Plano Tomorrow Plan
Discussion of Land Use
June 29, 2015
Plano is a global leader, excelling in exceptional education, abounding with world class businesses and vibrant neighborhoods.

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Land Use Plan

November 2014

June 2015
Land Use Plan – What Changed?

The Colors Changed – Little Else

Added High Density Residential to Legacy West

Changed Mapleshade West of Coit from Regional Center to Employment Center (EC). EC’s are not supposed to have Apartments but this is a mixed use development.
## Housing and Population

<table>
<thead>
<tr>
<th></th>
<th>Apartment / UMU</th>
<th>Single Family</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>2014 Housing Study -existing</strong></td>
<td>31,089</td>
<td>72,002</td>
</tr>
<tr>
<td>% of all housing</td>
<td>29.3%</td>
<td>67.9%</td>
</tr>
<tr>
<td><strong>Approved &amp; Projected</strong></td>
<td>14,193</td>
<td>2,684</td>
</tr>
</tbody>
</table>

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<tbody>
<tr>
<td><strong>2015 Housing Study</strong></td>
<td>45,282</td>
<td>74,686</td>
</tr>
<tr>
<td>% of all housing</td>
<td>36.6%</td>
<td>60.3%</td>
</tr>
</tbody>
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### Units

<table>
<thead>
<tr>
<th></th>
<th>Single Family</th>
<th>Apts &amp; UMU</th>
<th>Other</th>
<th>Total Units</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>2014 Housing Study -existing</strong></td>
<td>72,002</td>
<td>31,089</td>
<td>2,919</td>
<td>106,010</td>
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<tr>
<td></td>
<td>67.9%</td>
<td>29.3%</td>
<td>2.8%</td>
<td></td>
</tr>
<tr>
<td><strong>Additions &amp; Approvals</strong></td>
<td>2,684</td>
<td>14,193</td>
<td>873</td>
<td>17,750</td>
</tr>
<tr>
<td></td>
<td>17.9%</td>
<td>36.6%</td>
<td>3.1%</td>
<td></td>
</tr>
<tr>
<td><strong>2015 Housing Study</strong></td>
<td>74,686</td>
<td>45,282</td>
<td>3,792</td>
<td>123,760</td>
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<tr>
<td></td>
<td>60.3%</td>
<td>36.6%</td>
<td>3.1%</td>
<td></td>
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### Population

<table>
<thead>
<tr>
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<th>Apts &amp; UMU</th>
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<th>Total Population</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>2014 Housing Study -existing</strong></td>
<td>204,486</td>
<td>56,582</td>
<td>3,649</td>
<td>264,716</td>
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<tr>
<td></td>
<td>67.9%</td>
<td>29.3%</td>
<td>2.8%</td>
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</tr>
<tr>
<td><strong>Additions &amp; Approvals</strong></td>
<td>7,623</td>
<td>25,831</td>
<td>1,091</td>
<td>34,545</td>
</tr>
<tr>
<td></td>
<td>60.3%</td>
<td>36.6%</td>
<td>3.1%</td>
<td></td>
</tr>
<tr>
<td><strong>2015 Housing Study</strong></td>
<td>212,108</td>
<td>82,413</td>
<td>4,740</td>
<td>299,261</td>
</tr>
<tr>
<td></td>
<td>60.3%</td>
<td>36.6%</td>
<td>3.1%</td>
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The 2014 Numbers are based on actual occupied units at January 1, 2014. The 2015 numbers includes all approved housing units through January 1, 2015 plus 6,000 units that are identified as future mixed used and mid-rise developments. There were 1,100 additional units approved in January 2015. Population is based upon the same factors used in the 2014 study which were 2.84 residents for single family home and 1.82 residents per apartment - urban mixed use unit. The Plano Tomorrow Plan contemplates far more than 6,000 additional units.
Land Use Definitions

Expressway Corridors – (Deleted “high intensity” from land use) Added: Due to noise and health impacts of expressways, residential development is generally not appropriate in these corridors. Comment: This is much better without residential and without a high intensity emphasis. However, zoning on the books still allows mid-rise / mixed use. Changing regulations is next step.

Transit Corridors - Infill and redevelopment projects should be compatible with the historical character of the area and residential, employment, retail, and civic uses should be located between one-quarter to one-half mile walking distance of a transit stop. Comment: The emphasis on walking distance is an improvement as is the deletion of high intensity development. See following discussion, however as we do not understand Transit designations outside of walking distance.

Compact Complete Centers - Compact Complete Centers should include mid-rise buildings with office, retail, service, entertainment, and residential uses, which are based on the concepts of mixed-use, urban design, and where possible, transit-oriented design that are navigable by walking or using bicycles. Comment: The deletion of high intensity development is an improvement. See following discussion, however as we do not understand certain areas that are designated CCC, we do not understand areas that are not COMPACT, we do not agree with certain CCC zoning definitions and some developments are too unique for CCC zoning.

Neighborhood Centers - When residential is introduced, single-family uses are desired for compatibility with existing adjacent neighborhoods. Neighborhood centers will be based on the concepts of mixed-use, urban design and transit-oriented design, where possible. Comment: Urban design is not appropriate for most of these suburban shopping centers. When residential is introduced, the City’s SF-A is too dense for these centers.

Regional Centers – Residential development is supported in these centers. Comment – Residential generally should be added after the fact only when retail has consistently failed and in those instances, should only be added in the context of the surrounding neighborhood.
Definition of SF-A (Townhomes)

The City has developed a definition of Single Family Attached SF-A (townhomes) that require 18 to 40 units per acre. 40 units per acre is way too dense for a neighborhood center and is greater than the density of most apartments in Plano.

Pictured are what citizens think of and like when townhomes are discussed - 8 to 15 per acre. Any development of more than 20 townhomes should be required to have common areas and greenspace. Larger developments should have community / recreation space.
Is the Transit Corridor Walkable?

Orange represents the Transit Corridor in the Land Use Map
Red meets the true definition for Transit Corridor – Within ½ Mile of Station
How Many Urban Centers Do We Need?

Plano will reserve its remaining undeveloped land for high quality development with distinctive character, emphasizing businesses offering highly skilled employment and limiting housing and retail uses....

Complete Compact Centers / Midrise:
- Legacy Town Center
- Legacy West
- West Plano Village
- Beacon Square
- The Broadstone
- Elan/CityScape
- Rosewood Heritage Creek
- Visions5
- The Downtown Transit Areas

A development should be a destination with placemaking elements that sets it apart from everything else.
What is a Compact Complete Center (CCC)?

This “Compact Center” designation includes the area bounded by Custer to Central Expressway (1.5 miles) and from Bush Highway 190 to Park Avenue (1.75 miles). This is not compact – It’s 900 acres. Is this a “Walkable Neighborhood?”

The city’s own definition states “True urban centers should provide opportunities for residence, employment, shopping, and entertainment in a pedestrian oriented neighborhood environment.”

COLLIN CREEK MALL – A UNIQUE SITUATION

Too unique for CCC designation – Should have its own designation.

Collin Creek Mall makes up over 200 acres of this CCC.

CCC’s other than Legacy that have been proposed and developed to date have been too focused on high density residential. Collin Creek Mall should not be redeveloped into a high density residential area. The focus should be on office, retail and entertainment with residential only a minority of use. No residential development should occur without a significant redevelopment for other uses.
CCC’s Should be Unique Places

Do these Complete Compact Centers have distinct Character?

Plano Parkway – Park West Plano
Only undeveloped land is situated along Home Depot – Costco – U-Haul Moving & Storage – Collision Repair. Area immediately South along 190 / Rosemeade is already dense with apartments that are straining schools

Shiloh and 14th
Area is developed largely with lower end apartments and retail. Redevelopment yes, but a CCC would be likely to fail unless a coordinated development involving several large properties.

Spring Creek and Avenue K
Disparate existing development – again a CCC would be likely to fail unless a coordinated development involving several large properties.
14th & Shiloh – A Complete Compact Center?

Area is developed largely with lower end apartments and retail. Redevelopment yes, but CCC would be likely to fail unless a coordinated unique development that involved several large properties.
Plano Parkway at Park - a CCC?

Is this an appropriate area for residential development?

- Home Depot
- Costco
- Sewell Collision Center
- U-Haul
Spring Creek and Avenue K a CCC?

Disparate existing area that includes single family detached – A CCC appears likely to fail unless a coordinated development involving several large properties.

Should CCC be only the area south of Spring Creek?
May 21 Workshop

Plano Citizens Said:
LIMIT MULTI-FAMILY HOUSING
Why? Crowding, Traffic

The Housing Value Retention Analysis
“RENTAL PROPERTIES REDUCE ADJACENT HOME VALUES WHICH IN TURN LOWERS THE AMOUNT OF PROPERTY TAXES PAID”
Why Is Legacy Town Center Successful?
Commercial Growth First

Primarily commercial occurred first followed by a unique, one of a kind development
Standard of Excellence:

A development should be a destination with placemaking elements that sets it apart from everything else.
Recent Inferior Development in Plano

Where is the unique high quality design? Placemaking? Open space?

Elan

CityScape
Plano Gateways Should Reflect Quality

Positive
Coit Road Landscape

Negative
Broadstone Galleria
Building Standards

Very little land left for development
Requested zoning changes considered only when:
  • High quality standards
  • Add to the city’s aesthetics
  • Will stand the test of time.

We are concerned about:
  • Overly dense product
  • Cheap construction that does not hold up
  • Building too close to major thoroughfares
  • Inadequate noise standards both interior and exterior.
5 to 8 story Wood Construction

The Wood Products Council tells us these are high quality.

The elevator shaft was the only thing left of this 328 unit 5 story building.
5 to 8 story Wood Construction

Plano should set a high standard for quality construction

Only 7 years old, collapse attributed to wood rot.
Recommendations for MF Developments

• Review property code standards with higher standards in mind.
• Increase code enforcement of exteriors as well as interiors.
• Provide incentives to owners of aging MF apartments to improve their property and their residents’ lives.
Communication & Transparency

WORKING TOGETHER TO IMPROVE TRANSPARENCY AND COMMUNICATION

• Zoning terminology vague as to true intent
• Improve City Planning website
• All Zoning cases should always be referred to by zoning case number with links to updated materials
• Maps provided in PDF format should be legible. Street names should identify surrounding streets. Developers should be required to provide these so they do not take up city time and can be posted immediately.
• Links to changes should be provided by date.
• Upon submission of zoning documents to staff by the applicant, the information should be posted on the website that is titled “active zoning requests.”
• Planning meeting agendas and packets will be released a minimum of one week before the meeting.
• Full discussion of all requests for variances.
Recommended Changes to the Plan

We will provide specific comments well in advance of the September meeting. The Plan should recommend zoning changes including:

• The definition for Single Family – Attached should be changed to a maximum of 18 units per acre with no minimum.
• The requirement that apartments have a minimum density of 40 units per acre should be scrapped.
• Neighborhood Centers - limit Residential Density to 20 units /acre.
• Conditions under which Residential is allowed in Regional Centers and Expressway Corridors should be explicit and limited. Where neighborhoods are in immediate proximity of a Regional Center, property owners within 5,000 feet should have a say.

Regionalism statement: It is not the responsibility of Plano to accommodate population growth of the region. We cannot support significant additional growth with the limited land we have for development and it is counter to our suburban character.
What do Plano Stakeholders want?

Quality Schools
Safe Environment
Preserve the SUBURBAN nature of our community
Thank You for Listening