

This is a Summary of Recommendations of the P&Z Staff:

[The excerpts below are from the staff report to the P&Z commission. The staff does not have final say. The P&Z can approve or disapprove a request against the recommendations of the staff. Similarly, the approval or disapproval of the P&Z staff is only advisory in nature. The Plano City Council has final say over zoning matters and a disapproval of the P&Z commission can be appealed to the City Council.]

Case 2014-08.

The purpose of this request is to rezone 329.3± acres located at the southeast corner of the Dallas North Tollway and Spring Creek Parkway to create three Planned Development-Regional Commercial (PD-RC) zoning districts and three Planned Development-General Office (PD-0-2) zoning districts in order to modify uses and various standards. The request is not in conformance with several significant policies of the Comprehensive Plan regarding the location of residential uses. The requested amendments to allow for mixed-use development, height, landscaping and various other changes should only be considered with a specific development request.

1. The Developer requests mixed used development be allowed through the various tracts, not just in a Urban Mixed Use (UMU) district. **Recommendation:** Mixed-use zoning should only be utilized through a UMU district with an adopted development plan or through a specific PD request with community endorsed standards. The UMU district should not be applied to properties less than 50 acres in size, and should continue to require a development plan to be adopted with a zoning request. Finally, the UMU district should only be used for large parcels with a development plan adopted by a zoning request.
2. The Developer requests: A combined total of 4,891 multifamily units are proposed among all Tracts. comments: This large number of multifamily residential units is a significant concern due to its incompatibility with the city's land use policies. If approved, this will be the largest concentration of multifamily units within the city. However, in order to support rezoning, staff believes the applicant should reduce the number of units requested and propose multifamily only in the context of an urban center with a development plan which shows the intent of the request. **Recommendation:** The number of multifamily units should be determined through an approved UMU zoning district with an adopted development plan.
3. The Developer requests Mid-rise residential (multifamily five stories and taller) be permitted by right in Tracts A, C, and D. Currently, mid-rise residential is only permitted by Specific Use Permit (SUP) in the RC zoning district and by right if in UMU. **Recommendation:** Mid-rise should continue to be permitted in appropriate locations by SUP only, except as allowed in a UMU district with an adopted development plan. [*Editor's Note:* the sole mid-rise tower approved at the meeting in request 2014-30 did meet the requirements that it was in the RC district and had a specific development plan for those 8 acres meeting P&Z criteria and so the request for a SUP was granted. The staff is not recommending zoning that would allow other mid-rise condo sights without a development plan]
4. Single Family Residential. The Developer requests townhomes to be allowed by right in certain portions of Tracts A and C, and townhomes or detached single-family to be allowed by right in any portion of Tracts B, D, E, and F. **Recommendation:** Single-family zoning should not be permitted in an unspecified area within the context of a nonresidential zoning district, without a concept plan which shows the proposed layout of the subdivision and provides assurances of long-term compatibility of uses.
5. The Developer is requesting reduced building setbacks of 25 feet instead of the existing 50 feet. **Recommendation:** The RC or 0-2 building setbacks should be applied, except in the instance of a specific development request.

6. The Developer is requesting there be no open space requirements. **Recommendation:** Open space should be a required element of all mixed-use, multifamily, townhome and patio home developments.
7. The developer is requesting UMU street standards to be used for all internal streets. **Recommendation:** UMU street standards should not be used outside of a defined pedestrian-oriented development such as a UMU district or similar urban center.
8. The developer is requesting to be exempt from the facade material requirements of the RC zoning district. **Recommendation:** The property should comply with the existing RC facade material requirements unless exempted as currently allowed as part of the site plan approval process.
9. The Developer is requesting various landscape edge reductions. **Recommendation:** The property should comply with the existing landscape requirements. If the applicant were to submit a more specific development plan, staff would consider supporting a reduction in landscape edges if sufficient need were demonstrated.
10. The Developer is requesting modified height restrictions as detailed with the attached zoning exhibit. **Recommendation:** The existing height regulations are sufficient. For a specific development request, staff could consider supporting modifications to the height requirements.

Summary: Due to these concerns, staff recommends the applicant's request should be tabled to allow the request to be considered in the context of a more specific development plan.