

Regional Employment
Center Overlay District
Discussion
March 16, 2015



Background

- **February 2001** – REC Overlay District established
- **March 2003** – REC Overlay District significantly amended
- **May 2014** – REC Overlay District regulations modified to remove reoccurring development challenges and provide additional flexibility aligning with the current market
- **November 2014** – City Council directed Staff to re-evaluate the REC Overlay to provide further information regarding possible changes or amendments
- **February 2015** - City Council directed Staff to talk with stakeholders and representatives from the development community for feedback regarding potential changes
- **February 2015** - Staff met with MEDC's Development Advocacy Group and also held a public input meeting to discuss development issues identified within the REC

Development Issues

- 1) REC Overlay regulations are too confusing, conflict with other regulations, and necessitate Staff interpretations
- 2) Inability to ensure consistent quality and character within residential and non-residential developments due to flexibility in standards
- 3) Urban-style development should be in smaller acreages or nodes
- 4) Integrated commercial and residential developments are not always compatible (lack of screening, diminished sense of place)
- 5) Predominance of suburban-style residential limits the opportunity for future taller, dense developments
- 6) Vertical mixed-use projects are not sustainable when too much non-residential square footage is required
- 7) Too much multi-family residential is allowed
- 8) Rezoning requests to develop in a more suburban manner require a Planned Development District Ordinance

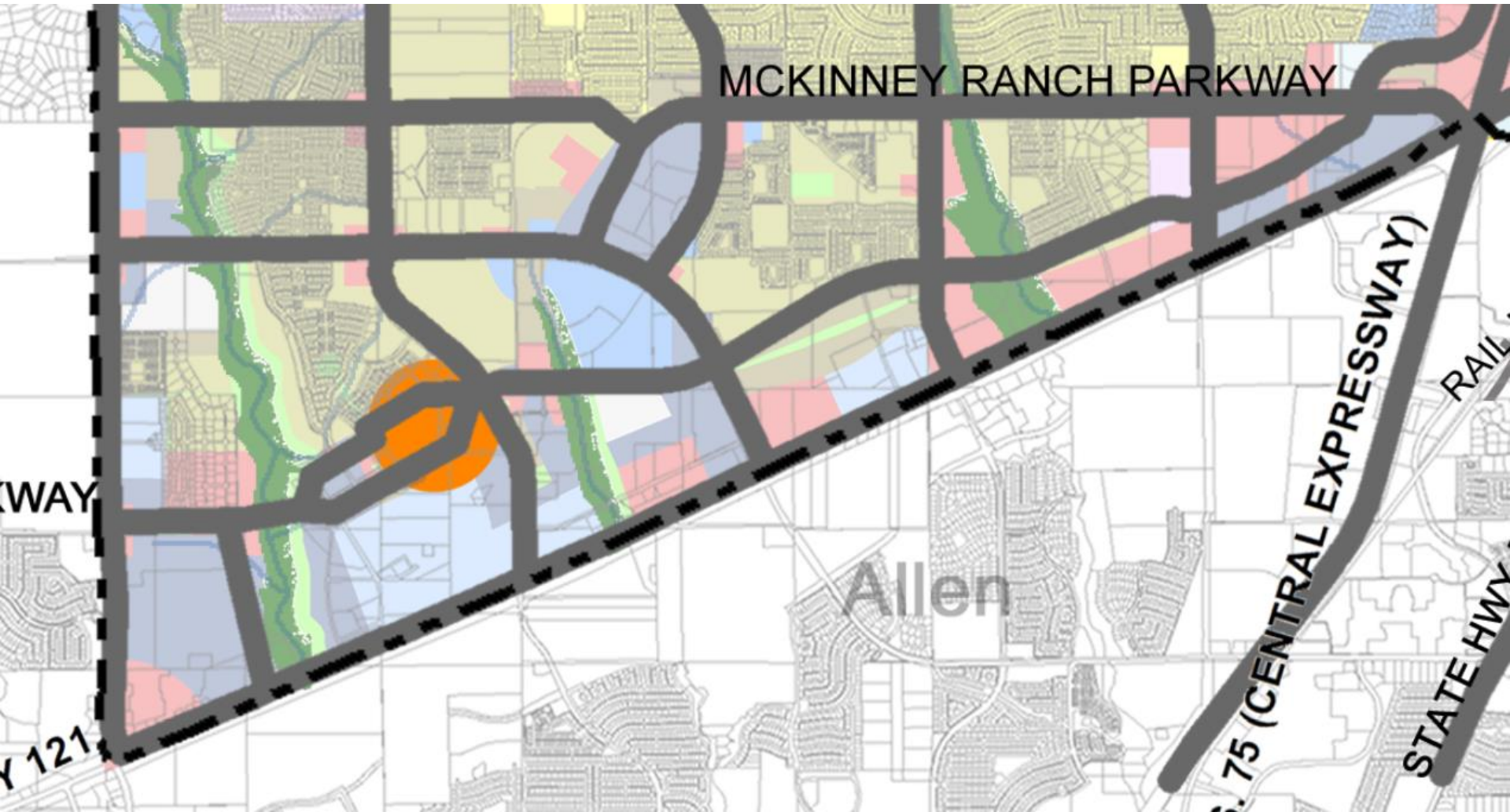
Possible Solution to the Development Issues

- Remove the applicability of the REC Overlay for all new rezoning requests moving forward, but keep the REC regulations “on the books”
- Properties currently subject to the REC Overlay can develop according to the REC requirements or choose to rezone to a standard zoning designation or new planned development district
- Modify the land use section of the Comprehensive Plan (i.e. Future Land Use Plan and Future Land Use Plan Module Diagram) to guide future rezoning requests
- Modify the Comprehensive Plan’s Multi-Family Policy to address the current exemption within the REC area

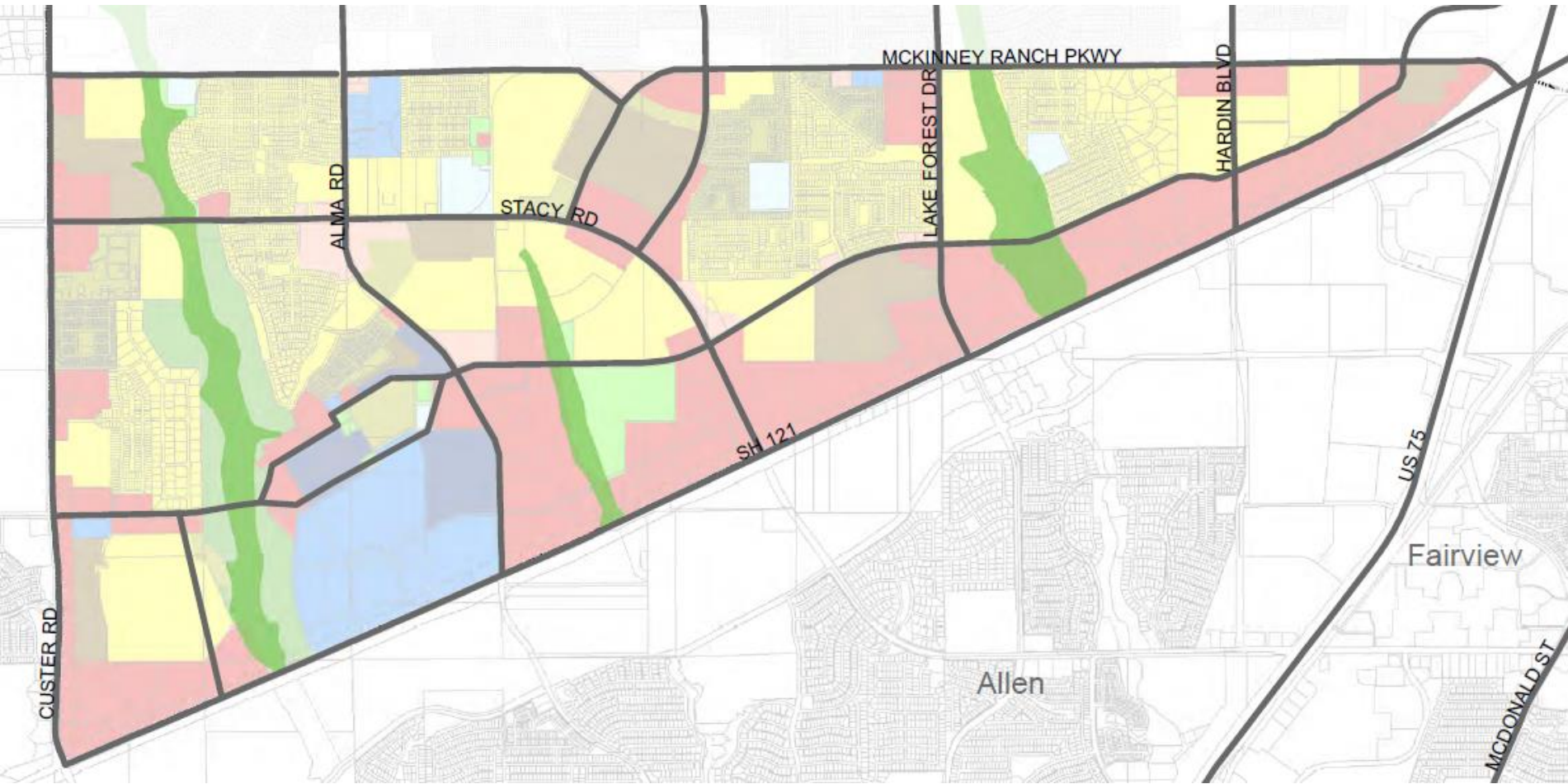
Zoning Ordinance Amendments

- Amend Section 146-99 (REC Regional Employment Center Overlay District)
- Amend Section 146-132 (Fences, Walls, and Screening Requirements)
- Amend Section 146-139 (Architectural and Site Standards)

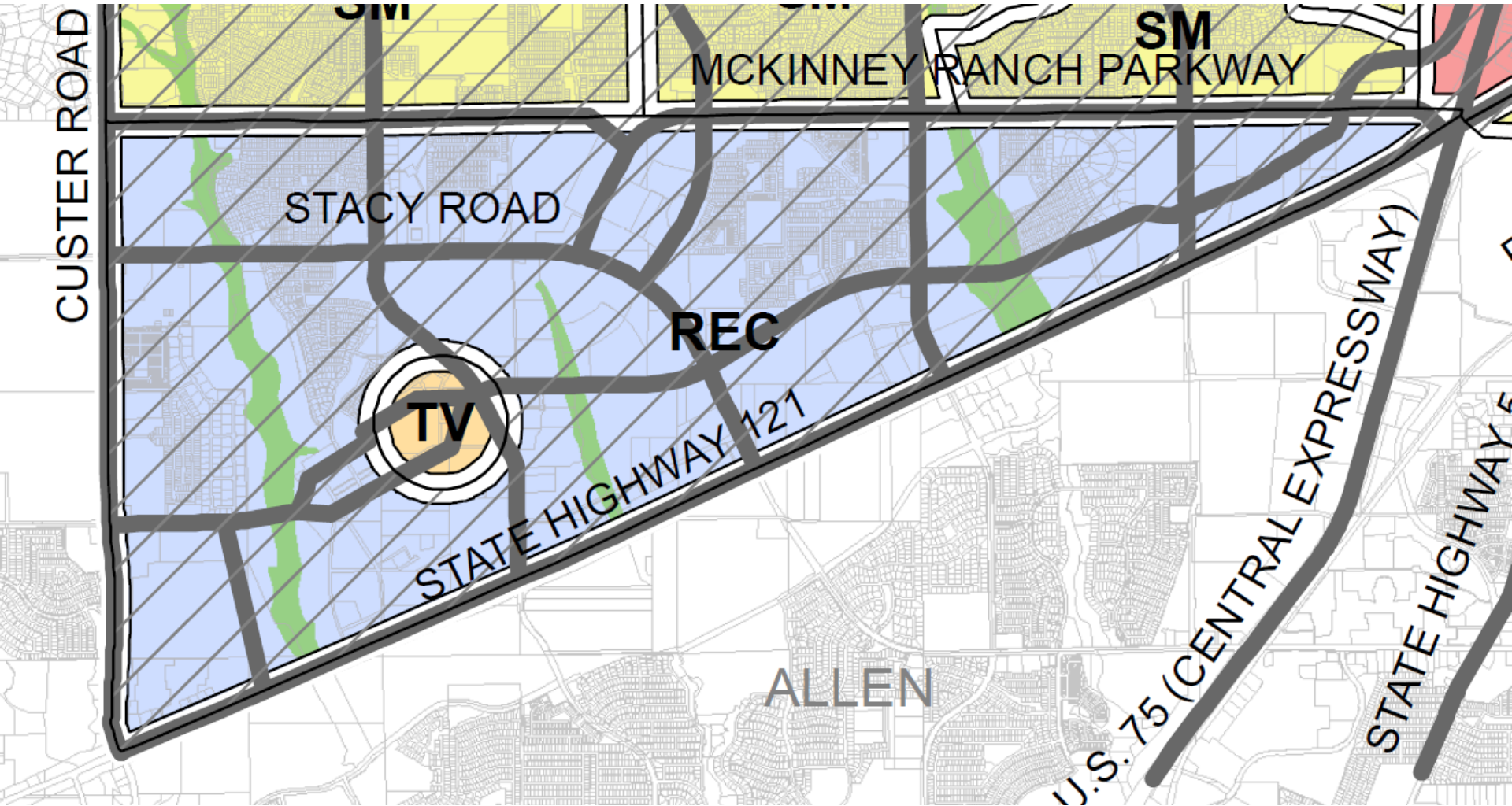
Existing Future Land Use Plan (FLUP)



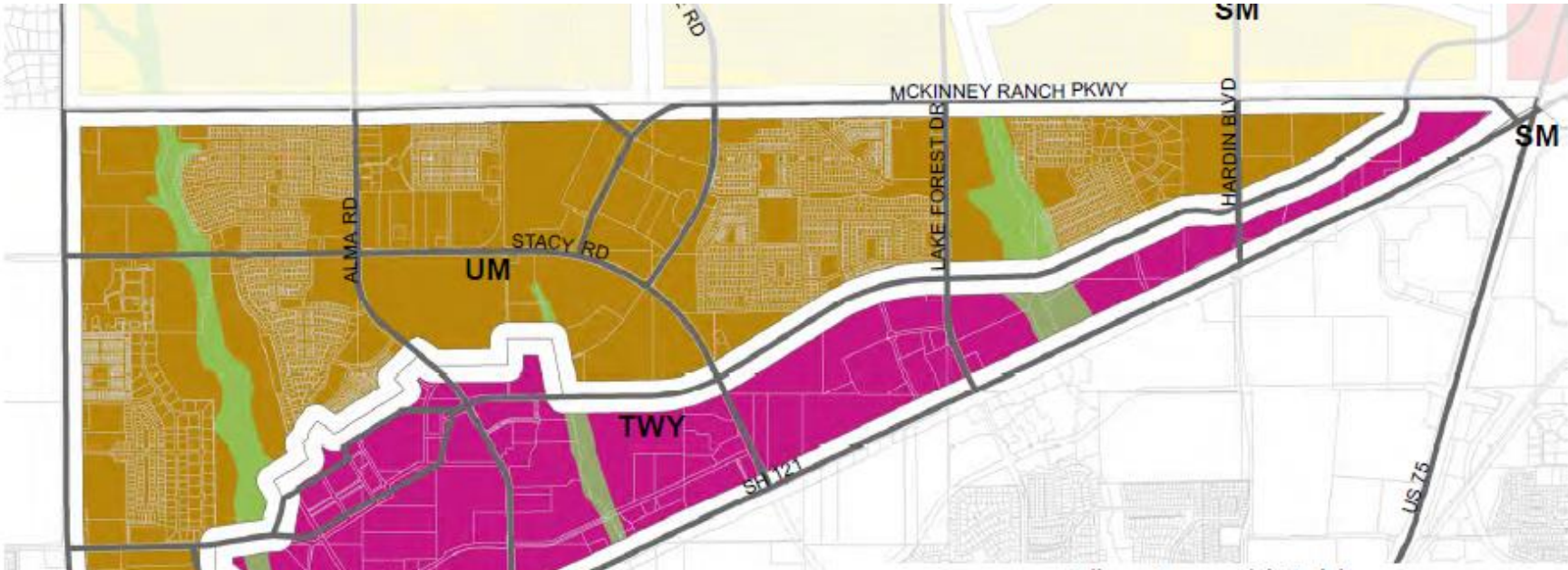
Proposed Future Land Use Plan (FLUP)



Existing Future Land Use Plan Module Diagram (FLUP)



Proposed Future Land Use Plan Module Diagram (FLUP)



Tollway Commercial Module

(1,459 acres)

Land Use	Percentage of Acreage	Flexibility Factor
Tollway Commercial	70%	Unlimited
Mixed Use	10%	+/- 5%
Single-Family Residential	5%	-5%
Medium Density Residential	5%	-5%
High Density Urban Residential	5%	+/- 5%
Community Facilities (Parks, Schools, Churches, etc.)	5%	+/- 5%
Total	100%	

Urban Mix Module

(2,616 acres)

Land Use	Percentage of Acreage	Flexibility Factor
Single-Family Urban Residential	30%	+/- 5%
Single-Family Residential	25%	+/- 5%
Retail - Neighborhood	15%	+/- 5%
Medium Density Residential	10%	+/- 5%
High Density Urban Residential	10%	- 5%
Office - Neighborhood	5%	+/- 5%
Community Facilities (Parks, Schools, Churches, etc.)	5%	+/- 5%
Total	100%	

Plano

Proposed Module Descriptions

Urban Mix Module: The predominant use is single-family detached housing in both urban and traditional style patterns. This module also allows for medium density and high density urban residential with neighborhood office and retail facilities supporting the residential component. Community facilities such as schools, parks and churches are also included.

Tollway Commercial Module: The principal uses include commercial, office, and entertainment uses with a strong regional draw, as well as vertical mixed-use projects that can be integrated into surrounding commercial uses. A mix of other residential housing types are permitted in small percentages and include, single-family, medium density, and high density urban residential uses. Community facilities such as churches, schools and parks are distributed throughout the module.

Proposed Changes to the Multi-Family Policy

- The City's Multi-Family Policy was approved in 2001
- The City was divided into six (6) sectors in order to evaluate the percentage of multi-family units in the City
- Per the policy, rezoning requests within sectors containing a total number of multi-family residential units exceeding 10% of the total number of existing or estimated future residential housing units should be recommended for denial
- The policy currently exempts Sector 6 (REC Overlay) from this requirement, as the original urban and pedestrian-oriented vision of the REC encouraged higher densities than other areas of the City
- If the vision for the REC overlay is no longer based on an urban vision, Staff recommends that the exemption of the REC area (Sector 6) from the Multi-Family Policy be removed

Next Steps

- Continue to meet with stakeholders
- Integrate necessary feedback and prepare final drafts of:
 - Zoning Ordinance amendments
 - Comprehensive Plan amendments
 - Multi-Family Policy amendments

*Staff will remain committed to maintaining open communication with stakeholders and will post all proposed changes on the City's website for public comment.