

Plano Tomorrow Update | What Needs to be Addressed or Added  
March 18, 2020

#	Topic	Description
1	Undeveloped Land & Redevelopment	<p><b>Issue:</b> Plano has approximately 5% undeveloped land remaining in the city and a high demand for housing. This results in strong market pressures to rezone Plano’s remaining undeveloped land, or to redevelop aging commercial corridors, for high-density, residential housing. Many residents are concerned about how this will impact the suburban character of Plano.</p> <p><b>Solution:</b> The Plan should include specific strategies that reflect the community’s desires for the following scenarios:</p> <ol style="list-style-type: none"> <li>1. Rezoning of undeveloped land for residential uses.</li> <li>2. Redevelopment of commercial land for residential uses.</li> </ol>
2	Confidence in the Plan	<p><b>Issue:</b> Because Plano is mostly developed, nearly all development proposals will have an impact on existing residents, businesses, and traffic. To limit the uneasiness this creates, Plano residents and businesses need to have confidence that the Plan’s strategies for Undeveloped Land &amp; Redevelopment are clear, and that any changes to the Plan are properly vetted by the community.</p> <p><b>Solution:</b> The Plan needs more specificity as it relates to:</p> <ol style="list-style-type: none"> <li>1. Where the community supports new residential development, what type of development, and how much is appropriate.</li> <li>2. Establishing a mechanism for greater public awareness and engagement when residential is proposed outside the locations or above the amounts listed in the Plan. Public input in the existing zoning process may not be adequate for this type of consideration.</li> </ol>
3	Specificity – Locations of High Density Residential	<p><b>Issue:</b> High-density, residential development is the greatest concern for those worried about impacts to existing neighborhoods and the suburban character of Plano. These concerns are based on adjacency to existing neighborhoods, capacity of roads and infrastructure, adequate provision of police/fire services, impacts to school capacity, availability of open space, and more.</p> <p><b>Solution #1:</b> Areas where high-density, residential development types are supported by the community should be <b>designated in the Plan as “Special Planning Areas”</b> along with a <b>maximum number of units</b> for each area. Examples of areas where this may be supported could include Collin Creek Mall, Legacy, the Envision Oak Point area, Willow Bend Mall, Downtown, and within ¼ mile of DART rail stops.</p> <p><b>Solution #2:</b> All proposals to add high-density residential development outside the Special Planning Areas, or within the Special Planning Areas but above the maximum number of units, should go through a new review process that allows greater public awareness and engagement (preferably prior to rezoning).</p>

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The Plan should specifically list what the developer needs to consider when adding or modifying a Special Planning Area, such as:

- a. Impacts to existing neighborhoods
- b. Impacts to public infrastructure, safety, and schools
- c. Impacts to the environment, including drainage, flooding, and air/water quality
- d. The mix of uses in the development and overall balance of land uses in the city of Plano
- e. Impacts to traffic congestion
- f. Provision of open space and other amenities for existing and future residents
- g. Design considerations (height, screening, buffering, nuisance mitigation, architectural design, etc.)
- h. Market support for development (and why the proposed development can't be done under existing zoning)

Data and information provided by the developer in response to these considerations should be backed by accredited professional studies and research. This process should allow additional public input not currently afforded by the zoning process.

Develop zoning solutions to address the specific conditions listed in items a - h above in the Special Planning Areas.

4	Specificity - Land Use Category Specificity	<p><b>Issue:</b> Housing choice is desired by the community, but the existing future land use categories in the Plan do not have enough specificity to give residents confidence this will be provided at an appropriate density or scale compatible with existing neighborhoods.</p> <p><b>Solution:</b> Revise all existing land use categories in the Plan to specifically state which housing types, housing mix, density, and design considerations (height, buffering, setbacks from adjacent neighborhoods, etc.) are appropriate for new development and redevelopment.</p>
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5	Redevelopment of Aging Commercial Centers	<p><b>Issue:</b> Redevelopment of underperforming commercial and four-corner retail is desired by the community, but not if it requires allowing high-density residential or substantial financial incentives. Unfortunately, land prices and the market are unlikely to support this kind of redevelopment without adding new housing at a density greater than that of a typical single-family neighborhood.</p> <p><b>Solution:</b> Middle Housing could be an option to incentivize redevelopment of these areas without financial incentives. Guidelines would need to be carefully crafted by the CPRC, and tailored to specific sites with input from surrounding neighborhoods, to establish the appropriate housing types, housing mix, density and design consideration (height, buffering, setbacks from adjacent neighborhoods, etc.) in these areas.</p>
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