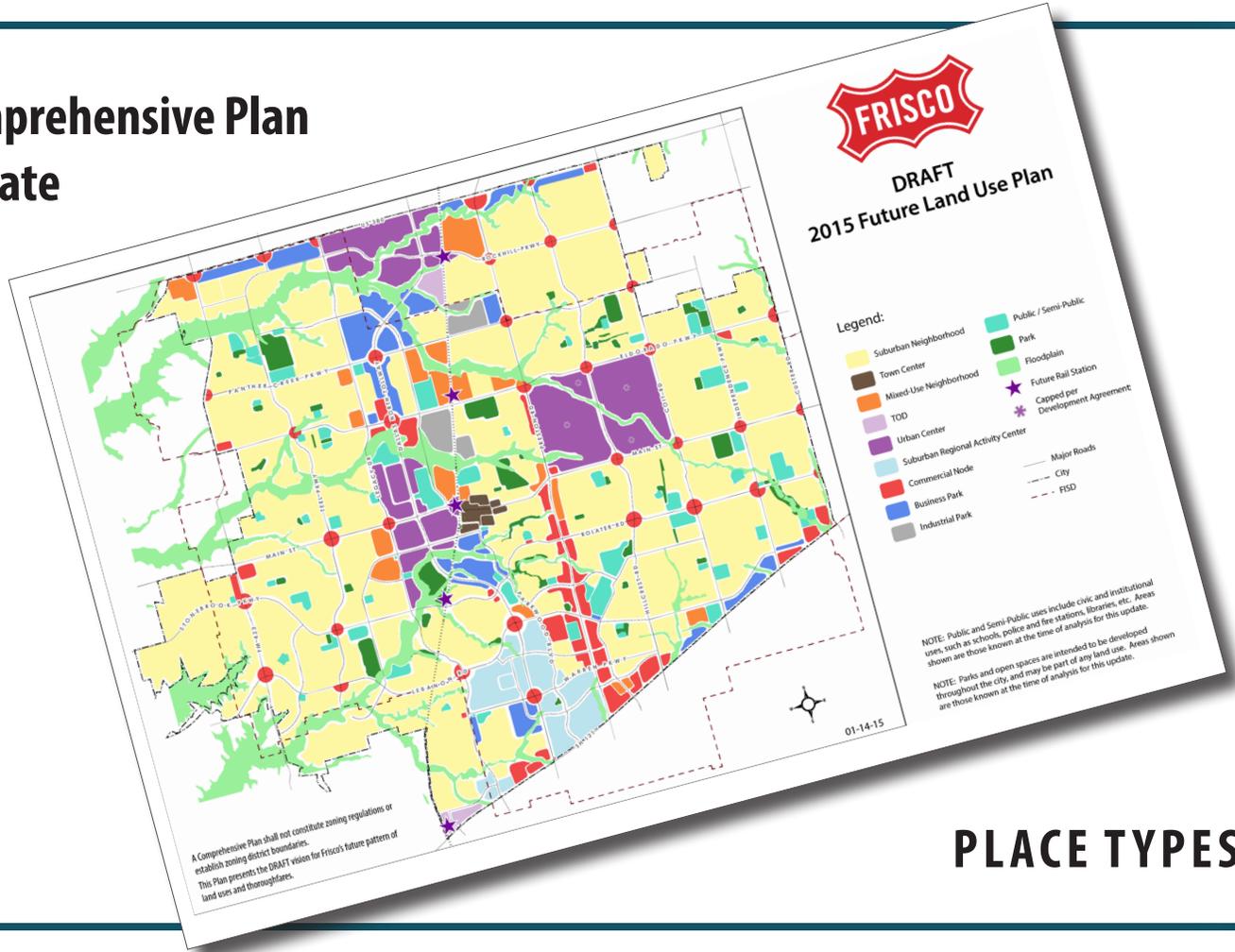


Comprehensive Plan Update



PLACE TYPES

Suburban Neighborhood (SN)

(Local Examples – Stonebriar, Newman Village, Plantation, Chapel Creek, Hunter's Creek)

Character & Intent

Suburban neighborhoods will continue to be the dominant place type in Frisco, supporting multiple generations with residential products ranging from estate residential to townhomes. These neighborhoods would generally be formed as subdivisions with residential densities ranging from 0.5 to 8 dwelling units per acre. This place type includes single family homes in both detached and attached designs.

Land Use Considerations

Primary Land Use

Single-family detached homes, duplexes, townhomes

Secondary Land Use

Civic & institutional uses, parks

Precedent Photos



The Land Use Strategy is graphically depicted for use during the development plan review process with the Preferred Land Use Scenario.

A Comprehensive Plan shall not constitute zoning regulations or establish zoning boundaries. The Preferred Land Use Scenario (Future Land Use Plan) is not a zoning map, which deals with specific development requirements on individual parcels. Rather, it is a high level policy document designed to help guide decision-making related to rezoning proposals and or for assessing the appropriateness of a particular land use within a geographical area of the City.

NOTE: A property owner may choose to develop per existing zoning designation.

The Place Types included in this card set reflect the place types shown on the Draft 2015 Future Land Use Plan, dated 1/14/15. They include:

-  **Suburban Neighborhood**
-  **Town Center**
-  **Mixed-Use Neighborhood**
-  **Transit Oriented Development (TOD)**
-  **Urban Center**
-  **Suburban Regional Activity Center**
-  **Commercial Node**
-  **Business Park**
-  **Industrial Park**
-  **Public/Semi-Public**
-  **Park**
-  **Floodplain**

On the back of each card is listed the indicators and assumptions used in calculating the housing unit and population for future growth.

1/14/15
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Indicators & Assumptions - SN

Site Efficiency, 70%

Housing Unit Product Types, Percent of Total

Single Family

Detached, 80%

Attached, 20%

Urban Living, 0%

Density Per Acre, Range

Low, 3

High, 6

Household Size, by Housing Unit Type

Single Family

Detached, 2.8

Attached, 2.0

Urban Living, 1.3

Average Household Size for Place Type, 2.6

100% Residential

12/14/15
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Town Center (TC)

(Local Examples – Frisco Square, Southlake Town Center)

Character & Intent

Frisco's Town Center(s) will be locally-serving areas of economic, entertainment and community activity. They will be employment centers and shopping destinations for surrounding mixed-use or urban neighborhoods, and will provide a civic component where the community can "come together." Buildings will typically be two or more stories with urban residential units over storefronts. The development will encourage active living, with a network of walkable streets.

Land Use Considerations

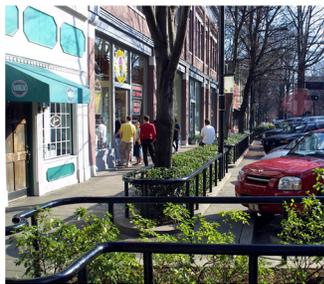
Primary Land Use

Single-family detached homes, duplexes, townhomes, urban residential, senior housing, restaurants, community-serving commercial, professional office, live/work/shop units

Secondary Land Use

Civic & institutional uses, parks, community buildings

Precedent Photos



Mixed-Use Neighborhood (MXD)

(Local Examples – The Canals at Grand Park, Stonebriar Commons, Addison Circle, West Village, West 7th)

Character & Intent

Mixed-use neighborhoods will offer Frisco residents the ability to live, shop, work and play, all within their own neighborhood. These neighborhoods will offer a mix of housing types and residential densities ranging from small lot single-family detached units to urban residential structures within walking distance of the goods and services required for daily living. They will include both vertically and horizontally-integrated mixed-use buildings.

Land Use Considerations

Primary Land Use

Mixed uses; retail, restaurants, townhomes, urban residential, senior housing, professional office, live/work/shop units

Secondary Land Use

Civic & institutional uses, parks, community buildings, single-family detached

Precedent Photos



Indicators & Assumptions - TC

80% Residential
20% Non-Residential

1/14/15
DRAFT

Indicators & Assumptions - MXD

80% Residential
20% Non-Residential

Site Efficiency, 65%

Housing Unit Product Types, Percent of Total

Single Family

Detached, 20%

Attached, 30%

Urban Living, 50%

Density Per Acre, Range

Low, 20

High, 65

Household Size, by Housing Unit Type

Single Family

Detached, 2.8

Attached, 2.0

Urban Living, 1.3

Average Household Size for Place Type, 1.8

1/14/15
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Transit-Oriented Development (TOD)

(Local Examples – Mockingbird Station, East Side Transit Village)

Character & Intent

Transit-oriented development will create a higher-density mix of residential and commercial development within walking distance of transit (rail and bus rapid transit). In Frisco, this development is expected to be more focused on housing, with higher-density residential development within one-quarter mile of a future transit stop and excellent pedestrian facilities to encourage public transit use.

Land Use Considerations

Primary Land Use

Townhomes, urban residential, senior housing, restaurants, regional commercial/retail, professional office, live/work/shop units

Secondary Land Use

Civic & institutional uses, parks, community buildings

Precedent Photos



Urban Center (UC)

(Local Examples – Legacy Town Center, Preston Center, State Farm Complex)

Character & Intent

Urban Centers will contain the highest intensity of development in Frisco. These centers will provide locations for both major corporations and their suppliers and smaller locally-based entities that desire a more urban environment. While these centers will focus primarily on employment, they also offer a mix of higher-density housing, retail and entertainment choices in a scale that is walkable and encourages urban style living. This is a place type desired by millennial residents and emerging businesses.

Land Use Considerations

Primary Land Use

Professional office, corporate office, townhomes, urban residential, senior housing, restaurants, retail

Secondary Land Use

Civic & institutional uses, parks

Precedent Photos



Indicators & Assumptions - TOD

50% Residential
50% Non-Residential

Site Efficiency, 65%

Household Size, by Housing Unit Type

Housing Unit Product Types, Percent of Total

Single Family

Detached, 2.8

Attached, 2.0

Urban Living, 1.3

Single Family

Detached, 0%

Attached, 20%

Urban Living, 80%

Average Household Size for Place Type, 1.4

Density Per Acre, Range

Low, 20

High, 65

1/14/15
DRAFT

Indicators & Assumptions - UC

30% Residential
70% Non-Residential

Site Efficiency, 65%

Household Size, by Housing Unit Type

Housing Unit Product Types, Percent of Total

Single Family

Detached, 2.8

Attached, 2.0

Urban Living, 1.3

Single Family

Detached, 0%

Attached, 30%

Urban Living, 70%

Average Household Size for Place Type, 1.5

Density Per Acre, Range

Low, 30

High, 100

1/14/15
DRAFT

Suburban Regional Activity Center (SRAC)

(Local Examples – Stonebriar Centre, Dr. Pepper Park, Toyota Stadium, Multi-Purpose Event Center)

Character & Intent

Frisco's suburban regional activity centers will continue to evolve as mixed-use centers developed around regional attractions, such as entertainment venues, shopping malls or lifestyle centers. While the primary use will continue to be the major draw, a mix of supporting uses, including retail, restaurants and residential uses ranging from urban residential to townhome units.

Land Use Considerations

Primary Land Use

Regional attractions / venues, urban residential, senior housing, hotels, professional office, corporate office, restaurants, multi-tenant commercial, big box commercial, live/work/shop units

Secondary Land Use

Civic & institutional uses, parks

Precedent Photos



Commercial Node (CN)

(Local Examples – Multiple Nodes at Major Intersections in Frisco)

Character & Intent

Frisco's commercial nodes are characterized by single- or multi-tenant commercial centers located at major intersections. They are typically adjacent to Suburban Neighborhoods and provide for the everyday goods and service needed by the residents in these neighborhoods.

Land Use Considerations

Primary Land Use

Retail, restaurants, multi-tenant commercial, junior anchor commercial

Secondary Land Use

Civic & institutional uses, parks

Precedent Photos



Indicators & Assumptions - SRAC

25% Residential
75% Non-Residential

Site Efficiency, 70%

Household Size, by Housing Unit Type

Housing Unit Product Types, Percent of Total

Single Family

Detached, 2.8

Attached, 2.0

Urban Living, 1.3

Single Family

Detached, 20%

Attached, 30%

Urban Living, 50%

Average Household Size for Place Type, 1.8

Density Per Acre, Range

Low, 20

High, 65

1/14/15
DRAFT

Indicators & Assumptions - CN

0% Residential
100% Non-Residential

1/14/15
DRAFT



Business Park

(Local Examples – Hall Office Park, Galatyn Park)

Character & Intent

Business parks will provide a major employment base for Frisco and the region, and a higher level of in-town employment options for Frisco residents. Typical uses will include professional offices and limited supporting retail and restaurant uses to support a range of professional activities.

Land Use Considerations

Primary Land Use

Professional office, corporate office, supporting retail, restaurants

Secondary Land Use

Retail, restaurants, civic & institutional uses, commercial, parks

Precedent Photos



Industrial Park

(Local Examples – Alliance Center)

Character & Intent

Industrial parks will round out the employment-oriented place types in Frisco. These developments will focus on light industrial uses, including clean manufacturing centers, technology / data centers and other uses that would typically occupy flex space in commercial buildings.

Land Use Considerations

Primary Land Use

Manufacturing centers, technology / data centers and flex office.

Secondary Land Use

Civic & institutional uses, commercial (serving primarily industrial buildings), parks

Precedent Photos



Indicators & Assumptions - BP

**0% Residential
100% Non-Residential**

1/14/15
DRAFT

Indicators & Assumptions - IP

**0% Residential
100% Non-Residential**

1/14/15
DRAFT

Other Place Types



Public / Semi-Public (PUB)

Public and Semi-Public uses include civic and institutional uses, such as schools, police and fire stations, libraries, etc. Areas shown are those known at the time of analysis for this update.



Parks & Open Space (PARK)

Parks and open spaces are intended to be developed throughout the city, and may be part of any land use. Areas shown are those known at the time of analysis for this update.



Floodplain (FLOOD)

Exact boundaries of floodplain to be determined with development proposal.



Future Rail Station

Notes:

Indicators & Assumptions - PUB, PARK, FLOOD

**0% Residential
100% Non-Residential**

12/11/14
DRAFT