

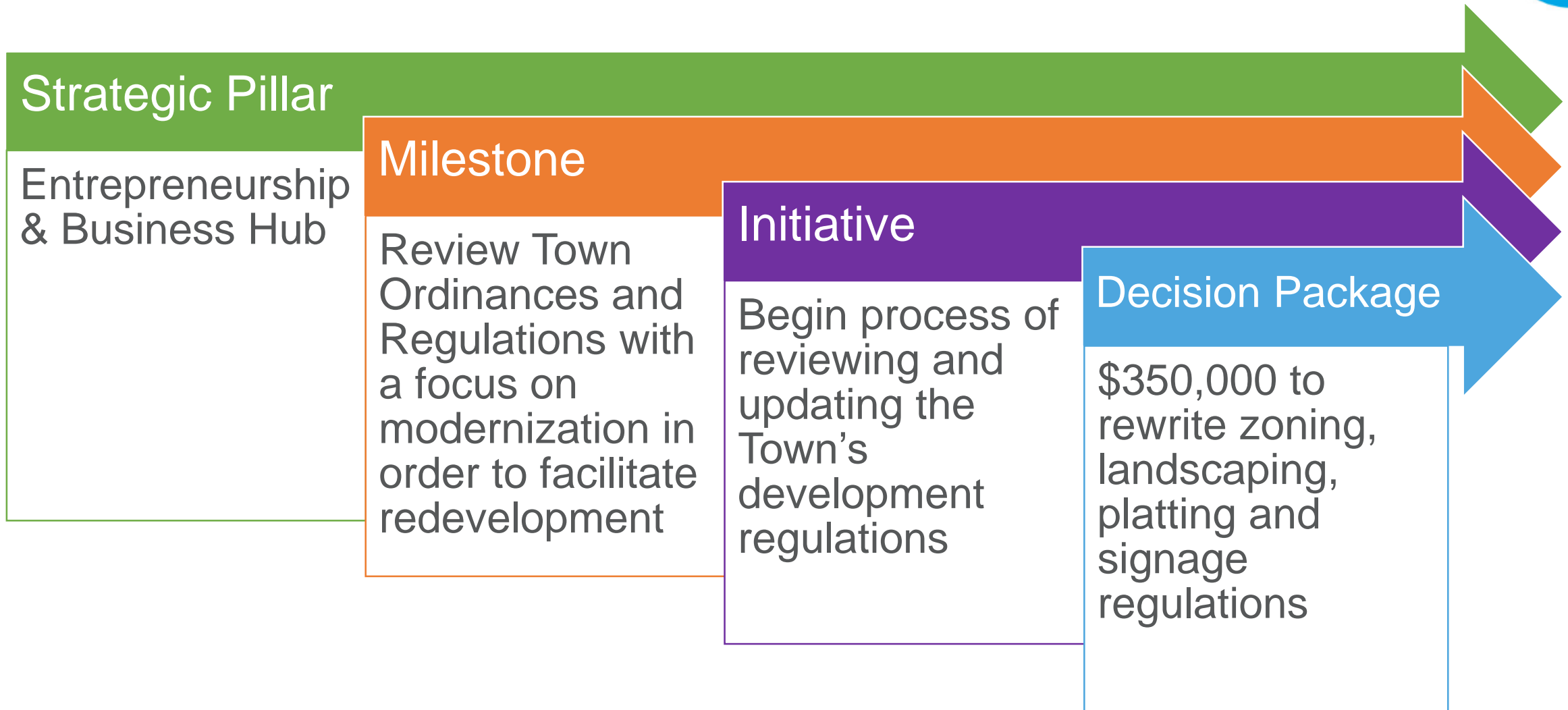
Updating the Town's Development Regulations

April 24, 2018



ADDISON

- Zoning ordinance was first approved in 1965
- Various additions and amendments since then, but bulk of ordinance is based in dated references and approaches
- Current land uses, development trends, and best practices are not contemplated in current ordinance
- Numerous sections need to be reviewed and adjusted to clarify the intent
- Ordinance is not well suited to anticipate and encourage high-quality infill and redevelopment projects



Request for Proposals

- The RFQ stated that the Town desires a development code that achieves the following:
 - Reflects current trends and best practices in the various development regulations, while keeping Addison as a desired location for investment
 - Uses illustrations and form code provisions to simplify the ordinance, to make it more understandable to readers, and to promote well-designed neighborhoods and places
 - Includes mixed-use zoning districts and accompanying regulations for both built-up areas of the city as well as undeveloped properties

Request for Proposals

- The RFQ stated that the Town desires a development code that achieves the following:
 - Includes provisions that link land use and transportation with an emphasis on protecting traditional neighborhood development while encouraging transit-oriented development in the future
 - Promotes and supports alternative forms of transportation, including walking, biking, and transit
 - Provides for a sustainable built and natural environment.
 - An ordinance that will meet the needs of the City both now and in the future

Request for Proposals

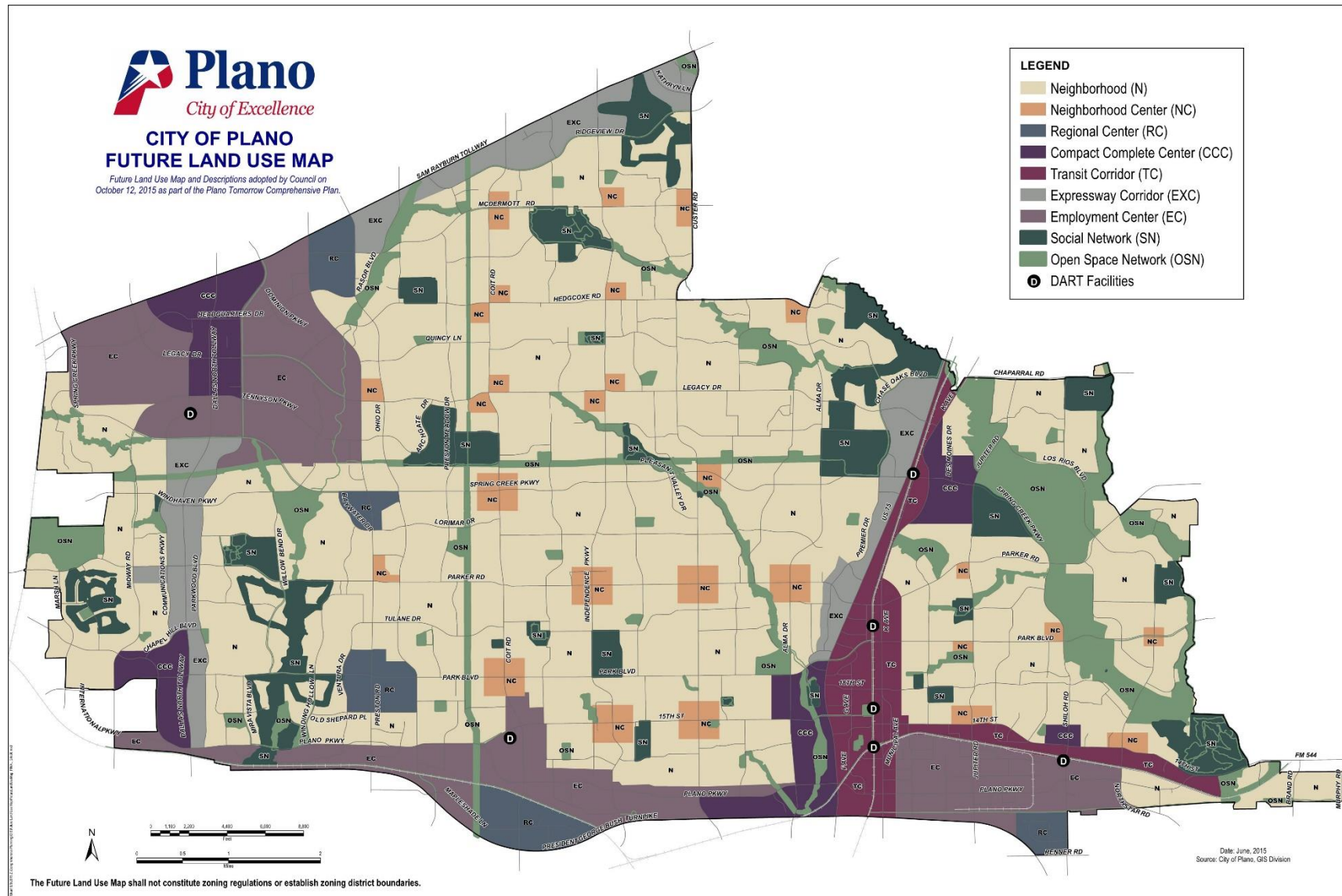
- 4 Responses
- Staff selected the preferred consultant
- During scoping discussions, preferred consultant expressed that having a Future Land Use Map would help in the development of new code requirements that were more refined to Addison's goals for future development.
- Addison does not have a Future Land Use Map

What is a Future Land Use Map?

- Identifies desirable locations for different types of uses
- Provides general direction for both new development as well as redevelopment
- Directs future growth and identifies areas for preservation
- Can suggest high level design standards
- Typically included as part of a City's Comprehensive Plan
- 20 year time horizon

What is a Future Land Use Map?

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What is a Future Land Use Map?

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FUTURE LAND USE DESCRIPTIONS

Purpose

The purpose of the Future Land Use Map is to determine appropriate locations for future uses and activities while establishing a set of design characteristics for distinct areas within the city. The map shall not constitute zoning regulations or establish zoning district boundaries, but should provide general direction for new development and redevelopment projects.

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)

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)

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.



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FUTURE LAND USE DESCRIPTIONS

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)

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)

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.



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FUTURE LAND USE DESCRIPTIONS

Employment Centers (EC)



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)

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)

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.

- Continue the development regulation review without a Future Land Use Map
- Revise the scope of the development regulation review to incorporate development of a Future Land Use Map
- Do nothing

- Continue the development regulation review without a Future Land Use Map
 - Justification: The Future Land Use Map is important, but the project can be completed without a Future Land Use Map.

Pros:

- Avoids difficult discussions and decisions right now
- Avoids spending an additional \$85,000
- Does not delay the project further

Cons:

- Fewer opportunities for community input
- Direction about future growth based on current zoning only
- Regulations more generic

- Revise the scope of the development regulation review to incorporate development of a Future Land Use Map
 - Justification: The Future Land Use Map establishes a vision that will guide the creation of new development regulations resulting in a better end product.

Pros:

- Establishes clear direction for staff and property owners
- Provides additional opportunity for community input and buy-in
- Allows for development regulations that are more particularly suited to Addison
- Assists in other planning efforts

Cons:

- Forces difficult discussions and decisions
- Will add approximately \$85,000 to cost and delay the project

- Do nothing
 - Justification: The Best Management Practice is to do the development regulation review with a Future Land Use Map, but now is not the right time. Therefore, do not proceed with the development regulation review.

Pros:

- Avoids difficult discussions and decisions in the near term
- Saves \$350,000 in planned expenditures

Cons:

- Delays important policy discussions
- Does not address issues with current development regulations

- How would the Council like to proceed?
 - Continue the development regulation review without a Future Land Use Map
 - Revise the scope of the development regulation review to incorporate development of a Future Land Use Map
 - Do nothing