The purpose of this form is to provide a preliminary assessment of how a proposed zoning change aligns with the City of Plano Comprehensive Plan 2021. Final analysis will be conducted following submittal of an official zoning petition with the Planing Department. Changes to the petition resulting from the development process, or made voluntarily by the petitioner, may impact the results of this analysis. The Planning Department will not determine its final recommendation until an official zoning petition has been submitted, all staff comments have been addressed, and the final proposal is complete.

Pre-Application No.: _____

Meeting/Review Date: _____

Request Type: _____

Location: _____

Prepared By: _____

## 1 Future Land Use Category

The Future Land Use Map is reviewed to determine the subject property's Future Land Use category.

▶ **Future Land Use Categories:**

☐ Neighborhoods (N)

☐ Neighborhood Corners (NC)

☐ Community Corners (CC)

☐ Suburban Activity Centers (SA)

☐ Urban Activity Centers (UA)

☐ Employment Centers (EM)

☐ Expressway Corridors (EX)

☐ Downtown Corridors (DT)

☐ Social Network (SN)

☐ Open Space Network (OS)
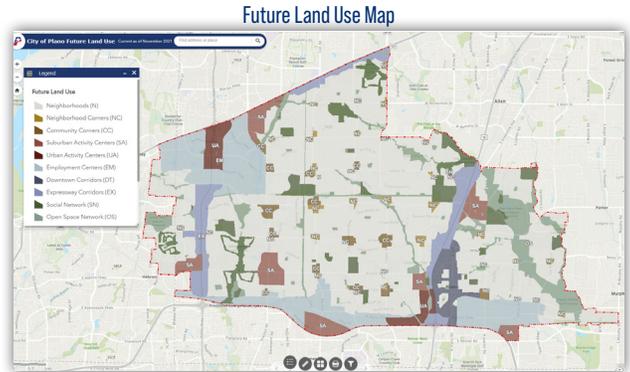
Future Land Use Map

Future Land Use Map Link: www.PlanoCompPlan.org/287

2 Future Land Use Dashboards

Each Future Land Use Dashboard includes a general description, list of priorities, mix of uses chart, and table of desirable character defining elements. Staff will use all aspects of the Dashboard to review the proposed zoning change.

▶ **Is the request generally consistent with the Dashboard criteria?**

▶ Description ☐ Yes ☐ No ☐ TBD

▶ Priorities ☐ Yes ☐ No ☐ TBD

▶ Mix of Uses — *See Sections 3 and 4*

▶ Desirable Character Defining Elements — *See Section 5*

Future Land Use Dashboard Example
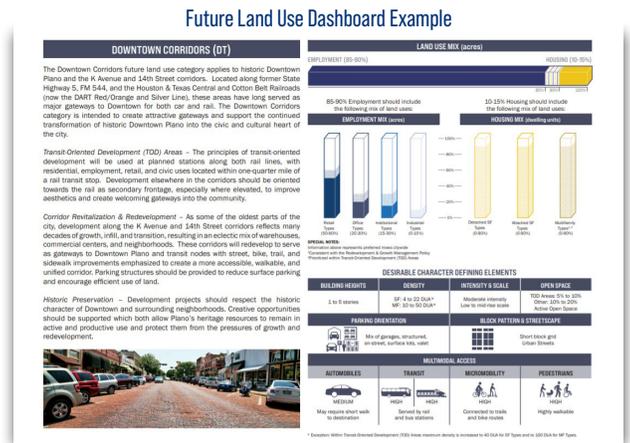
FLU Dashboard Link: www.PlanoCompPlan.org/287

How to Read the Dashboards Link: www.PlanoCompPlan.org/284

3 Current LUHI Classification

The Land Use & Housing Inventory Map (LUHI) Tool is reviewed to determine what land use type the property is *currently* classified as listed in the Mix of Uses, the estimated acreage, and the number of dwelling units (if applicable):

▶ **Employment Types:**

☐ Retail Types

☐ Office Types

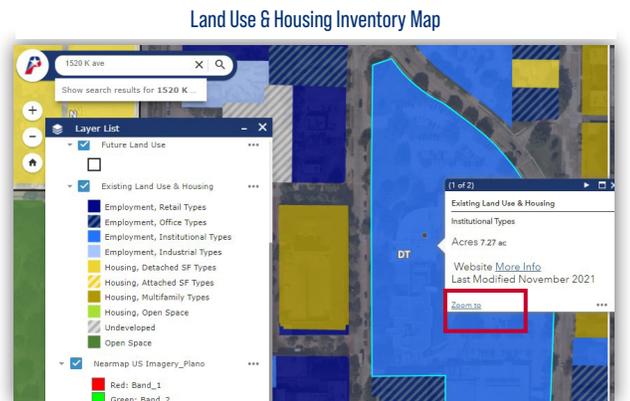☐ Institutional Types

☐ Industrial Types

▶ **Housing Types:**

☐ Single-family Detached Types

☐ Single-family Attached Types

☐ Multifamily Types

▶ **Other:**

☐ Undeveloped - Employment

☐ Undeveloped - Housing

☐ Parks/Open Space

▶ **Estimated Acreage:**

_____

▶ **Dwelling Units:** *(if applicable)*

_____

Land Use & Housing Inventory Map

Land Use & Housing Inventory Map Link: www.PlanoCompPlan.org/316

4 Mix of Uses Analysis

Using the Land & Use Housing Inventory (LUHI) Data Tool, staff conducts a LUHI analysis to determine how the proposal impacts or measures up to the recommended Mix of Uses in the associated Future Land Use Dashboard. Accurate LUHI analyses are based on the metrics listed below. The applicant is responsible for providing the necessary metrics to conduct a LUHI analysis.

▶ 1. What is proposed on the site?

▶ Employment Types: Acres:
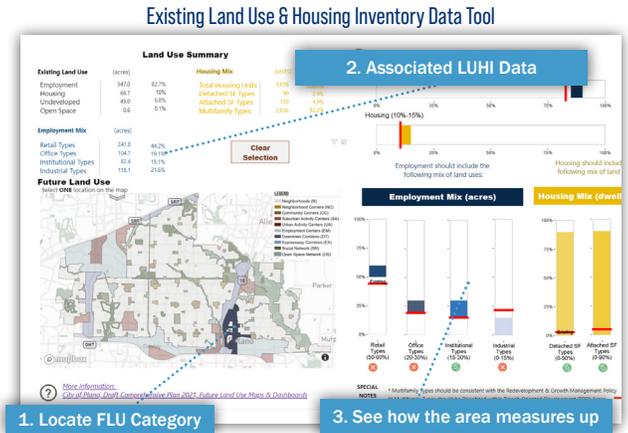
- ☐ Retail Types
- ☐ Office Types
- ☐ Institutional Types
- ☐ Industrial Types

▶ Housing Types: Acres: Units:

- ☐ Single-family Detached Types
- ☐ Single-family Attached Types
- ☐ Multifamily Types

Existing Land Use & Housing Inventory Data Tool

2. Associated LUHI Data

1. Locate FLU Category

3. See how the area measures up

Dashboard Link: www.PlanoCompPlan.org/316

To use the LUHI Data Tool, first select the FLU category where the development is proposed by clicking on the map at the bottom left. The data in the table at the top left shows the existing LUHI data for the selected area. The graphs on the right side of the page compare the LUHI data for the recommended Mix of Uses for that area.

▶ 2. How would the proposed development impact the Dashboard's Mix of Uses?

An overview of the LUHI analysis is provided below. The yellow box provides the current Mix of Uses. The orange box shows how the Mix of Uses changes with the proposed development. The blue box shows the range recommended by the associated dashboard. If the orange and blue boxes are aligned, the request is in conformance the Mix of Uses for this area.

Subject Property's Measurement Area: _____

Land Use & Housing Inventory Data Tool Information - Current Conditions					Proposed Site Results	FLU Dashboard Recommendation	Consistent with FLU?*		
Employment Types:							Yes	TBD	No
	Acres	Acres %					☐	☐	☐
Retail Types	0.00	0.0%			0.0%	0	☐	☐	☐
Office Types	0.00	0.0%		LUHI Snapshot Date:	0.0%	0	☐	☐	☐
Institutional Types	0.00	0.0%			0.0%	0	☐	☐	☐
Industrial Types	0.00	0.0%			0.0%	0	☐	☐	☐
Undeveloped - Employment	0.00	N/A							
TOTAL EMPLOYMENT	0.00				0.0%	0	☐	☐	☐
Housing Types:									
	Acres	Acres %	Units	Units %					
Single-family Detached Types	0.00	N/A	0	0.0%	0.0%	0	☐		☐
Single-family Attached Types	0.00	N/A	0	0.0%	0.0%	0	☐		☐
Multifamily Types	0.00	N/A	0	0.0%	0.0%	0	☐	☐	☐
Undeveloped - Housing	0.00	N/A	N/A	N/A					
TOTAL HOUSING	0.00	0.00	N/A	N/A	0.0%	0	☐	☐	☐

*Consistent with FLU Note: If a Land Use Type is not checked, it is not impacted or applicable to the analysis.

If no, see Findings in Section 7

5 Desirable Character Defining Elements

The Desirable Character Defining Elements section of the Dashboard provides recommendations about the general form and design of the various land use categories. See the How to Read the Dashboards section of the Plan for more detail on the items below.

Element	Recommended by Plan	Proposed by Applicant	Meets Plan?
Building Heights	1 to 2 stories 1 to 3 stories ☐ 1 to 5 stories ☐ 1 to 20 stories	☐ 1 to 2 stories ☐ 1 to 3 stories ☐ 1 to 5 stories ☐ 1 to 20 stories ☐ 20+ stories	☐ Meets ☐ Does Not Meet ◀ ☐ Not Applicable *See Findings in Section 7*
Density	SF Types: ☐ DUA MF Types ☐ DUA	SF Types: ☐ DUA MF Types ☐ DUA	☐ Meets ☐ Does Not Meet ◀ ☐ Not Applicable
Intensity	☐ Low ☐ Moderate ☐ High	☐ Low ☐ Moderate ☐ High	☐ Meets ☐ Does Not Meet Not Applicable
Open Space	☐ 10 to 15% ☐ 10 to 20% ☐ 15 to 20% ☐ 10 to 35% ☐ 10 to 50% ☐ 20 to 100% ☐ Passive ☐ 100% ☐ Active	☐ 10 to 15% ☐ 10 to 20% ☐ 15 to 20% ☐ 10 to 35% ☐ 10 to 50% ☐ 20 to 100% ☐ Passive ☐ 100% ☐ Active	☐ Meets ☐ Does Not Meet ☐ Not Applicable
Parking Orientation	*Res. Non-res.* ☐ Surface Lots Structured Parking On-Street Parking Valet Garages with Driveways	*Res. Non-res.* Surface Lots Structured Parking On-Street Parking Valet Garages with Driveways	Meets ☐ Does Not Meet ☐ Not Applicable
Block Pattern	☐ Curvilinear ☐ Block Grid ☐ Short ☐ Short ☐ Medium ☐ Medium ☐ Wide ☐ Wide	☐ Curvilinear ☐ Block Grid ☐ Short ☐ Short ☐ Medium ☐ Medium ☐ Wide Wide	☐ Meets ☐ Does Not Meet ☐ Not Applicable
Streetscape	☐ Urban Commercial ☐ Urban Residential ☐ Traditional Commercial ☐ Traditional Residential ☐ Corporate Corridor ☐ Open Space Corridor ☐ Valet ☐ Garages with Driveways	☐ Urban Commercial ☐ Urban Residential ☐ Traditional Commercial ☐ Traditional Residential ☐ Corporate Corridor ☐ Open Space Corridor ☐ Valet ☐ Garages with Driveways	☐ Meets ☐ Does Not Meet ☐ Not Applicable
Multimodal Access	*Automobiles Transit* ☐ Low ☐ Low ☐ Medium ☐ Medium ☐ High ☐ High *Micromobility Pedestrians* ☐ Low ☐ Low ☐ Medium ☐ Medium ☐ High ☐ High	*Automobiles Transit* ☐ Low ☐ Low ☐ Medium ☐ Medium ☐ High ☐ High *Micromobility Pedestrians* ☐ Low ☐ Low ☐ Medium ☐ Medium ☐ High ☐ High	☐ Meets ☐ Does Not Meet ☐ Not Applicable

6 Other Comprehensive Plan Policies

The Future Land Use Map and Dashboards are only one component of the Comprehensive Plan. Staff reviews the Plan's other maps, policies, and actions to determine if their development is appropriate. The most commonly referenced maps and policies, apart from the Future Land Use Map, are provided below.

▶ **Comprehensive Plan Maps**   Applicable to Request?

   ▶ Thoroughfare Plan Map & Cross-Sections   ☐ Yes ☐ No

   ▶ Bicycle Transportation Plan Map   ☐ Yes ☐ No

   ▶ Parks Master Plan Map   ☐ Yes ☐ No

   ▶ Expressway Corridor Environmental Health Map & Guidelines ☐ Yes ☐ No

▶ **Comprehensive Plan Policies**   Applicable to Request?

   ▶ Undeveloped Land Policy   ☐ Yes ☐ No

   ▶ Redevelopment & Growth Management Policy   ☐ Yes ☐ No

   ▶ Transit-Oriented Development Policy   ☐ Yes ☐ No

   ▶ Special Housing Needs Policy   ☐ Yes ☐ No

   ▶ Revitalization of Retail Shopping Centers Policy ☐ Yes ☐ No

   ▶ Revitalization of Regional Transportation Corridors Policy ☐ Yes ☐ No

   ▶ Other Applicable Policies:

     [_____]

▶ **Small Area Plans & Special Studies**   Applicable to Request?

   ▶ Envision Oak Point (2018)   ☐ Yes ☐ No

   ▶ Downtown Vision & Strategy Update (2019)   ☐ Yes ☐ No

   ▶ Spring Creekwalk Master Plan (1990)   ☐ Yes ☐ No

   ▶ Urban Centers Study (2006)   ☐ Yes ☐ No

Expressway Corridor Environmental Health Map
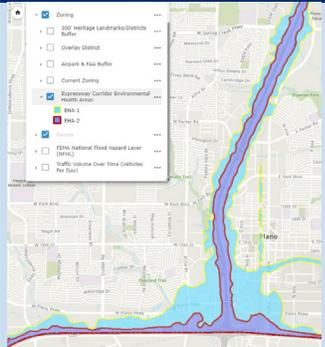
Applicable to Request?
☐ EHA-1 ☐ EHA-2 ☐ Not in EHA

The Expressway Corridor Environmental Health Map can be found online using this link: Zoning & Recent Development.

To turn on the layer, click the arrow next to Zoning check the box for "Expressway Corridors Environmental Health Areas" from the dropdown menu.

7 Findings Policy

▶ **RGM1: Mix of Uses, Density, & Building Height**

According to the Redevelopment & Growth Management Policy's Action RGM1, zoning change requests that do not conform to the mix of uses, density, and building heights as described in the Dashboards are **disfavored**. Requests that do not conform to these criteria may be occasionally allowed when found:

   ▶ Consistent with the Guiding Principles of the Comprehensive Plan; and

   ▶ Substantially beneficial to the immediate neighbors, surrounding community, and general public interest.

To enact RGM1, City Council adopted a Findings Policy that requires the Planning & Zoning Commission and City Council make a set of findings that explain why the request was approved under these circumstances. These findings represent a "higher bar" for approval of such requests than zoning petitions that meet the associated criteria.

▶ **RGM5: Mixed-use Developments**

In addition, Action RGM5 calls for findings when approving a mixed-use development that exceeds 50% square footage for residential uses and/or does not conform to other identifying elements (density, building height, etc.) in the applicable Dashboard.

▶ **Are Findings Required?** *(select all that apply)*

☐ Yes, because the request does not comply with the Mix of Uses of the associated Dashboard.

☐ Yes, because the request does not comply with the Building Heights of the associated Dashboard.

☐ Yes, because the request does not comply with the Maximum Density of the associated Dashboard.

☐ Yes, because the request is inconsistent with Action RGM5 (for mixed-use developments).

☐ No, findings are not required.

☐ More information needed.

Findings and Staff Recommendation

During creation of the Comprehensive Plan 2021, the community emphasized its expectation that the recommendations of the Dashboards be closely followed. Out of respect to this clear direction, the Planning Department will consider any aspect of a zoning proposal that triggers the Findings Policy to be non-negotiable in achieving staff support.

Note: minor deviations to the Mix of Uses were anticipated and may be supported by staff so long as they improve the overall mix. These will be considered on a case-by-case basis.

8 Preliminary Analysis Results

The following analysis is preliminary and based upon the level detailed of information provided by the applicant at the time of the Pre-Application meeting. It is subject to change based upon modifications to the proposed development and additional information collected during staff review of the Zoning Petition. Please note that support from the Comprehensive Plan is just one factor in staff's final recommendation to the Planning & Zoning Commission (P&Z). The P&Z and City Council have final discretion to determine whether or not a rezoning request is consistent with the Comprehensive Plan.

▶ **Is the request supported by Comprehensive Plan?**

☐ Yes, staff finds the proposed development to be generally consistent with the Comprehensive Plan.

☐ Per the Comprehensive Plan, this request is disfavored unless it is found by officials to be consistent with the Guiding Principles of the Comprehensive Plan and substantially beneficial to the immediate neighbors, surrounding community, and general public interest.

☐ No, the proposed development is inconsistent with the Comprehensive Plan.

☐ Cannot be determined at this time based on the provided information.

▶ **Other Comments:**

DISCLAIMER:
This handout is for informational purposes only and should not be relied on in place of official regulations and/or policies. The City of Plano makes no representations, guarantees, or warranties as to the accuracy, completeness, currency, or suitability of the information provided via this handout. Customers and citizens are personally responsible for complying with all local, state, and federal laws pertaining to projects within the city. Copies of the City of Plano adopted codes and Zoning Ordinance can be found on the city website at www.plano.gov or at the City of Plano Municipal Center at 1520 K Avenue, Plano, Texas.