Agenda

1. Approval of Minutes
2. Discussion: Middle Housing
3. Discussion: Housing Types
4. Discussion: FLUP Categories and Housing Approach
5. Work Plan Updates
Middle Housing
What is “Middle Housing”?

Middle Housing: Low-rise, low density residential from duplexes to small apartment buildings that complement single-family neighborhoods.
## Working “Menu”

<table>
<thead>
<tr>
<th>Housing Type</th>
<th>DUA</th>
<th>Existing/Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. SF-Detached</td>
<td>1-10</td>
<td>Existing</td>
</tr>
<tr>
<td>Ranchettes, Estates, Traditional Single-family, Patio Homes, Duplexes, Backyard Cottages</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. SF-Attached</td>
<td>7-12</td>
<td>Existing</td>
</tr>
<tr>
<td>Traditional Townhomes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3. Mixed Use SF</td>
<td>7-15</td>
<td>Existing</td>
</tr>
<tr>
<td>Small Lot Single-family (Detached or Attached)</td>
<td></td>
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<tr>
<td>4. Middle Housing</td>
<td>7-35</td>
<td>Both</td>
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<tr>
<td>Small Lot Single-family, Traditional Townhomes, Duplexes, Live/Work</td>
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</tr>
<tr>
<td>5. Garden-Style MF</td>
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Middle Housing

• The following Middle Housing types already exist in Plano:
  – Duplex
  – Traditional Townhouse
  – Live/Work (Only in mixed-use areas)
  – Backyard Cottages
  – Mixed-use Single Family
Middle Housing – High Density SF Detached
Avilla Premier (West of US-75 Behind LongHorn Steakhouse)

• ~10 acres
• ~11 dwelling units/acre
Middle Housing – High Density SF Detached
Avilla Premier (West of US-75 Behind LongHorn Steakhouse)
Middle Housing – Backyard Cottages

A dwelling unit located at the rear of a single-family lot. This could be above a garage or at ground level.

Note: Plano now permits the use of backyard cottages
Middle Housing – Backyard Cottages
Examples in Plano
Middle Housing – Triplex/Fourplex

Often take the form of a single family house in scale and character but contain three or four units.
Middle Housing – Triplex/Fourplex

Fourplex
15-35 Units per Acre
(32 Units per Acre Illustrated)
Middle Housing – Courtyard Apartment

Medium to large-sized structures consisting of side-by-side and/or stacked dwelling units accessed from a courtyard.
Middle Housing – Courtyard Apartment

Courtyard Apartment
20-30 Units per Acre
(28 Units per Acre Illustrated)
Middle Housing – Bungalow Court

Small, detached structures that provide multiple units arranged to define a shared court.

The court takes the place of a private rear yard and is an important community-enhancing element.
Middle Housing – Bungalow Court

Bungalow Court
19-35 Units per Acre
(20 Units per Acre Illustrated)
Middle Housing – Live/Work

A small to medium-sized attached or detached structure consisting of one dwelling unit above or behind a flexible ground floor space for nonresidential uses. Both the primary ground-floor and the second unit are owned by one entity.

Note: Live/work units exist only in Downtown Plano
Middle Housing – Live/Work Examples in Plano
Middle Housing – Live/Work

Live / Work
7-15 Units per Acre
(12 Units per Acre Illustrated)
CPRC Consensus

- Do we have a better understanding of the “Middle Housing” types to proceed with the housing menu?

Housing

- SF-Detached
- SF-Attached
- Mixed-Use SF
- Middle Housing
- Garden-Style MF
- Main Street-Style MF
- Mid-Rise MF
- High-Rise MF
- Retirement Housing

- Duplexes
- Live/Work Units
- Triplex/Fourplex
- Courtyard Apartments
- Bungalow Court
- Townhomes
- Multiplex
Housing Types
Plano Housing Menu Options (Existing)

Increase our Understanding

• Existing Housing Types

• Are other terms/types needed?
  – High-rise
  – Middle Housing
Single-Family Detached

- Comes in many different forms including:
  - Estate (~1 acre)
  - Ranchette (~5 acre)
  - Traditional (5,000 SF-8,000 SF)
  - Patio Homes
Retirement Housing

• Comes in many different forms including:
  - Assisted Living
  - Household Care Institutions
  - Continuum of Care
  - Independent Living Facilities
Housing Types and Density

• What do varying levels of density look like for different housing types?
• Largest variations in density according to proposed density ranges:
  – Main Street-Style Multifamily
  – Retirement Housing
  – Mid-Rise Multifamily
  – High-Rise Multifamily
Main Street-Style Multifamily

Aura One90: ~33 DUA

Junction 15: ~95 DUA
Retirement Housing

Evergreen at Plano: ~21 DUA

Savannah at Gateway: ~41 DUA
Mid-Rise Multifamily

Windsor Metro West: ~64 DUA

Alexan Legacy Central: ~85 DUA
High-Rise Multifamily

LVL 29 Apartments: 156 DUA

Windrose Tower: 45 DUA
Proposed Housing Types

- SF Detached
- SF Attached
- Mixed-Use SF
- Garden-Style MF
- Main Street-Style MF
- Mid-Rise MF
- Retirement Housing
- High-Rise MF
- Middle Housing
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Housing Types – Discussion

- What do we have consensus on:
  - Housing types (9 types)?
  - Density specificity?
Proposed Housing Approach – Step 1

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Plano Tomorrow Review: Future Land Use Categories
Plano Tomorrow Housing Policies

Land Use/Undeveloped Land

**Land Use Policy:** Plano will support a system of organized land use to provide greater housing and employment choices, where new and redevelopment areas respect existing neighborhoods and businesses.

**Land Use Action:** Review and ensure residential adjacency standards provide appropriate transitions in building height and bulk that are sensitive to the physical character of adjoining neighborhoods.

**Undeveloped Land Action:** Situate new housing growth adjacent to existing residential neighborhoods.
Plano Tomorrow Housing Policies  
*Neighborhood Conservation*

**Policy:** Plano will conserve and enhance established residential neighborhoods through city programs, initiatives, and regulations that support neighborhood identity; ensure safe, walkable communities; and preserve the suburban form that contributes to the overall character and livability of the neighborhoods.

**Action 1:** *Conserve Plano’s established residential neighborhoods* to provide opportunities for work force housing.

**Action 2:** Review, and modify as necessary, residential zoning standards to allow for a variety of *compatible housing options* within the same development.

**Action 3:** Identify community character within residential areas and *enhance stronger neighborhood identity*. 
Consider

• What do the current categories say about housing types?

• Reminder, FLU is not zoning.

• FLU categories are broad guidance, 30,000’ level view detail.
Neighborhoods (N)

- **Residential:**
  - Primarily single-family residential*
  - Does allow other context-sensitive low-mid density residential

- **Non-Residential:**
  - Churches, schools, etc.

Percent of FLU Map: ~52%

*Other housing types are allowed
Neighborhoods (N)

• **Residential:**
  - Primarily single-family residential*
  - Does allow other context-sensitive low-mid density residential

• **Non-Residential:**
  - Churches, schools, etc.

Percent of FLU Map: ~52%

*Other housing types are allowed
Neighborhoods (N)

The Neighborhoods future land use category consists primarily of residential areas focused on sustaining a high quality of life through clear, well-maintained infrastructure, housing, open space, schools, and limited service/institutional uses. Single-family residential should remain the primary use within neighborhoods. It is the intention to preserve and enhance these uses and to regulate the design of new residential infill products to be within the context of the surrounding environment. Institutional, light office, and service uses are considered secondary uses and may be located along the frontage of arterial streets and intersections. Adequate building setbacks must be considered when development is proposed near neighborhoods.
Neighborhood Centers (NC)

• Residential:
  – Any new residential uses must be compatible with adjacent neighborhood and respectfully set back (low rise; typically single-family)
  – Where possible, concepts of mixed-use, community design, and transit-oriented development utilized. (eg. street trees for shade, wider sidewalks, patio dining next to green spaces)

• Non-Residential:
  – Low-rise buildings, including retail, office, and service uses adjacent to neighborhoods.
  – Usable open space included in redevelopment should create active and interesting public spaces.

Percent of FLU Map: ~3%
Neighborhood Centers (NC)
The Neighborhood Center future land use category applies to corner retail sites along major arterials. Redevelopment of existing retail centers is strongly encouraged and should reduce retail square footage, focus on quality design and pedestrian access, and increase the mix of uses. Neighborhood Center uses are typically located in low-rise buildings with retail, service, and office uses that serve the adjacent neighborhoods. The introduction of residential uses within Neighborhood Centers is recommended where it can be accomplished in a context-sensitive manner and integrated into the center. 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, community design, and transit-oriented design, where possible. Adequate building setbacks must be considered when development is proposed near neighborhoods. Useable open space will be included within the centers to create active and interesting public spaces.
Regional Centers (RC)

- **Residential:**
  - Residential development is context sensitive, supported in the form of mixed-use and transit-oriented development.
  - Adequate setbacks near neighborhoods is required.

- **Non-Residential:**
  - Low to mid-rise buildings that include retail, service, and office uses.
  - Open space incorporated into development efforts.

*Percent of FLU Map: ~3%*
Regional Centers (RC)

- **Residential:**
  - Residential development is context sensitive, supported in the form of mixed-use and transit-oriented development
  - Adequate setbacks near neighborhoods is required

- **Non-Residential:**
  - Low to mid-rise buildings that include retail, service, and office uses
  - Open space incorporated into development efforts

Percent of FLU Map: ~3%
Regional Centers (RC)

The Regional Center future land use category applies to large commercial developments within high traffic corridors. Regional Center uses are typically located in low to mid-rise buildings and include retail, service, and office uses that serve a regional population. Regional centers are intended to have a mixture of large shopping centers, restaurants, theaters, offices, and other supporting uses. Residential development is supported in these centers and should be incorporated within mixed-use or transit-oriented developments. Adequate building setbacks must be considered when development is proposed near neighborhoods. Useable open space will be included within the centers to create active and interesting public spaces.
Compact Complete Centers (CCC)

- **Residential:**
  - Promotes **mid-rise residential**
  - Focuses on new growth or significant redevelopment areas (ex. Malls, TOD)
  - Development should act as **self-contained neighborhoods**

- **Non-Residential:**
  - Promotes mid-rise office, retail, service, and entertainment uses
  - Parking structures should be required
  - Open space must be incorporated into development efforts

Percent of FLU Map: ~4%
Compact Complete Centers (CCC)

• **Residential:**
  - Promotes **mid-rise residential**
  - Focuses on new growth or significant redevelopment areas (ex. Malls, **TOD**)
  - Development should act as **self-contained neighborhoods**

• **Non-Residential:**
  - Promotes mid-rise office, retail, service, and entertainment uses
  - Parking structures should be required
  - Open space must be incorporated into development efforts

Percent of FLU Map: ~4%
Compact Complete Centers (CCC)

The Compact Complete Centers future land use category applies to areas that may see new growth or experience significant redevelopment. 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, community design, and where possible, transit-oriented design. Uses should be integrated within the development and should create self-contained neighborhoods that are navigable by walking or using bicycles. Uses should also be serviced by parking structures to reduce surface parking and encourage efficient use of land. Useable open space will be included within the centers to create active and interesting public spaces.
Transit Corridor (TC)

- **Residential:**
  - Promotes housing
  - Expands the vision for transit-oriented development in Plano (see page 8 of the print version of the Plano Tomorrow Plan)
  - Transit-oriented development will be located between one-quarter to one-half mile of a transit stop

- **Non-Residential:**
  - Promotes retail, cultural facilities, hotels and government offices
  - Usable open space included in redevelopment should create active and interesting public spaces.
  - Parking structures will be required
  - Street, bike trail, and sidewalk improvements will be priorities
  - Open space will be included

Percent of FLU Map: ~4%
Transit Corridor (TC)
Transit Corridor (TC)

The Transit Corridor future land use category applies to the Downtown Plano core and the adjoining rail corridor linking the Dallas Area Rapid Transit (DART) red/orange line and the future Cotton Belt line. It is the intention to continue the transformation of the Downtown Plano core into a distinct and authentic urban center and expand the vision for transit-oriented development within the entire corridor. Major uses within Transit Corridor include housing, retail, cultural facilities, hotels, and government offices. Infill and redevelopment projects should be compatible with the historical character of the area and transit-oriented residential, employment, retail, and civic uses should be located between one-quarter to one-half mile walking distance of a transit stop. Uses should be serviced by parking structures to reduce surface parking and encourage efficient use of land. Street, bike trail, and sidewalk improvements will be emphasized to create a more accessible, walkable, and unified corridor. Useable open space will be included to create active and interesting public spaces. Commercial and residential uses within the corridor shall be designed to acknowledge visibility from rail, especially where elevated, as a gateway to the community.
Expressway Corridors (EXC)

• Residential:
  – Residential development is *generally not* allowed
    (exception example: Legacy Central/ TI Redevelopment)

• Non-Residential:
  – Includes a mix of retail, service, office, restaurant, medical, hotel, and technology-based uses
  – Parking structures should be used

Percent of FLU Map: ~5%
Expressway Corridors (EXC)

• **Residential:**
  – Residential development is **generally not allowed** (exception example: Legacy Central/ TI Redevelopment)

• **Non-Residential:**
  – Includes a mix of retail, service, office, restaurant, medical, hotel, and technology-based uses
  – Parking structures should be used

Percent of FLU Map: ~5%
Expressway Corridors (EXC)

The Expressway Corridor future land use category applies to development along major expressways serving regional and interstate commerce. Development in these corridors is expected to include a mix of retail, service, office, restaurant, medical, hotel, and technology based uses. Uses should be serviced by parking structures to reduce surface parking and encourage efficient use of land. Due to noise and health impacts of expressways, residential development is generally not appropriate in these corridors. Adequate building setbacks must be considered when development is proposed near neighborhoods.
Employment Centers (EC)

- **Residential:**
  - Residential development **is not appropriate**
- **Non-Residential:**
  - Intended for commercial uses to provide for corporate office campuses, medical centers, educational facilities, technology centers and research facilities
  - Limited manufacturing and warehouses are allowed

Percent of FLU Map: ~13%
Employment Centers (EC)

• **Residential:**
  - Residential development **is not appropriate**

• **Non-Residential:**
  - Intended for commercial uses to provide for corporate office campuses, medical centers, educational facilities, technology centers and research facilities
  - Limited manufacturing and warehouses are allowed

Percent of FLU Map: ~13%
The Employment Center future land use category applies to business centers. The primary uses for employment centers are commercial uses which provide corporate office campuses, medical centers, educational facilities, technology centers, and research facilities. Limited manufacturing and warehouse uses may be allowed to support the employment centers. Adequate building setbacks must be considered when development is proposed near neighborhoods. Residential development is not appropriate within these centers in order to ensure the city’s ability to attract and maintain employment generating uses.
Social Network (SN)

- **Residential:**
  - Residential development *is not appropriate*

- **Non-Residential:**
  - Uses such as colleges, universities, major public schools, athletic complexes, recreational facilities, libraries, golf courses, etc. are allowed

Percent of FLU Map: ~7%
Social Network (SN)

- **Residential:**
  - Residential development **is not appropriate**

- **Non-Residential:**
  - Uses such as colleges, universities, major public schools, athletic complexes, recreational facilities, libraries, golf courses, etc. are allowed

Percent of FLU Map: ~7%
Social Network (SN)

The Social Network future land use category includes a wide range of public and private uses such as colleges, universities, major public schools (high school/senior high schools), athletic complexes, recreational facilities, libraries, golf courses, country clubs, and large private open spaces. These areas are intended to retain their character to provide regional recreation and social opportunities.
Open Space Network (OSN)

• **Residential:**
  – Residential development **is not appropriate**

• **Non-Residential:**
  – Major public open space preserves, community parks, neighborhood parks, linear parks and trails

Percent of FLU Map: ~9%
Open Space Network (OSN)

- **Residential:**
  - Residential development is not appropriate

- **Non-Residential:**
  - Major public open space preserves, community parks, neighborhood parks, linear parks and trails

Percent of FLU Map: ~9%
Open Space Network (OSN)

The Open Space Network future land use category includes major public open space preserves, community parks, neighborhood parks, linear parks, and trails. These areas are intended to retain their character to provide regional recreation and leisure opportunities.
Proposed Housing Approach – Step 1

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Target Land Use Mix – Step 2 (Later)
Consensus?

- What do we have consensus on:
  - Housing types / menu (9 types)?
  - Density specificity?
- Have we begun to address Work Plan topics? (See Work Plan)
Next Steps
Next Meeting

- Plano ISD Presentation
- Voting Exercise on Housing Types
  - Fill in the Circles

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Next Steps

- Prepare for the next meeting
  - Date: Wednesday, March 18, 2020
  - Time: 6:00 p.m.
  - Location: Plano City Hall, Training Room A
  - Topic: Housing Types and Mix
    - Plano ISD
    - Voting Exercise
Thank you
For more information, please visit
www.PlanoCompPlanReview.org