HOW TO USE THE DENSITY GUIDANCE MAP

The Density Guidance Map is intended to ensure that zoning requests to introduce residential uses or increase residential density are compatible with the surrounding area. It is not anticipated that all areas depicted on the map will not develop or redevelop with residential uses; however, with limited undeveloped land remaining in the city, it is difficult to predict the specific areas where residential development and redevelopment will occur. This map, used in combination with the Future Land Use Map and other comprehensive plan policies, provides guidance on what characteristics of residential development should be provided to support additional density in these areas.

NOTE: When a property on the map is divided by multiple densities, the density covering the majority of the property will apply.

STEP 1: Determine the Density Guidance Map recommended guideline density for the property.

Question 1: Is the proposed density within or under the guideline recommended threshold indicated in the Density Guidance Map legend?

  YES  NO

  Go to Step 2

STEP 2: Determine the Future Land Use Category for the property.

Question 2: Is the proposed density above the maximum density listed in the associated dashboard for that category?

  YES  NO

  Density is not supported**

  Go to Step 3

STEP 3: See the review criteria for the associated Future Land Use Category on pages 2-3.

Question 3: Does the development generally meet the criteria listed in pages 2-3?

  YES  NO

  Density is supported

  Density is not supported

* other considerations remain regarding full support for the request

** map amendment required

Commented [JD1]: I do not understand what this means. We need to discuss
The numbers on the Density Guidance Map correspond to the maximum density that is considered appropriate for a property. Additional density is supported where single-family uses are introduced in certain areas.

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<th>MAP LEGEND</th>
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All requests to introduce residential density over the limits above, should be assessed against the following criteria in analyzing suitability and compatibility with the surrounding area (as applicable):

- Is there adequate infrastructure (roadways, utilities, drainage, etc.) to serve the area?
- Will future residents of the area have sufficient access to city services (parks, libraries, etc.)? Will the proposal negatively impact the service provided to existing residents in the surrounding area?
- Will the request require significant increases in public safety resources (police, fire/rescue, EMT) to adequately serve the area?
- Do schools have the necessary capacity to serve increases in population as a result of the request?
- Is the request consistent with an adopted small area plan?
- Has the applicant engaged surrounding property owners and residents about the request per city requirements?
- Does the request comply with the Expressway Corridor Environmental Health Policy?

The effects of increased density will vary from location to location. To address these differences, the Future Land Use Categories have been organized into groups that outline the additional considerations for residential density above the limits established by the Density Guidance Map. These include:

- **Areas of Minimal Change**: These areas are generally not appropriate for any increases in residential density. However, there may be instances where additional density is warranted based upon unique site considerations or to meet major city goals, such as economic development or special needs housing.
- **Retail Corners**: Due to the abundance of retail zoning in the city’s development history, it is anticipated that some of the retail corners will redevelop with residential uses in limited circumstances.
- **Activity Areas**: These areas are the most appropriate locations for higher density development, but these areas should include a thoughtfully planned land use mix consistent with the FLU dashboards and be phased to maximize benefits to residents and the community.

**AREAS OF MINIMAL CHANGE**

**Neighborhoods (N)**
Requests to increase density above what is permitted by the existing zoning of a property, in areas designated as Neighborhoods (N) on the Future Land Use Map should be used only for infill development consistent in character and density with adjacent properties. A major exception is that it is anticipated that all agriculturally zoned land will eventually be changed to other zoning classifications consistent with the Comprehensive Plan as the city proceeds toward full development.

**Expressway Corridors (EX)**
Requests to introduce residential uses, or increase density above existing limits, in areas designated as Expressway Corridors (EX) on the Future Land Use Map should only be used in limited circumstances where necessary to support specific redevelopment objectives adopted by the City. This includes providing a 2:1 ratio of non-residential to residential floor area.

**Employment Centers (EC), Open Space Network (OS), and Social Network (SN)**
Requests to introduce residential uses, or increase density above existing limits, in areas designated as EC, OS, or SN on the Future Land Use Map are not supported.

Commented [JD2]: These criteria are weak and will always pass. Need to develop better criteria. Question is whether long term will this require city to invest in more facilities and services. Question should be not whether neighborhood was engaged but does the development have the support of the neighborhood.

Commented [JD4]: Expressway corridors are said areas of generally appropriate for residential not change yet they are all marked with relatively high density.

Commented [JD5]: Allowing 1/3 of the FAR to be residential would be massive. Disagree with that concept.
Most retail corners are not expected to include any residential uses. Requests to introduce residential uses should be limited to situations where retail, office uses in immediate area are clearly and objectively of redevelopment is to reduce retail square footage. Revitalization is the preferred path and innovative uses including addition of offices, services and green space. Preference should be given to plans significantly upgrade remaining retail space and create significant community green space and active open space. All requests involving a zoning change should engage the neighborhood using xxx procedures and should seek neighborhood support. Requests to increase density above the Density Guidance Map thresholds, in areas designated NC or CC on the Future Land Use Map should:

**Neighborhood Corners (NC)**
- be used only where necessary to reduce or replace excess commercial retail square footage;
- only include single-family uses or appropriately-scaled institutional living;
- increase opportunities for home ownership;
- provide a mix of one- and two-story residences;
- meet 1.5x the useable open space requirements of the Zoning Ordinance;
- be consistent with an adopted Small Area Plan, as applicable.

**Community Corners (CC)**
- be used only where necessary to reduce or replace excess commercial retail square footage;
- provide housing variety, consisting mostly of single-family detached and attached homes, with a mix of dwelling sizes and styles;
- increase opportunities for home ownership;
- **Multi-family should be small scale buildings consistent with residential neighborhoods, no more than 3 stories in height and limited Midtown Multi-unit housing types to no more than 25% of the total units in a development;**
- include residential adjacency standards for buildings greater than 2 stories in height that require setbacks from existing neighborhoods of no less than 2 ft. of depth per 1 ft. of building height;
- meet 1.5x the useable open space requirements of the Zoning Ordinance;
- be consistent with an adopted Small Area Plan, as applicable.

Requests to increase density above the Density Guidance Map thresholds, in areas designated SA, UA, or DT on the Future Land Use Map should:

**Suburban Activity Centers (SA) - 1 Park & Preston, WillowBend Mall Area**
- be used only where necessary to reduce excess retail space. Preference should be to revitalize existing retail, replace excess retail with office and commercial uses, and through the addition of community green and open space intended to make retail more attractive;
- reduce heat islands and reduce the strain on storm sewer run-off by providing increased green space and permeable surfaces;
- increase opportunities for home ownership;
- include residential adjacency standards for buildings greater than 2 stories in height that require setbacks from existing neighborhoods of no less than 2 ft. of depth per 1 ft. of building height;
- provide a variety of housing types, including single-family detached and attached, with a mix of dwelling sizes and styles; **Multifamily should be small scale consistent with surrounding neighborhoods, limited to three stories. An exception allowing up to 4 stories where located next to offices of at least equal height and scale could be considered with a maximum DUA of 35 units per acre;**
- meet the city’s requirements under the Community Design Assessment for Mixed Use Developments, where applicable;
- meet 1.5x the useable open space requirements of the Zoning Ordinance;
- at the Park & Preston Suburban Activity Center locations, be limited to 22 DUA within 400 ft. of single family zoning districts and 35 DUA elsewhere;
- be consistent with an adopted Small Area Plan, as applicable.

Requests to increase density above the Density Guidance Map thresholds, in areas designated UA, or DT on the Future Land Use Map should:

**Urban Activity Centers (UA)**
- be used where necessary to support specific redevelopment objectives adopted by the City. This includes providing a 2:1 ratio of non-residential to residential floor area;
- meet the city’s requirements under the Community Design Assessment for Mixed Use Developments, where applicable;
- create a complete new neighborhood, or expansion of an existing neighborhood when appropriate transitions are provided;
- include residential adjacency standards for buildings greater than 2 stories in height that require setbacks from existing neighborhoods of no less than 2 ft. of depth per 1 ft. of building height (up to 200 feet);
- be consistent with an adopted Small Area Plan, as applicable.
• provide park-like green spaces at prominent locations within the development;
• where there is an established mix of uses through PD, UMU, or other means, the request should provide information to justify why a change in the land use mix is required.
• be consistent with an adopted Small Area Plan, as applicable.

**Downtown Corridors (DT)**
• prioritize new housing in closest proximity to transit stations to maximize benefits of Transit-Oriented Development;
• preserve or adaptively reuse designated or potential heritage resources;
• be consistent with the Downtown Master Plan or adopted Small Area Plan,

Commented [JD11]: Needs to emphasize commercial development.
HOW TO USE THE DENSITY GUIDANCE MAP

The Density Guidance Map is intended to ensure that zoning requests to introduce residential uses or increase residential density are compatible with the surrounding area. It is not anticipated that The majority of all areas depicted on the map will not develop with residential uses; however, with limited undeveloped land remaining in the city, it is difficult to predict the specific areas where residential development and redevelopment will occur. This map, used in combination with the Future Land Use Map and other comprehensive plan policies, provides guidance on what characteristics of residential development should be provided to support additional density in these areas.

NOTE:
When a property on the map is divided by multiple densities, the density covering the majority of the property will apply.

STEP 1:
Determine the Density Guidance Map recommended density for the property.

Question 1:
Is the proposed density within or under the recommended threshold indicated in the Density Guidance Map legend?

<table>
<thead>
<tr>
<th>YES</th>
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Density is supported*  
Go to Step 2

Density is not supported**  
Go to Step 3

STEP 2:
Determine the Future Land Use Category for the property.

Question 2:
Is the proposed density above the maximum density listed in the associated dashboard for that category?

<table>
<thead>
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<th>YES</th>
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Density is supported*  
Go to Step 3

Density is not supported

STEP 3:
See the review criteria for the associated Future Land Use Category on pages 2-3.

Question 3:
Does the development generally meet the criteria listed in pages 2-3?

<table>
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<tr>
<th>YES</th>
<th>NO</th>
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Density is supported*  
*other considerations remain regarding full support for the request

Density is not supported**  
**map amendment required

Commented [SLM2]: Not sure how this will work, need to explain and show examples. I think this was written to allow high density apartments.
The numbers on the Density Guidance Map correspond to the maximum density that is considered appropriate for a property. Additional density is supported where single-family uses are introduced in certain areas.

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<th>MAP LEGEND</th>
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All requests to introduce residential density over the limits above, should be assessed against the following criteria in analyzing suitability and compatibility with the surrounding area (as applicable):

- Is there adequate infrastructure (roadways, utilities, drainage, etc.) to serve the area?
- Will future residents of the area have sufficient access to city services (parks, libraries, etc.)? Will the proposal negatively impact the service provided to existing residents in the surrounding area?
- Will the request require significant increases in public safety resources (police, fire/rescue, EMT) to adequately serve the area?
- Do schools have the necessary capacity to serve increases in population as a result of the request?
- Is the request consistent with an adopted small area plan?
- Has the applicant engaged surrounding property owners and residents about the request per city requirements?
- Does the request comply with the Expressway Corridor Environmental Health Policy?

The effects of increased density will vary from location to location. To address these differences, the Future Land Use Categories have been organized into groups that outline the additional considerations for residential density above the limits established by the Density Guidance Map. These include:

- **Areas of Minimal Change** - These areas are generally not appropriate for any increases in residential density. However, there may be instances where additional density is warranted based upon unique site considerations that are considered appropriate for a property. Additional density is supported that is considered appropriate for a property. Additional density is supported.

- **Retail Corridors** - Due to the abundance of retail zoning in the city's development history, it is anticipated that some of the retail corners will redevelop with residential uses in limited circumstances.

- **Activity Areas** - These areas are the most appropriate locations for higher density development, but these areas should include a thoughtfully planned land use mix consistent with the FLU dashboards and be phased to maximize benefits to residents and the community.

### AREAS OF MINIMAL CHANGE

**Neighborhoods (N)**

Requests to increase density above what is permitted by the existing zoning of a property, in areas designated as Neighborhoods (N) on the Future Land Use Map should be used only for infill development consistent in character and density with adjacent properties. A major exception is that it is anticipated that all agriculturally zoned land will eventually be changed to other zoning classifications consistent with the Comprehensive Plan as the city proceeds toward full development.

**Expressway Corridors (EX)**

Requests to introduce residential uses, or increase density above existing limits, in areas designated as Expressway Corridors (EX) on the Future Land Use Map should only be used in limited circumstances where necessary to support specific redevelopment objectives adopted by the City. This includes providing a 2:1 ratio of non-residential to residential floor area.

**Employment Centers (EC), Open Space Network (OS), and Social Network (SN)**

Requests to introduce residential uses, or increase density above existing limits, in areas designated as EC, OS, or SN on the Future Land Use Map are not supported.
Requests to introduce residential uses that should be limited to situations where retail and office uses in immediate area are clearly overbuilt and objective of re-development is to reduce retail square footage, Revitalization is the preferred path and innovative uses including addition of offices, services and green space. Preference should be given to plans significantly upgrade remaining retail space and create significant community green space and active open space. All requests involving a zoning change should engage the neighborhoods close to the property for their input. Requests to increase density above the Density Guidance Map thresholds, in areas designated NC or CC on the Future Land Use Map should:

**Neighborhood Corners (NC)**
- be used only where necessary to reduce or replace excess commercial zoning or retail square footage;
- only include single-family uses or appropriately-scaled institutional living;
- increase opportunities for home ownership;
- provide a mix of one- and two-story residences;
- meet 1.5x the useable open space requirements of the Zoning Ordinance;
- be consistent with an adopted Small Area Plan, as applicable.

**Community Corners (CC)**
- be used where necessary to reduce or replace excess commercial zoning or retail square footage;
- provide housing variety, consisting mostly of single-family detached and attached homes, with a mix of dwelling sizes and styles;
- increase opportunities for home ownership;
- limit Midtown Multi-unit housing types to no more than 15% of the total units in a development;
- include residential adjacency standards for buildings greater than 2 stories in height that require setbacks from existing neighborhoods of no less than 2 ft. of depth per 1 ft. of building height;
- meet 1.5x the useable open space requirements of the Zoning Ordinance;
- be consistent with an adopted Small Area Plan, as applicable.

Requests to increase density above the Density Guidance Map thresholds, in areas designated SA, UA, or DT on the Future Land Use Map should:

**Suburban Activity Centers (SA)**
- increase opportunities for home ownership;
- include residential adjacency standards for buildings greater than 2 stories in height that require setbacks from existing neighborhoods of no less than 2 ft. of depth per 1 ft. of building height;
- provide a variety of housing types, with priority on single-family detached and attached, with a mix of dwelling sizes and styles;
- meet the city’s requirements under the Community Design Assessment for Mixed Use Developments, where applicable;
- meet 1.5x the useable open space requirements of the Zoning Ordinance;
- at the Park & Preston Suburban Activity Center K & P locations, be limited to 22 DUA within 400 ft. of single-family zoning districts and 35 DUA elsewhere.
- be consistent with an adopted Small Area Plan, as applicable.

**Urban Activity Centers (UA)**
- be used where necessary to support specific redevelopment objectives adopted by the City. This includes providing a 2:1 ratio of non-residential to residential floor area;
- meet the city’s requirements under the Community Design Assessment for Mixed Use Developments, where applicable;
- create a complete new neighborhood, or expansion of an existing neighborhood when appropriate transitions are provided;
- include residential adjacency standards for buildings greater than 2 stories in height that require setbacks from existing neighborhoods of no less than 2 ft. of depth per 1 ft. of building height (up to 200 feet);
- provide park-like green spaces at prominent locations within the development;
- where there is an established mix of uses through PD, UMU, or other means, the request should provide information to justify why a change in the land use mix is required.
- be consistent with an adopted Small Area Plan, as applicable.

**Downtown Corridors (DT)**
- prioritize new housing in closest proximity to transit stations to maximize benefits of Transit-Oriented Development;
- preserve or adaptively reuse designated or potential heritage resources;
be consistent with the Downtown Master Plan or adopted Small Area Plan,
HOW TO USE THE DENSITY GUIDANCE MAP

The Density Guidance Map is intended to ensure that zoning requests to introduce residential uses or increase residential density are compatible with the surrounding area. It is not anticipated that all areas depicted on the map will develop with residential uses; however, with limited undeveloped land remaining in the city, it is difficult to predict the specific areas where residential development and redevelopment will occur. This map, used in combination with the Future Land Use Map and other comprehensive plan policies, provides guidance on what characteristics of residential development should be provided to support additional density in these areas.

**NOTE:**
When a property on the map is divided by multiple densities, the density covering the majority of the property will apply.

**STEP 1:**
Determine the Density Guidance Map recommended density for the property.

**Question 1:**
Is the proposed density within or above the recommended threshold indicated in the Density Guidance Map legend?

- **YES**
  - Go to Step 2

- **NO**
  - Go to Step 3

**Density is not supported**

**STEP 2:**
Determine the Future Land Use Category for the property.

**Question 2:**
Is the proposed density within or above the maximum density listed in the associated dashboard for that category?

- **YES**
  - Density is not supported**
  - Go to Step 2

- **NO**
  - Go to Step 3

**Density is not supported**

**STEP 3:**
See the review criteria for the associated Future Land Use Category on pages 2-3.

**Question 3:**
Does the development generally meet the criteria listed in pages 2-3?

- **YES**
  - Density is supported*

- **NO**
  - Density is not supported

*other considerations remain regarding full support for the request

**map amendment required**
The numbers on the Density Guidance Map correspond to the maximum density that is considered appropriate for a property. Additional density is supported where single-family uses are introduced in certain areas.

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All requests to introduce residential density over the limits above, should be assessed against the following criteria in analyzing suitability and compatibility with the surrounding area (as applicable):

- Does the request comply with the Expressway Corridor Environmental Health Policy?

  - Is there adequate infrastructure (roadways, utilities, drainage, etc.) to serve the area?
  - Will future residents of the area have sufficient access to city services (parks, libraries, etc.)? Will the proposal negatively impact the service provided to existing residents in the surrounding area?
  - Will the request require significant increases in public safety resources (police, fire/rescue, EMT) to adequately serve the area?
  - Do schools have the necessary capacity to serve increases in population as a result of the request?
  - Is the request consistent with an adopted small area plan?
  - Has the applicant engaged surrounding property owners and residents about the request per city requirements?
  - Has the applicant or city staff provided significant support ensuring that the surrounding residents agree with the acceptance of additional residential density?
The effects of increased density will vary from location to location. To address these differences, the Future Land Use Categories have been organized into groups that outline the additional considerations for residential density above the limits established by the Density Guidance Map. These include:

- **Areas of Minimal Change** - These areas are generally not appropriate for any increases in residential density. However, there may be instances where additional density is warranted based upon unique site considerations or to meet major city goals, such as economic development or special needs housing.

- **Retail Corners** - Due to the abundance of retail zoning in the city’s development history, it is anticipated that some of the retail corners will redevelop with residential uses in limited circumstances.

- **Activity Areas** - These areas are the most appropriate locations for higher density development, but these areas should include a thoughtfully planned land use mix consistent with the FLU dashboards and be phased to maximize benefits to residents and the community.

**AREAS OF MINIMAL CHANGE**

**Neighborhoods (N)**
Requests to increase density above what is permitted by the existing zoning of a property, in areas designated as Neighborhoods (N) on the Future Land Use Map should be used only for infill development consistent in character and density with adjacent properties. A major exception is that it is anticipated that all agriculturally zoned land will eventually be changed to other zoning classifications consistent with the Comprehensive Plan as the city proceeds toward full development.

**Expressway Corridors (EX)**
Requests to introduce residential uses, or increase density above existing limits, in areas designated as Expressway Corridors (EX) on the Future Land Use Map should only be used in limited circumstances where necessary to support specific redevelopment objectives adopted by the City. This includes providing a 2:1 ratio of non-residential to residential floor area.

**Employment Centers (EC), Open Space Network (OS), and Social Network (SN)**
Requests to introduce residential uses, or increase density above existing limits, in areas designated as EC, OS, or SN on the Future Land Use Map are not supported.
Requests to introduce residential uses, or increase density above the Density Guidance Map thresholds, in areas designated NC or CC on the Future Land Use Map should:

**Neighborhood Corners (NC)**
- be used where necessary to reduce or replace excess commercial zoning or retail square footage;
- only include single-family uses or appropriately-scaled institutional living;
- increase opportunities for home ownership;
- provide a mix of one- and two-story residences;
- meet 1.5x the useable open space requirements of the Zoning Ordinance;
- be consistent with an adopted Small Area Plan, as applicable.

**Community Corners (CC)**
- be used where necessary to reduce or replace excess commercial zoning or retail square footage;
- provide housing variety, consisting mostly of single-family detached and attached homes, with a mix of dwelling sizes and styles;
- increase opportunities for home ownership;
- limit Midtown Multi-unit housing types to no more than 25% of the total units in a development;
- include residential adjacency standards for buildings greater than 2 stories in height that require setbacks from existing neighborhoods of no less than 2 ft. of depth per 1 ft. of building height;
- meet 1.5x the useable open space requirements of the Zoning Ordinance;
- be consistent with an adopted Small Area Plan, as applicable.

Requests to increase density above the Density Guidance Map thresholds, in areas designated SA, UA, or DT on the Future Land Use Map should:

**Suburban Activity Centers (SA)**
- increase opportunities for home ownership;
- include residential adjacency standards for buildings greater than 2 stories in height that require setbacks from existing neighborhoods of no less than 2 ft. of depth per 1 ft. of building height;
- provide a variety of housing types, including single-family detached and attached, with a mix of dwelling sizes and styles;
- meet the city’s requirements under the Community Design Assessment for Mixed Use Developments, where applicable;
- meet 1.5x the useable open space requirements of the Zoning Ordinance;
- at the Park & Preston Suburban Activity Center locations, be limited to 22 DUA within 400 ft. of single-family zoning districts and 35 DUA elsewhere.
- be consistent with an adopted Small Area Plan, as applicable.

**Urban Activity Centers (UA)**
- be used where necessary to support specific redevelopment objectives adopted by the City. This includes providing a 2:1 ratio of non-residential to residential floor area;
- meet the city’s requirements under the Community Design Assessment for Mixed Use Developments, where applicable;
- create a complete new neighborhood, or expansion of an existing neighborhood when appropriate transitions are provided;
- include residential adjacency standards for buildings greater than 2 stories in height that require setbacks from existing neighborhoods of no less than 2 ft. of depth per 1 ft. of building height (up to 200 feet);
- provide park-like green spaces at prominent locations within the development;
- where there is an established mix of uses through PD, UMU, or other means, the request should provide information to justify why a change in the land use mix is required.
- be consistent with an adopted Small Area Plan, as applicable.

**Downtown Corridors (DT)**
- prioritize new housing in closest proximity to transit stations to maximize benefits of Transit-Oriented Development;
- preserve or adaptively reuse designated or potential heritage resources;
- be consistent with the Downtown Master Plan or adopted Small Area Plan,
HOW TO USE THE DENSITY GUIDANCE MAP

The Density Guidance Map is intended to ensure that zoning requests to introduce residential uses or increase residential density are compatible with the surrounding area. It is not anticipated that all areas depicted on the map will develop with residential uses; however, with limited undeveloped land remaining in the city, it is difficult to predict the specific areas where residential development and redevelopment will occur. This map, used in combination with the Future Land Use Map and other comprehensive plan policies, provides guidance on what characteristics of residential development should be provided to support additional density in these areas.

NOTE:
When a property on the map is divided by multiple densities, the density and height covering the majority of the property will apply.

STEP 1:
Determine the Density and Height Guidance Map recommended density and height for the property.

Question 1:
Is the proposed density and height within or under the recommended threshold indicated in the Density and Height Guidance Map legend?

YES
Go to Step 2

NO

Density and height are supported*

STEP 2:
Determine the Future Land Use Category for the property.

Question 2:
Are the proposed density and height above the maximum density and height listed in the associated dashboard for that category?

YES

Density and height are supported*

NO

Density or height are not supported**

Go to Step 3

STEP 3:
See the review criteria for the associated Future Land Use Category on pages 2-3.

Question 3:
Does the development generally meet the criteria listed in pages 2-3?

YES

Density and height are supported*

NO

Density or height are not supported

*other considerations remain regarding full support for the request

Commented [ys1]: I think that we need to discuss not only density, but also height. Furthermore, I think we need to add another “cap” to the plan: the overall city “capacity” cap, it should be based on the average density of built areas in Collin County.
The numbers on the Density Guidance Map correspond to the maximum density that is considered appropriate for a property. Additional density is supported where single-family uses are introduced in certain areas.

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<th>MAP LEGEND</th>
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All requests to introduce residential density over the limits above, should be assessed against the following criteria in analyzing suitability and compatibility with the surrounding area (as applicable):

- Is there adequate infrastructure (roadways, utilities, drainage, etc.) to serve the area?
- Will future residents of the area have sufficient access to city services (parks, libraries, etc.)? Will the proposal negatively impact the service provided to existing residents in the surrounding area?
- Will the request require significant increases in public safety resources (police, fire/rescue, EMT) to adequately serve the area? Will the property tax income increase from the proposed development compensate for those increases?
- Do schools have the necessary capacity to serve increases in population as a result of the request? Will there be an unreasonable increase in mobility to rental properties in the proposed development that will hurt school performance?
- Is the request consistent with an adopted small area plan?
- Has the applicant engaged surrounding property owners and residents about the request per city requirements?

• Does the request comply with the Expressway Corridor Environmental Health Policy?

Commented [ys2]: I really do think this should be Density AND HEIGHT

Commented [ys3]: We may want to be a bit more clear in what we mean by “engaged.” Getting a letter from the HOA President should not constitute “engaged” as required in this section.
The effects of increased density will vary from location to location. To address these differences, the Future Land Use Categories have been organized into groups that outline the additional considerations for residential density above the limits established by the Density Guidance Map. These include:

- **Areas of Minimal Change** - These areas are generally not appropriate for any increases in residential density. However, there may be instances where additional density is warranted based upon unique site considerations or to meet major city goals, such as economic development or special needs housing.

- **Retail Corners** - Due to the abundance of retail zoning in the city's development history, it is anticipated that some of the retail corners will redevelop with residential uses in limited circumstances.

- **Activity Areas** - These areas are the most appropriate locations for higher density development, but these areas should include a thoughtfully planned land use mix consistent with the FLU dashboards and be phased to maximize benefits to residents and the community.

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**AREAS OF MINIMAL CHANGE**

**Neighborhoods (N)**

Requests to increase density above what is permitted by the existing zoning of a property in areas designated as Neighborhoods (N) on the Future Land Use Map should be used only for infill development consistent in character and density with adjacent properties. A major exception is that it is anticipated that all agriculturally zoned land will eventually be changed to other zoning classifications consistent with the Comprehensive Plan as the city proceeds toward full development.

**Expressway Corridors (EX)**

Requests to introduce residential uses, or increase density above existing limits, in areas designated as Expressway Corridors (EX) on the Future Land Use Map should only be used in limited circumstances where necessary to support specific redevelopment objectives adopted by the City. This includes providing a 2:1 ratio of non-residential to residential floor area.

**Employment Centers (EC), Open Space Network (OS), and Social Network (SN)**

Requests to introduce residential uses, or increase density above existing limits, in areas designated as EC, OS, or SN on the Future Land Use Map are not supported.

Commented [ys4]: This comment worries me, because I don’t know what is currently zoned for a property. The entire plan and map could be useless if the current zoning allows something that should otherwise be completely inappropriate based on this plan, map, and process.
Requests to introduce residential uses, or increase density above the Density Guidance Map thresholds, in areas designated NC or CC on the Future Land Use Map should:

**Neighborhood Corners (NC)**
- be used where necessary to reduce or replace excess commercial zoning or retail square footage;
- only include single-family uses or appropriately-scaled institutional living;
- increase opportunities for home ownership;
- provide a mix of one- and two-story residences;
- meet 1.5x the useable open space requirements of the Zoning Ordinance;
- be consistent with an adopted Small Area Plan, as applicable.

**Community Corners (CC)**
- be used where necessary to reduce or replace excess commercial zoning or retail square footage;
- provide housing variety, consisting mostly of single-family detached and attached homes, with a mix of dwelling sizes and styles;
- increase opportunities for home ownership;
- limit Midtown Multi-unit housing types to no more than 25% of the total units in a development;
- include residential adjacency standards for buildings greater than 2 stories in height that require setbacks from existing neighborhoods of no less than 2 ft. of depth per 1 ft. of building height;
- meet 1.5x the useable open space requirements of the Zoning Ordinance;
- be consistent with an adopted Small Area Plan, as applicable.

Requests to increase density above the Density Guidance Map thresholds, in areas designated SA, UA, or DT on the Future Land Use Map should:

**Suburban Activity Centers (SA)**
- increase opportunities for home ownership;
- include residential adjacency standards for buildings greater than 2 stories in height that require setbacks from existing neighborhoods of no less than 2 ft. of depth per 1 ft. of building height;
- provide a variety of housing types, including single-family detached and attached, with a mix of dwelling sizes and styles;
- meet the city’s requirements under the Community Design Assessment for Mixed Use Developments, where applicable;
- meet 1.5x the useable open space requirements of the Zoning Ordinance;
- at the Park & Preston Suburban Activity Center locations, be limited to 22 DUA within 400 ft. of single-family zoning districts and 35 DUA elsewhere.
- be consistent with an adopted Small Area Plan, as applicable.

**Urban Activity Centers (UA)**
- be used where necessary to support specific redevelopment objectives adopted by the City. This includes providing a 2:1 ratio of non-residential to residential floor area;
- meet the city’s requirements under the Community Design Assessment for Mixed Use Developments, where applicable;
- create a complete new neighborhood, or expansion of an existing neighborhood when appropriate transitions are provided;
- include residential adjacency standards for buildings greater than 2 stories in height that require setbacks from existing neighborhoods of no less than 2 ft. of depth per 1 ft. of building height (up to 200 feet);
- provide park-like green spaces at prominent locations within the development;
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DGM MAP
Preliminary Comments
Expressway Corridors are supposed to be areas of minimal change yet this whole corridor is marked with a DUA of 20. Note that there is no “20 DUA” on the DGM Categories table (which then has a higher DUA max). Also note that the description says not expected to develop but then says residential should be no more than 1/3 of the total square footage (Floor Area) of the buildings in this area. That could result in a massive amount of residential.

These areas surrounding the Collin Creek Mall are not part of the approved special district. Why are they included for ultra-high density?
This area is the part of the Beacon Square Planned Development that is reserved for Offices / Commercial. To date, only the residential is being developed. It should not be marked for any residential.

This area is the part of the Heritage Creekside Planned Development that is reserved for commercial / Offices. To date, only the residential has been developed. It should not be marked for any residential.

This Expressway Corridor is not appropriate for residential development.
All of these densities are too high. Commercial areas should not be marked at all for future residential.

Parker Road – Tollway to Midway is marked but that is Presbyterian Hospital

Willowbend Mall has a DUA of 18 but there is no 18 on the DGM Categories chart establishing a maximum DUA.

The 15 DUA is too high for these areas. More importantly, the dashboard for SA says Max is 50 DUA. Absolutely unacceptable in this area and most other SA’s.

Also the area at the north side of Plano Parkway between Midway and Chapel Hill is next to Barksdale Elementary and should not be marked for residential redevelopment (Currently includes the Mormon Church Montessori School and a small memory care facility).
There is no Residential here and max # for Legacy West has already been reached. Why is this marked for residential? Upper right is Granite Park.

SE Corner of Preston & 121 is the Preston Creek shopping center (PGA superstore, World Market, many restaurants, Walmart & Sam’s Club – Called SA with DUA of 27. Why is this marked for any residential at all? Area is already greatly overburdened with apartments. Just to east between Parkwood and Rasor is Mustang Square where residents fought adding apartments. I disagree with inclusion of this area in SA. In fact this shole SA should be an area of minimal change.

This area along Preston & Hedgcoxe in light and dark green includes Post Office, urgent care facility, bank, dental and several doctor practices. Why is it included and marked for residential?

This area at Preston and Legacy is Doctors office, Lifetime Fitness, Motel (Candlewood) and small offices. Why marked for residential?
Preston Road Corridor

Spring Creek & Preston has 4,400 apartments within 1 mile. The Southeast corner has a just agreed redevelopment that will add 260 apartments. This took out the threat of excess retail. The SW corner already has 200 apartments. 12 DUA with a max of 22 is not wanted.

Preston & Parker has 2,000 apartments within a mile of this corner. Yet The NE corner shown here has a current surrounding density of 6.91. Why should this start at 12 DUA and go up to 22 DUA?

Park & Preston area already has 2,500 apartments. The surrounding DUA for SW corner is less than 10, the other 3 corners average less than 12. Why should the DUA for this be 15 with a max DUA of 35? Also the dashboard still say max DUA of 50 for all SA’s.