



# CITY OF PLANO COUNCIL AGENDA ITEM

<b>CITY SECRETARY'S USE ONLY</b>				
<input type="checkbox"/> Consent <input type="checkbox"/> Regular <input type="checkbox"/> Statutory				
Council Meeting Date:		October 27, 2014		
Department:		Planning		
Department Head		Christina Day		
Agenda Coordinator (include phone #): <b>Doris Carter ext. 5350</b>				
<b>CAPTION</b>				
Consideration of a request to call a public hearing to amend Section 2.800 (District Charts) of Article 2 (Zoning Districts and Uses) and related sections of the Zoning Ordinance in order to modify residential density requirements. Applicant: City of Plano.				
<b>FINANCIAL SUMMARY</b>				
<input checked="" type="checkbox"/> NOT APPLICABLE <input type="checkbox"/> OPERATING EXPENSE <input type="checkbox"/> REVENUE <input type="checkbox"/> CIP				
FISCAL YEAR:	<b>Prior Year (CIP Only)</b>	<b>Current Year</b>	<b>Future Years</b>	<b>TOTALS</b>
Budget	0	0	0	0
Encumbered/Expended Amount	0	0	0	0
This Item	0	0	0	0
BALANCE	0	0	0	0
<b>FUND(S):</b>				
<b>COMMENTS:</b>				
<b>SUMMARY OF ITEM</b>				
See attached memo				
List of Supporting Documents:		Other Departments, Boards, Commissions or Agencies		
Memo				



# Memorandum

**Date:** October 15, 2014

**To:** Bruce D. Glasscock, City Manager  
Frank F. Turner, Deputy City Manager

**From:** Christina D. Day, Director of Planning

**Subject:** Call for Public Hearing

This memo is a request to call a public hearing to amend Section 2.800 (District Charts) of Article 2 (Zoning Districts and Uses) and related sections of the Zoning Ordinance in order to modify residential density requirements.

As the City has experienced an increase in urban residential development within certain areas of the City over recent years, staff has noticed that some existing regulations may not be necessary or useful. Specifically, in urban center developments, having a cap on the number of units per acre may discourage the most efficient use of land and even hinder financially challenging redevelopment and infill projects. Several factors may lead to buildings exceeding density caps, including the following:

- Urban mixed-use projects may occupy more than one platted lot, yet density is calculated for each lot. A residential lot without parking is more likely to exceed density limits than a residential lot containing parking.
- Small residential infill projects may be highly efficient buildings containing less space devoted to light, air, circulation, and storage. Small residential infill buildings may exceed density, especially if parking is supplied off-site.
- Higher supportable rents allow for subterranean parking allowing for more density.

Generally speaking, maximum density is not a concern in urban centers provided that regulations are in place to control unit size and building bulk, placement, and parking. In discussion with several well-known urban planners, architects, and developers, all felt maximum density caps potentially arbitrarily constrained building design and economic return.

For these reasons, we are requesting the City Council call a public hearing to review the Downtown Business/Government, Central Business-1, Commercial Employment, and Urban Mixed-Use districts for density limits and related regulations.

If approved, the call for public hearing will result in a zoning case moving forward to the Planning & Zoning Commission. Please let me know if you have questions.