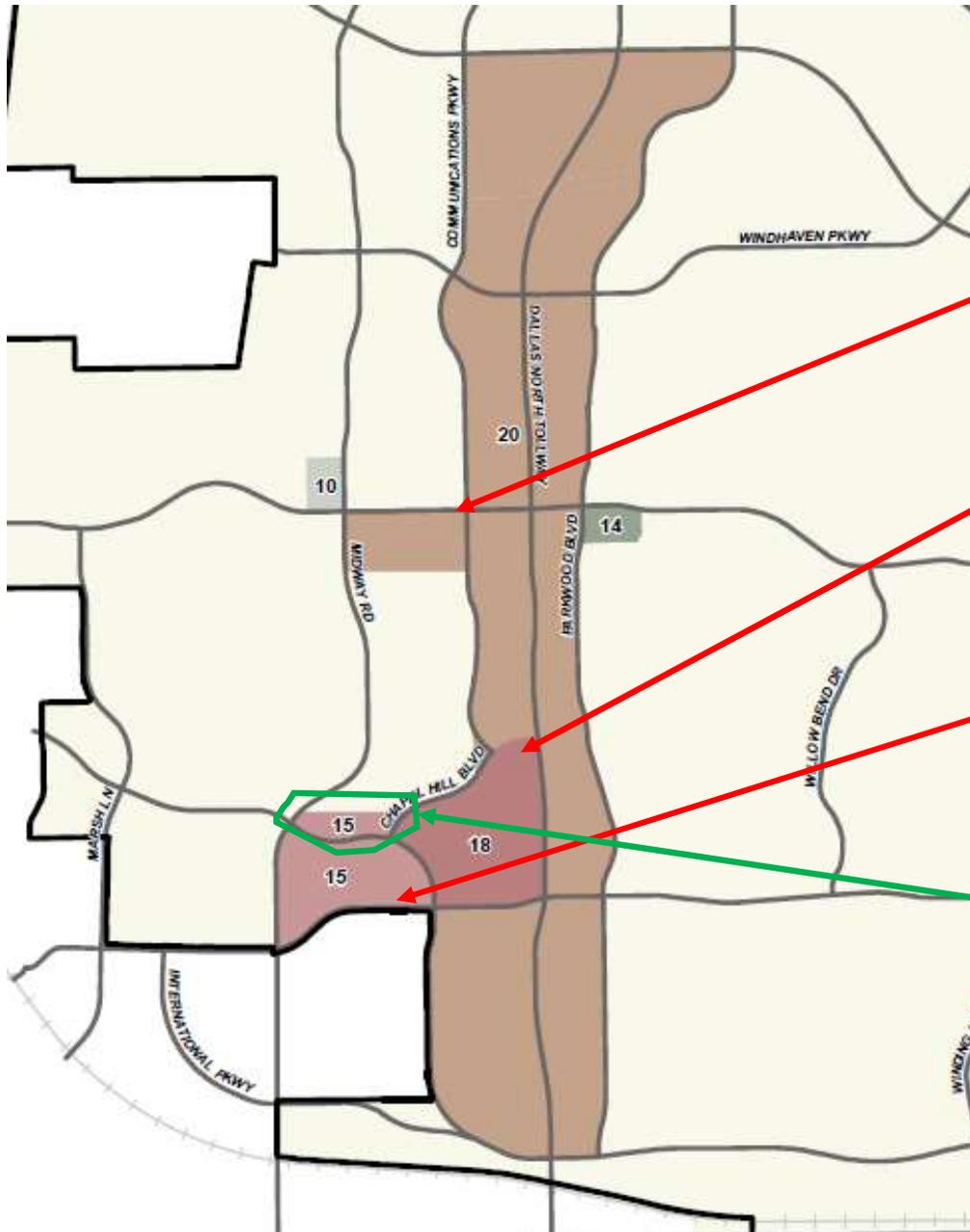
Hwy 190 George Bush at Coit and Custer

This area is the part of the Beacon Square Planned Development that is reserved for Offices / Commercial. To date, only the residential is being developed. It should not be marked for any residential.



This Expressway Corridor is not appropriate for residential development

This area is the part of the Heritage Creekside Planned Development that is reserved for commercial / Offices. To date, only the residential has been developed. It should not be marked for any residential



All of these densities are too high. Commercial areas should not be marked at all for future residential.

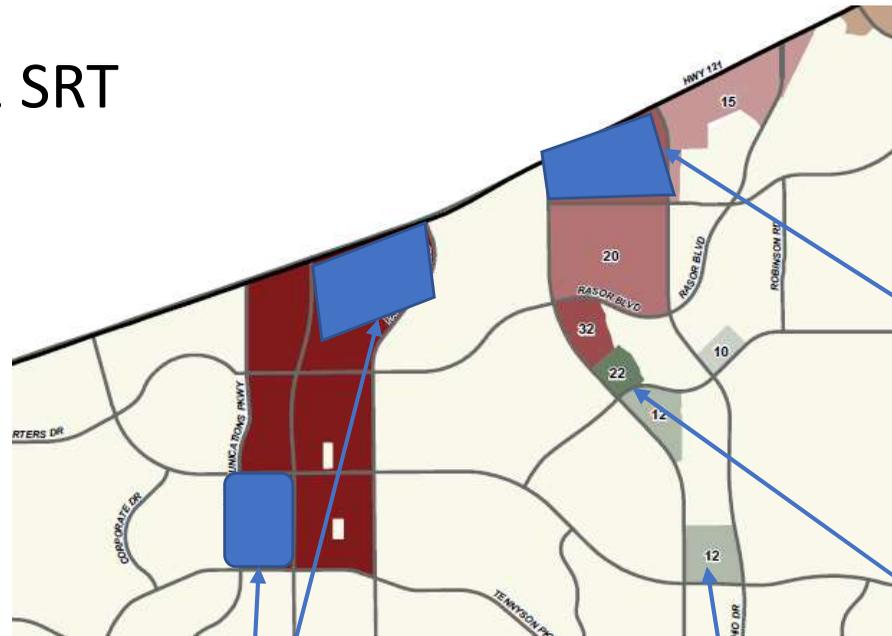
Parker Road – Tollway to Midway is marked but that is Presbyterian Hospital

Willowbend Mall has a DUA of 18 but there is no 18 on the DGM Categories chart establishing a maximum DUA.

The 15 DUA is too high for these areas. More importantly, the dashboard for SA says Max is 50 DUA. Absolutely unacceptable in this area and most other SA's.

Also the area at the north side of Plano Parkway between Midway and Chapel Hill is next to Barksdale Elementary and should not be marked for residential redevelopment (Currently includes the Mormon Church Montessori School and a small memory care facility).

Legacy / Hwy 121 SRT



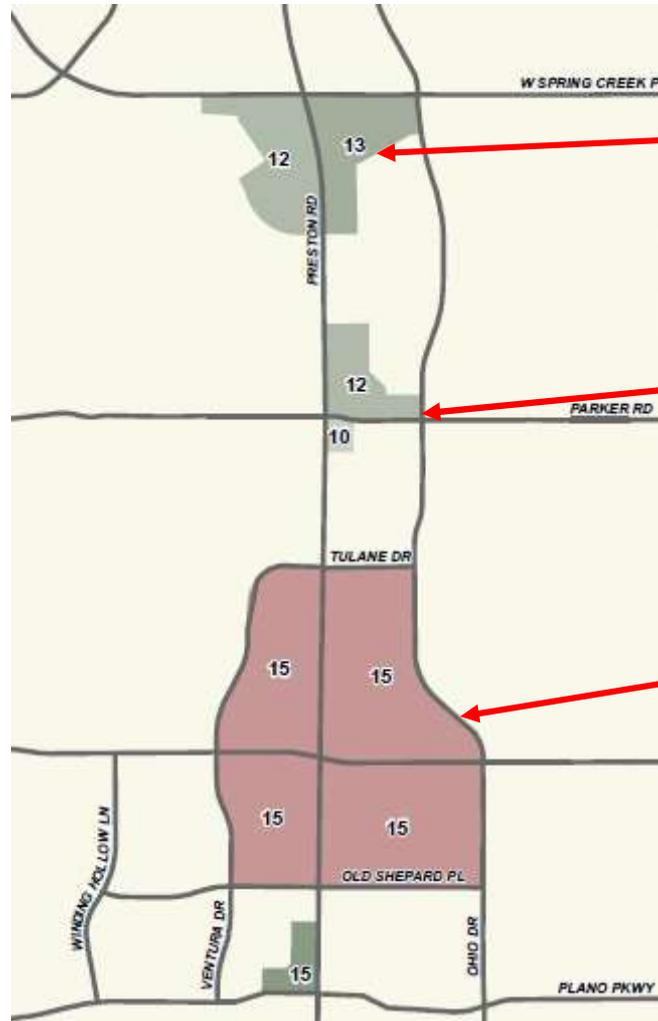
SE Corner of Preston & 121 is the Preston Creek shopping center (PGA superstore, World Market, many restaurants, Walmart & Sam's Club – Called SA with DUA of 27. Why is this marked for any residential at all? Area is already greatly overburdened with apartments. Just to east between Parkwood and Rasor is Mustang Square where residents fought adding apartments. I disagree with inclusion of this area in SA. In fact this whole SA should be an area of minimal change.

This area along Preston & Hedgcoxe in light and dark green includes Post Office, urgent care facility, bank, dental and several doctor practices. Why is it included and marked for residential?

This area at Preston and Legacy is Doctors office, Lifetime Fitness, Motel (Candlewood) and small offices. Why marked for residential?

There is no Residential here and max # for Legacy West has already been reached. Why is this marked for residential? Upper right is Granite Park

Preston Road Corridor



Spring Creek & Preston has 4,400 apartments within 1 mile. The Southeast corner has a just agreed redevelopment that will add 260 apartments. This took out the threat of excess retail. The SW corner already has 200 apartments. 12 DUA with a max of 22 is not wanted.

Preston & Parker has 2,000 apartments within a mile of this corner. Yet The NE corner shown here has a current surrounding density of 6.91. Why should this start at 12 DUA and go up to 22 DUA?

Park & Preston area already has 2,500 apartments. The surrounding DUA for SW corner is less than 10, the other 3 corners average less than 12. Why should the DUA for this be 15 with a max DUA of 35? Also the dashboard still say max DUA of 50 for all SA's.



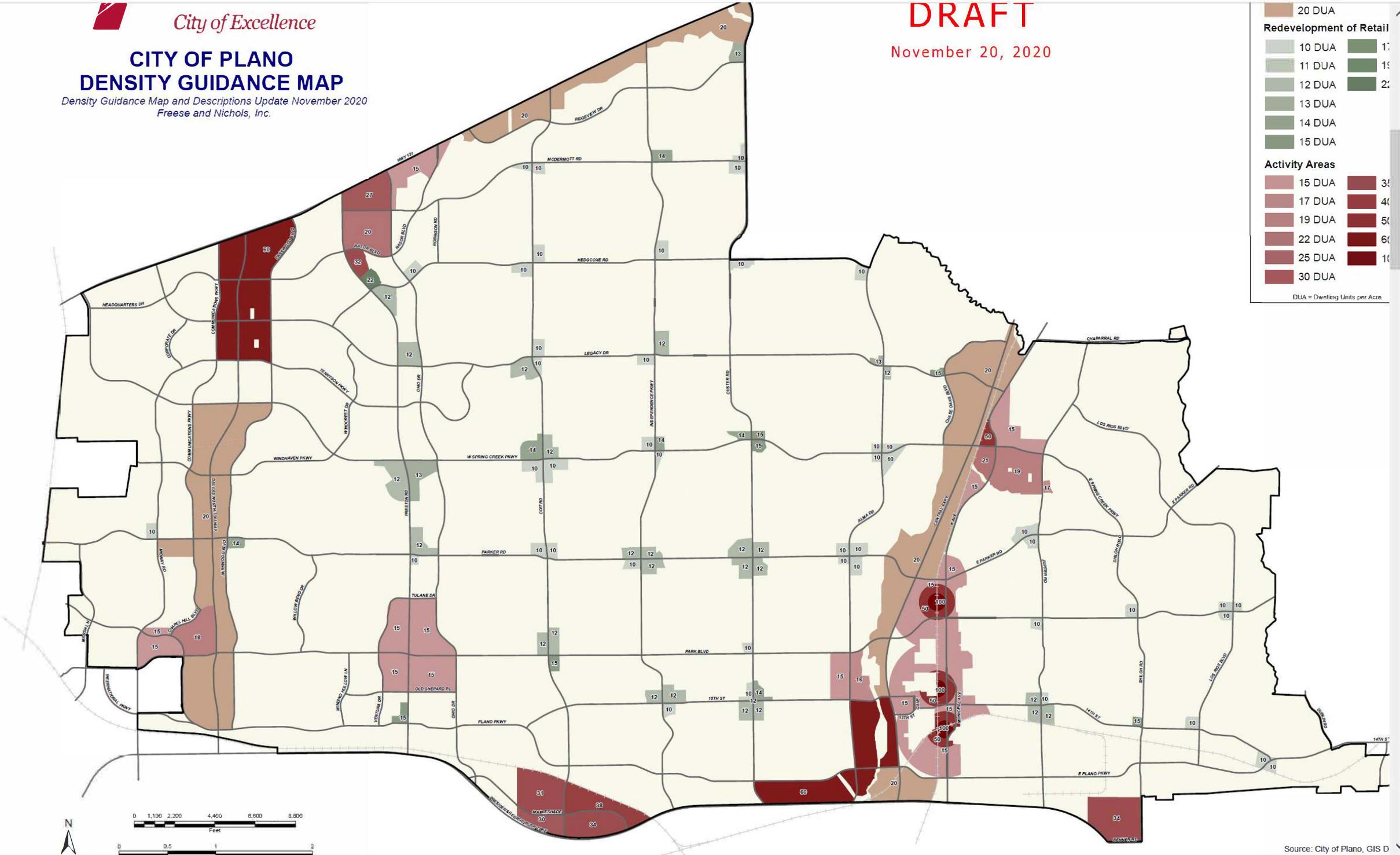
City of Excellence

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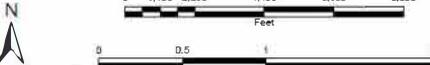
DRAFT

November 20, 2020



	20 DUA		17 DUA
	10 DUA		19 DUA
	11 DUA		20 DUA
	12 DUA		21 DUA
	13 DUA		22 DUA
	14 DUA		25 DUA
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DUA = Dwelling Units per Acre



Source: City of Plano, GIS D