

CITY OF PLANO

PLANNING & ZONING COMMISSION

June 1, 2020

Agenda Item No. 4

Discussion & Direction:

Neighborhood Business Design and Residential Community Design Zoning Districts

DESCRIPTION:

Discussion and direction related to the development of Neighborhood Business Design (NBD) and Residential Community Design (RCD) zoning districts.

BACKGROUND:

At its March 16 and May 4, 2020, Planning & Zoning Commission meetings, the Commission received presentations related to the draft NBD and RCD zoning districts. As discussed at the May 4 meeting, the primary intent of the NBD district is to facilitate the pending Plano Event Center zoning request and implementation of the [Envision Oak Point Plan](#); therefore, the proposed NBD district is explicitly limited to the Oak Point area. Likewise, the RCD district is also proposed to assist with implementation of the Envision Oak Point Plan and the Plano Event Center zoning. An RCD district may be applied in conjunction with NBD development or exist as its own stand-alone neighborhood. If adopted, RCD districts would only be permitted in Compact Complete Center and Transit Corridor areas on the Future Land Use Map of the Comprehensive Plan.

In response to comments from the Commission at the May 4 meeting, staff has further examined residential transition standards for two- and three-story structures within NBD and RCD developments adjacent to a residential use or zoning district. The purpose of this discussion is to propose additional considerations for the Commission to review. Additionally, staff would like Commission feedback on the public outreach plan for the proposed NBD and RCD zoning districts and the Plano Event Center zoning case.

REMARKS:

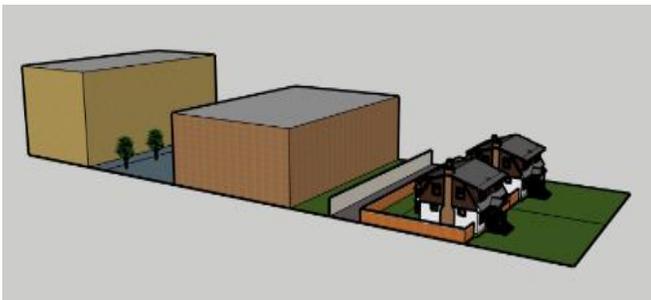
Residential Transition Alternatives

To better illustrate the massing and scale of multi-story buildings adjacent to residential neighborhoods, staff has prepared renderings of four possible options for the Commission to consider. These include the original proposal, two alternatives using line of sight analyses, and a fourth option using a 2:1 setback to building height ratio. All four options illustrate two 50-foot by 100-foot residential lots, each with a two-story single-family home, separated from NBD/RCD development by a 15-foot alley and an 8-foot masonry screening wall. The homes are set back 10 feet from the rear property line and the rear yards are enclosed by a 6-foot wooden fence.

Option 1 - Original Proposal

Option 1 in the image below reflects staff’s original setback proposal which includes a 20-foot setback for 1-story and 2-story structures and a 150-foot setback for a 3-story structure. The 1- and 2-story setback is consistent with other zoning districts in Plano. The 150-foot setback for 3-story buildings is proposed for two primary reasons:

1. to mitigate common privacy concerns from residents when tall structures are located in close proximity to the backyards of single-family development; and
2. to create a gradual transition in height from adjacent residential areas (as shown in the image below by a 2-story structure and minor street within the 150-foot setback).



Option 1

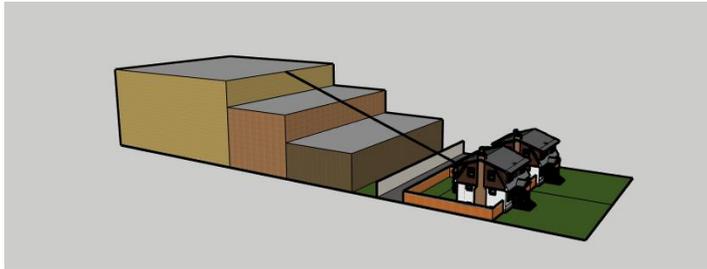


View from adjacent back yard

Building Height	Setback
1 story or 20 feet	20 feet
2 story or 35 feet	20 feet
3 story or 50 feet	150 feet

Option 2 - Gradual Reduced Setbacks Based on Line of Sight

For Option 2, the 3-story setback is reduced to 100 feet and the second and first floor setbacks are also adjusted to align with the view of the third floor from an adjacent residential yard. This option provides privacy along with a more gradual transition in height.



Option 2

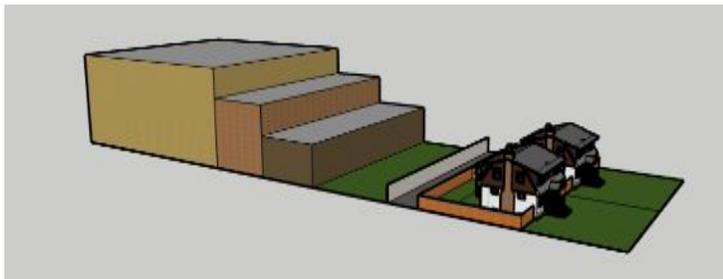


View from adjacent back yard

Building Height	Setback with Alley	Setback with No Alley
1 story or 20 feet	15 feet	30 feet
2 story or 35 feet	55 feet	70 feet
3 story or 50 feet	100 feet	115 feet

Option 3 - 2:1 Setback

In option 3, a reduced setback is provided at a 2:1 setback-to-building height ratio. This provides a gradual height transition; however, the one- and two-story buildings will not block the view of the 3-story building.



Option 3

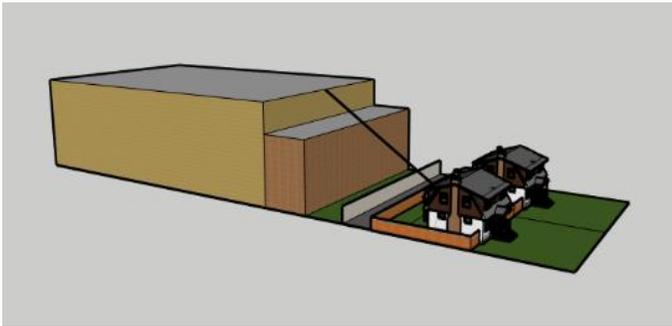


View from adjacent back yard

Building Height	Setback	Setback with No Alley
1 story or 20 feet	40 feet	55 feet
2 story or 35 feet	70 feet	85 feet
3 story or 50 feet	100 feet	115 feet

Option 4 - Reduced Setback Based on Line of Sight

For the last option, a line of sight analysis was used to determine what the 3-story setback could be that would not allow the building to be seen over a 2-story building placed at the proposed 2-story setback of 20 feet. This option can continue to mitigate privacy concerns but does not provide a gradual transition in height.



Option 4



View from adjacent back yard

Building Height	Setback
1 story or 20 feet	20 feet
2 story or 35 feet	20 feet
3 story or 50 feet	42 feet

Public Outreach

Staff is currently preparing public outreach to inform the community of the proposed NBD and RCD zoning districts and the Plano Event Center zoning case. As public outreach progresses, staff will return to future Planning & Zoning Commission meetings with updates on the process. Outreach will consist of:

- Adding webpage content to the city’s Envision Oak Point webpage regarding the proposed zoning districts, Event Center concept plan, and public hearing dates;
- Emailing the Envision Oak Point Plan contact list and the Plan Stakeholder Committee, which includes area residents, business owners, major property owners and developers, and non-profit representatives, information about the districts and a link to the webpage for additional details;
- Emailing representatives for HOAs within 1,500 feet of the Envision Oak Point Plan boundaries with details of website;
- Contacting local residential developers for professional opinions of the proposed RCD district standards;
- Regularly posting information about the districts and webpage to City of Plano social media accounts, including Facebook, Twitter, Reddit, and Nextdoor; and

- Standard zoning case notification for the Plano Event Center zoning case including signage, mailed notices to nearby property owners, newspaper notices, and the Zoning Case Response Map.

DIRECTION:

At this time, staff is requesting that the Planning & Zoning Commission provide direction regarding height setbacks and residential transition standards. Specifically, staff would like the Commission to consider the following:

1. Is one of the proposed residential transition setback options preferred by the Commission?
2. Does the Commission have any questions regarding the public outreach process?
3. Are there any other issues staff should review further?

RECOMMENDATION:

Recommended that the Planning & Zoning Commission provide any direction pertaining to residential transition areas and public outreach for the proposed NBD and RCD districts.