

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

#	Topic	Description
		<p>The Plan should specifically list what the developer needs to consider when adding or modifying a Special Planning Area, such as:</p> <ol style="list-style-type: none"> 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) <p>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.</p> <p>Develop zoning solutions to address the specific conditions listed in items a - h above in the Special Planning Areas.</p>
4	Specificity - Land Use Category Specificity	<p>Issue: 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>Solution: 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>
5	Redevelopment of Aging Commercial Centers	<p>Issue: 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>Solution: 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>