

## **Bundle 14 – Redevelopment of Regional Transportation Corridors**

Context, Policies, and Actions

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### ***The Built Environment – Redevelopment of Regional Transportation Corridors***

**WEBSITE CONTEXT** – Four expressway corridors, one active light rail, and one planned commuter rail line provide a variety of travel opportunities through the city and around the region. Development along these corridors should be carefully planned as a transition between adjacent residential neighborhoods and the expressways. To ensure the city’s regional transportation corridors remain vibrant and attractive, Plano will encourage reinvestment in and redevelopment of regional transportation corridors to create cohesive developments that incorporate well-designed commercial and retail opportunities. When housing is considered, noise and air quality standards will be maintained to protect the quality of life for residents.

**POLICY** – Plano will encourage reinvestment and redevelopment of identified regional transportation corridors to create cohesive developments that incorporate well-designed commercial, retail, and housing opportunities, where those uses are appropriate according to the Future Land Use Map and other related Comprehensive Plan standards.

**RTC1)** Develop a U.S. Highway 75 Corridor Plan to guide infill and redevelopment efforts. Develop other Expressway Corridor Plans as needed.

**RTC2)** << Deleted >>

**RTC3+)** Adopt regulatory strategies that permit and encourage a viable mix of residential, employment, and other diverse land uses in locations identified as Urban Activity Centers.

**RTC4+)** << Deleted >>

**RTC5+)** Implement the Expressway Corridor Environmental Health Guidelines in order to mitigate the impacts of noise and air pollution for sensitive land uses, such as schools, daycares, parks, senior housing, and other residential uses. Update the Expressway Corridor Environmental Health Map and Guidelines at least once every 5 years or as changes in expressway corridor conditions warrant reassessment.

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**+ NOTE: IF RTC2 AND/OR RTC4 ARE REMOVED, THIS ACTION WILL NEED TO BE RENUMBERED.**

## **Bundle 14 – Redevelopment of Regional Transportation Corridors**

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*Changes Tracked from Original Ordinance*

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### ***The Built Environment – Redevelopment of Regional Transportation Corridors***

**WEBSITE CONTEXT** – Four expressway corridors, one active light rail, and one planned commuter rail line ~~surround Plano,~~ providing a variety of travel opportunities through the city and around the region. Development along these corridors should be carefully planned as a transition between adjacent residential neighborhoods and the expressways. ~~As new areas are experiencing growth, land uses along the US 75 corridor, the first expressway in Plano, have begun to relocate, providing redevelopment opportunities.~~ To ensure the city’s regional transportation corridors remain vibrant and attractive, Plano will encourage reinvestment in and redevelopment of regional transportation corridors to create cohesive developments that incorporate well-designed housing, commercial, and retail opportunities. When housing is considered, noise and air quality standards will be maintained to protect the quality of life for residents.

**POLICY** – Plano will encourage reinvestment and redevelopment of identified regional transportation corridors to create cohesive developments that incorporate well-designed ~~housing, commercial, and retail,~~ and housing opportunities, where those uses are appropriate according to the Future Land Use Map and other related Comprehensive Plan standards.

**RTC1)** Develop a U.S. Highway 75 Corridor Plan to guide infill and redevelopment efforts. Develop other Expressway Corridor Plans as needed.

**RTC2)** ~~Update the Urban Centers Study to reevaluate locations that may serve as catalysts for redevelopment.~~

**RTC3+)** Adopt regulatory strategies that permit and encourage a viable mix of ~~or incentivize~~ residential, employment, and other diverse land uses in locations identified ~~for compact complete~~ as Urban Activity Centers.

**RTC4+)** ~~Develop design guidelines for residential development adjacent to expressways that reduce noise and provide for proper filtering, ventilation, and exhaust of vehicle air emissions.~~

*Plano Tomorrow Comprehensive Plan*

Policies and Action Statements Relating to Density, Land Use, and Growth Management

CPRC 1<sup>st</sup> Review: November 17, 2020

P&Z 1<sup>st</sup> Review: December 7, 2020

*Preliminary Approval by CPRC & P&Z*

Bundle 14

**RTC5+)** Implement the Expressway Corridor Environmental Health Guidelines in order to mitigate the impacts of noise and air pollution for sensitive land uses, such as schools, daycares, parks, senior housing, and other residential uses. Update the Expressway Corridor Environmental Health Map and Guidelines at least once every 5 years or as changes in expressway corridor conditions warrant reassessment.

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