

Implementation of Envision Oak Point with the Neighborhood Business Design (NBD) and Residential Community Design (RCD) Zoning Districts

EOP Policy	Applicable NBD Standard	Applicable RCD Standard	Key EOP Themes Supported
<p>Balanced Neighborhoods Policy <i>Shape balanced neighborhoods with a diverse mix of lands uses & amenities</i></p>	<p>Promotes a mix of neighborhood-friendly commercial uses, but incorporates context-sensitive standards restricting building heights to 3-story (50') max, gradual transitions in building height, and at least 10 acres in size to support a healthy, compatible mix of uses. First phase of development must include 1 restaurant and 1 retail space.</p>	<p>Small Lot Residential - Promotes a range of housing compatible with single-family neighborhood development pattern. If an NBD development adds housing, standards from the RCD district must be used. An RCD district can also be developed as its own neighborhood on property that is at least 5 acres in size.</p>	<p>Unique Character</p>
<p>Great Streets Policy <i>Create visually interesting streetscapes and provide gateways into Oak Point and east Plano</i></p>	<p>Requires interconnected streets in a grid pattern and short block sizes to encourage comfortable walking. Sidewalks and street trees are required along prominent streets.</p>		
<p>Walkable Community Policy <i>Create a vibrant, walkable community with great streets and public spaces</i></p>	<p>Wide sidewalks (7' minimum) with on-street parking acting as additional buffer, increase pedestrian safety. Patio dining and other public amenities that engage the street are encouraged. 60% of wall space on 1st floor must consist of windows and doors, in order to prevent blank wall space and maintain pedestrian interest.</p>	<p>Parking is only accessible by Mews Street (residential alley). Wide sidewalks (7' minimum) with on-street parking acting as additional buffer, increase pedestrian safety.</p>	<p>Connected Community</p>
<p>Connected Community Policy <i>Improve access to community amenities with a connected transportation system, increasing walking, biking, and transit opportunities in and around Oak Point</i></p>	<p>Parking areas are only allowed at the rear of buildings but a 7' sidewalk with heightened aesthetics and safety elements connects parking to the street and destination areas. Paseos (pedestrian-only street) introduced as a new street type. Relaxed parking requirement for developments within 1/4 mile of a transit station.</p>	<p>Connections must be made to provide direct pedestrian and bicycle access to adjacent uses, transit stops, perimeter sidewalks, trails, and parks.</p>	
<p>Green Networks Policy <i>Maintain and enhance a network of natural open spaces that preserves scenic vistas, wildlife corridors, plant habitats and their ecological functions and values</i></p>	<p>Greenspace is purposeful. May only be in the form of linear parks, greenbelts, pedestrian paths, or public art displays. At least 5-10% is required and at least one public usable open space must be a minimum of 7,500 square feet.</p>		<p>Inclusive Open Spaces</p>
<p>Vibrant Neighborhood Center Policy <i>Create vibrant neighborhoods that support a variety of activities for people of all ages</i></p>	<p>Each development must include 3 or more use categories (i.e., restaurant, doctor's office, grocery store).</p>	<p>Intertwined architectural mix of housing - the greater the number of homes in a development = the greater the architectural mix.</p>	<p>Diverse Community Pattern</p>
<p>Diverse Housing Policy <i>Provide diverse housing that enables a high quality of life for all ages, household types and income levels</i></p>	<p>If housing is provided, it must follow RCD standards. See RCD column.</p>	<p>Housing choice defines the district with 9 diverse housing types consisting of single-family attached and detached homes, as well as small-scale, multiunit housing. Housing types fulfill a market need for those not wanting to live in a traditional single-family home nor mid-rise apartment. Manor housing and stacked flat are designed to look like a single-family detached home.</p>	