

Neighborhood Business Design (NBD) and Residential Community Design (RCD) Districts Frequently Asked Questions

1. What is the purpose of these districts?

The NBD and RCD districts are proposed to implement the community vision for walkable neighborhood centers with attractive retail, dining, and entertainment options along with small lot housing opportunities in the [Envision Oak Point Plan](#). The RCD district is also intended to be a useful application for infill and redevelopment projects by providing additional moderate density housing development standards that are walkable from transit stations.

Additionally, the districts are proposed to facilitate the pending Plano Event Center zoning request, in line with the Envision Oak Point Plan. The zoning request for the Plano Event Center will be considered at the Planning & Zoning (P&Z) Commission meeting on July 20, 2020.

2. Why can't existing zoning districts accommodate this type of development?

Generally, the existing zoning districts within Plano's Zoning Ordinance do not allow for nor encourage small-scale commercial business in a walkable neighborhood, and the ones that do are limited to areas such as Downtown Plano. To provide unique destinations, many property owners have requested Planned Development (PD) districts, which are unique to each development and require considerable staff time to develop, review, and enforce. The NBD district provides a tool that can be used in many locations in the Envision Oak Point area, without the need to create new standards for each proposal.

The case is similar for RCD – there are no existing zoning districts in Plano that allow for diverse housing options by right and developers have used custom PDs to create them. The RCD district will allow an additional tool that can be used to provide a mixture of small-scale “middle housing” in new, walkable neighborhoods.

3. Is this a change to the Comprehensive Plan?

No. These districts will be additional tools added to the Zoning Ordinance. Any property that requests to rezone to NBD or RCD will be evaluated for consistency with the comprehensive plan.

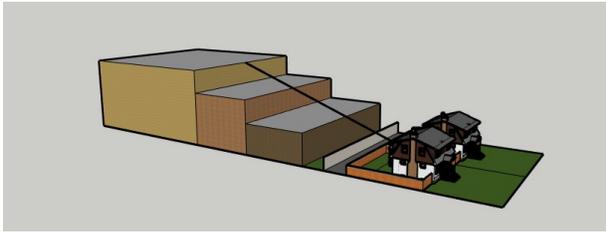
4. Where can these districts be used?

The NBD and RCD districts are proposed to be used in the Envision Oak Point area. The RCD district may also be used in Transit Corridors designated on the [Future Land Use Map](#) in the Comprehensive Plan.

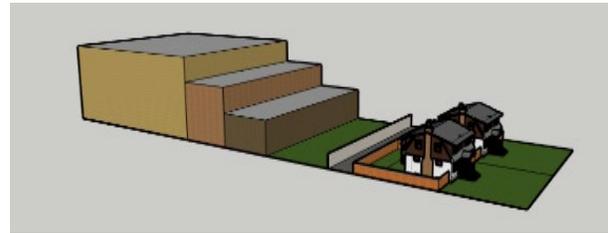
5. How does this impact surrounding neighborhoods?

To provide appropriate transitions from established neighborhoods, buildings in both the NBD and RCD district will be subject to height and setback standards from existing residential zoning districts or uses.

The maximum building height for both districts is three stories, or 50 feet. However, NBD and RCD districts proposed near existing residential neighborhoods will have additional height restrictions based on how close they are to residential properties or zoning districts, so that the area closest to existing neighborhoods are limited to one- or two- stories. The proposed setbacks shown below include option A, based on a line-of-sight setback, or option B, which uses a 2-to-1 height-to-setback ratio. Public feedback is requested on which option is preferred. Please find more information in the [Residential Transitions Handout](#).



Option A



Option B

Building Height	Option A		Option B	
	Setback with Alley	Setback with No Alley	Setback with Alley	Setback with No Alley
1 story or 20 feet	15 feet	30 feet	40 feet	55 feet
2 story or 35 feet	55 feet	70 feet	70 feet	85 feet
3 story or 50 feet	100 feet	115 feet	100 feet	115 feet

6. How much open space is required?

Usable open space is required in both proposed districts and can be provided in the form of greens, parks, greenbelts, pedestrian corridors, or public art displays. In the NBD district open space must be provided at a minimum of 10% of the gross acreage of the development. In the RCD district open space must be provided at a minimum of 15% of the gross acreage of the development.

7. Will the districts be walkable?

In order to create a pedestrian-oriented environment, streets in an NBD district must form a connected grid pattern, organized into blocks no longer than 600 feet. Streets and sidewalks within an NBD district follow the city’s typical pedestrian-oriented standards, including:

- A variety of street types are allowed, and will be privately maintained, unless accepted as public by the city. Additionally, a definition and standards for a paseo, or a wide pedestrian pathway, have been added.
- On-street parking along major and minor streets, providing an additional buffer for pedestrians.
- Sidewalks with a minimum width of 12 feet on major streets and 7 feet on minor streets.
- Required street trees along all major and minor streets and exterior public thoroughfares.



University Park



Coppell Old Town



Austin Mueller

Along with the grid of streets, building placement is critical to maintaining a pedestrian-oriented aesthetic. NBD Buildings must engage the street through building placement, and the first floor of nonresidential buildings must consist of at least 60% windows and doors.

8. How tall will buildings be in this new district?

The maximum building height for both districts is three-stories or 50 feet. Additional restrictions will apply [near existing residential neighborhoods](#), further limiting building height to one- or two-stories. Some housing types proposed in the RCD district are limited to one-, one-and-a-half, or two-stories, as described in the [housing types handout](#).

9. Do these districts allow apartments?

The RCD district includes [a variety of housing types](#), ranging from single-family homes to small-scale apartments with up to nine units per lot (referred to as Manor Homes, Stacked Townhomes, and Stacked Flats in the ordinance), filling the gap between larger single-family lots and multifamily. A minimum of 50% of all units in an RCD district must be single-family or duplex units, and small-scale apartments are not permitted unless the district contains over 100 units. The districts also requires multiple-unit buildings to generally resemble a single-family home.

10. What type of uses are allowed in NBD?

The uses proposed for NBD are intended to serve and support the needs of nearby residents and be able to function at a variety of locations within the city. Each NBD district will be required to have a mix of three use categories and define that mix (with an allowed range of flexibility) through the adopted development plan approved with the establishment of the district. Typical nonresidential uses allowed by right and likely to be found in these areas include:

- Grocery store
- Shopping center
- Restaurant
- Office
- Service
- Farmers market
- Community center

Other uses may be allowed with approval of a Specific Use Permit (SUP), including:

- Food truck park
- Nursery
- Trade school
- Winery

Residential uses in an NBD district are permitted when developed according to the requirements of the proposed [Residential Community Design \(RCD\) district](#).

See the complete list of permitted uses in the [draft NBD ordinance](#).

11. What types of uses are allowed in RCD?

The RCD district permits nine different housing types, as illustrated in the [housing types handout](#).

Some commercial uses are permitted in RCD developments, in line with existing residential neighborhoods. These uses include churches, schools, fire stations, and various utilities. See the complete list of permitted uses in the [draft RCD ordinance](#).

12. What is a paseo?

A paseo is a street type that allows for building frontage on a wide pedestrian pathway. Vehicular access to the lot is provided from a rear alley or mews street. Paseos can be used for both residential and commercial buildings.



13. What is a mews street?

A mews street is typically used to provide rear access to a residential lot and is wider than an alley to provide additional space for pedestrians. Mews are also common to provide rear access to properties that front on a courtyard, paseo, or other common open space and does not have frontage on a typical residential street. Parking access for all housing types in an RCD development must be provided off of a mews street.

14. How will streets and open spaces in the districts be maintained?

Both the NBD and RCD district require a governance association to assume responsibility for maintenance of common areas, open space, streets and sidewalks, and other amenities. The districts may include special landscaping, street and sidewalk pavers, fountains, and other amenities that are above and beyond what the city would maintain. Several types of governance associations, including property owners associations, municipal management districts, or public improvement districts, would meet this requirement.

15. What are the plans for the Plano Event Center site?

The Plano Event Center (PEC) site is proposed to use the NBD zoning district, with the Plano Event Center itself remaining. A hotel is proposed between the PEC and Spring Creek Parkway. Additional information on the request can be found on [the city's website](#).

The current zoning of the PEC is General Office (O-2). Which allows for a hotel, but not the neighborhood-friendly retail and restaurant uses that are part of the Community Vision for the area. It also would not permit the small-scale residential housing nor encourage a walkable environment.

The [Envision Oak Point Community Vision Map](#) designates the area west of PEC as [Small Lot Subdivision](#) and the areas along Spring Creek Parkway and Jupiter Road as [Mixed-Use Activity Center](#).

Future zoning changes may be proposed for the remaining area consistent with the Envision Oak Point Plan.