

Excerpts of Plano Tomorrow Plan.

Land Use and Urban Design Recap Plano Tomorrow Comprehensive Plan

On September 29, 2014, the Planning & Zoning Commission completed a work session for the Land Use and Urban Design component of the Plano Tomorrow plan. The Commission was provided a summary document containing descriptions of each topic along with policy statement recommendations. After review and discussion with staff, the Commission recommended the following policy statements to address the Land Use and Urban Design issues.

Land Use

Plano will strategically promote and incentivize higher integration and efficiency of land use, in both new and redevelopment areas, while respecting the existing residential and business community, to provide greater housing and employment choices, reduce infrastructure costs, and support regional growth.

Urban Design

Plano will promote and incorporate unique and functional urban design components within all new developments, public spaces and streetscapes to enrich areas throughout the city, create distinctive visual character, and ensure a citywide pedestrian-friendly environment.

Urbanization of High Intensity Corridors

Plano will encourage reinvestment, redevelopment, and urbanization of identified high intensity corridors to create mixed use developments that incorporate higher density housing, commercial, and retail opportunities.

Undeveloped Land

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 except when integrated into compact complete centers to ensure adequate land for projected employment growth.

Transit-Oriented Development

Plano will proactively encourage and incentivize development within walking distance of existing and future rail stations or bus transit centers to create an integrated mix of medium to high density uses including residential, employment, retail and civic spaces.

Land Use

Current Comprehensive Plan Strategies

- Provide for local land use strategies that reflect changing regional and local trends and conditions

Identify appropriate locations for mixed-use urban centers and develop appropriate standards for their design and development. These standards should focus on the character and scale of such developments to ensure that they create vibrant, pedestrian-oriented places.

- When proposed, residential and a combination of mixed uses should be organized and designed in a mixed use format.

Compact Complete Centers - The Compact Complete Center future land use category applies to areas that may see new growth or may experience significant redevelopment. Compact Complete Centers should include high density office, retail, service, entertainment and residential uses, which are based on the concepts of mixed-use, urban design and where possible transit-oriented design. Uses should be integrated within the development and should create self-contained walkable and bikeable neighborhoods. Useable open space will be included within the centers to create active and interesting public spaces and hotels. Limited retail and service uses may be allowed to support the employment centers. Adequate building setbacks must be considered when high density offices are proposed near neighborhoods. Compatible integration of mid to high density housing may be considered as part of a mixed-use development. However, such development should not compromise the city's ability to attract and maintain employment generating uses.

5. High Intensity Corridors – The High Intensity Corridor future land use category applies to development along major expressways. Development in these corridors is expected to include a mix of high density commercial, office, medical, hotel, and technical production uses. Residential development is generally not appropriate in these corridors with the exception of high density housing incorporated within mixed use or

transit-oriented developments. Adequate building setbacks must be considered when development is proposed near neighborhoods.

Urban Centers (Compact Complete Centers)

- o Legacy West
- o Collin Creek Mall
- o Downtown Plano
- o Vacant Land on Spring Creek Parkway and Dallas North Tollway (Haggard West)
- o Park Boulevard and Preston Road
- o Parker Road DART Station
- o Future Spring Creek Parkway DART Station

Employment Centers

- o Legacy North (east of Granite Park)
- o Legacy West
- o Dallas North Tollway and President George Bush Turnpike (SH 190)
- o Vacant Land on Spring Creek Parkway and Dallas North Tollway (Haggard West)
- o President George Bush Turnpike (SH 190) and Coit Road
- o Park Boulevard and Preston Road
- o Parker Road DART Station

Meeting dates Saturday 11/8/14 10-12 (Harrington Library), 11/12/14 6:30-8 pm (Davis), 11/13/14 6:30-8 (Parr), 11/19/14 6:30-8 (Haggard Library). <http://www.plano.gov/1347/Plano-Tomorrow-Home>