

Reasons to object to Planning & Zoning case 2014-08.

- The zoning application requests changes that would allow over 4800 multi-family units to be built on the subject properties. Current zoning only allows 341. There already is an adequate supply of multi-family units we do not need more and this intense concentration is undesirable for the community, incompatible with surrounding neighborhoods and will strain infrastructure and therefore is unacceptable. Further an excessive concentration of multi-family units could lead to oversupply in the market. This can cause a race to the bottom in rents, which eventually causes a lack of investment and renewal in existing multi-family units, causing them to fall into disrepair over a long period of time. While that may be 15 years out, it will eventually cause deterioration of the quality of housing in this neighborhood.
- The zoning application requests Urban Mixed-Use (UMU) zoning district designation with limited urban design standards is unacceptable and does not meet P&Z requirements that a UMU only be approved if there is an adopted development plan. Such a development plan need to be very specific, with funds committed for development. To avoid a situation where the UMU is approved and then all that gets built are a high concentration of apartments, I believe a requirement for the development plan should be that office space, retail space and amenities get built before or concurrently with any residential development. I am very concerned that the UMU designation would be used primarily to obtain the flexibility of zoning and then all that would happen is that 5,000 apartments would be built and little else.
- The zoning application requests the waiver of standard set back requirements throughout the development. These standards are required for properties to be aesthetically pleasing and prevent an urban jungle of concrete and brick. Plano landscaping including wide medians and buffer zones are an important part of this city's identity. It is unacceptable to waive these standards.
- The zoning application would allow mid-rise and high rise development in areas non currently designated for such development. This urban development is inconsistent with the neighborhood of single family homes and should not be allowed.
- With 5,000 multi-family units, there will be at least 10,000 residents and eventually a large base of school age children. This many residents could add enough school age children to require an elementary school and middle school and could even be a tipping point for to require additional high school facilities. There should be a requirement to dedicate adequate land for future school construction and facilities. Currently no land is dedicated to future school needs and this is unacceptable.
- The zoning application had very little open space for parks and what exists as a possible open space is at the far eastern end of the subject properties. It is over 1 mile from the intersection of Dallas Parkway and Windhaven parkway to the intersection of Windhaven Parkway and Spring Creek Parkway where a small park is listed as a possibility. The zoning application requests exemption from any required open space for multifamily development and no proposed open space is included in the PD request. Given the high concentration of planned residents and eventually concentration of children, this is too far for the children to have to go to find green space and too little green space. A lack of facilities for recreation is against Plano development guidelines and eventually leads to juvenile delinquency.
- With 5,000 multi-family units, there will be at least 10,000 residents, which will cause extensive congestion and infrastructure needs that the area is not equipped to handle and the citizens of Plano will be required to fund these improvements unless an impact fee is required. Developer should be required to construct improvements of an impact fee should be assessed to pay for roadways, recreational facilities, parks and schools. The fee for schools should be paid to the Plano ISD and should be a substantial portion of the cost of a new elementary and middle school.