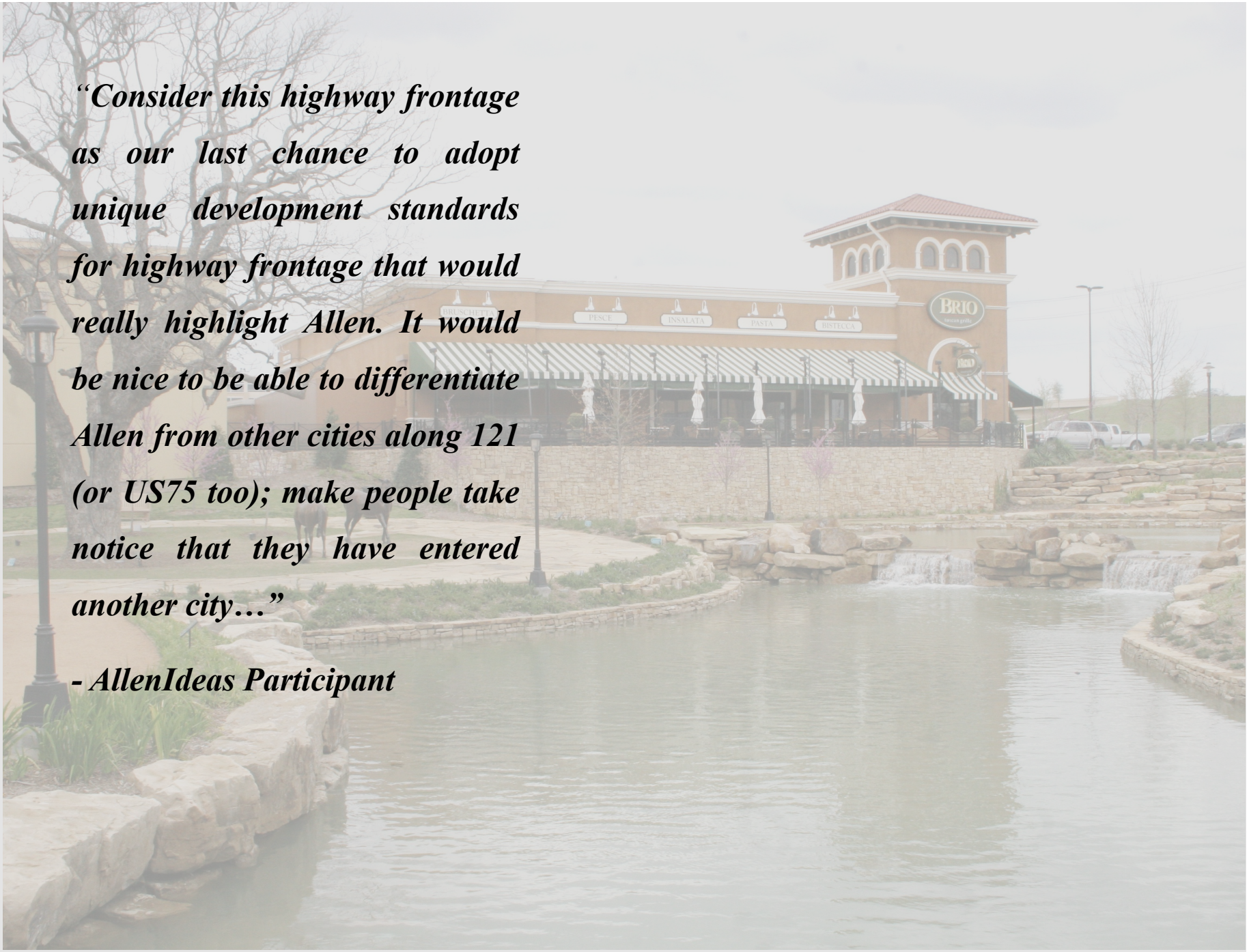
LAND USE & DESIGN

Introduction

Planning for a city's future requires balancing land uses to meet the long-term needs of the population for homes, employment, entertainment, shopping and recreation. Allen's previous plans guided the city's growth from a small agricultural town to a new high quality suburban community. Today Allen is 80% developed. Therefore, the Land Use & Design chapter of this plan is focused on how the remaining vacant land should be developed to ensure a balanced mix of housing, commercial and employment opportunities. Adding this diversity will provide more choices for citizens and help keep Allen desirable to a broader range of people.

This plan promotes the development of Allen as a livable community with a balanced mix of high quality housing, commercial and employment choices. Emphasis is on utilizing the remaining undeveloped land for uses and development types that are currently under represented in the city.



"Consider this highway frontage as our last chance to adopt unique development standards for highway frontage that would really highlight Allen. It would be nice to be able to differentiate Allen from other cities along 121 (or US75 too); make people take notice that they have entered another city…"

- AllenIdeas Participant

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Key Land Use & Design Issues

- The city has experienced significant growth and development in the commercial retail sector. Office and employment uses are underrepresented. How does the city encourage development of the remaining vacant land to provide high quality employment opportunities and at the same time prevent less desirable, and possibly lower quality, commercial development that may negatively impact the local market and long-term values?

- Today's workforce, especially the professional and creative classes, is choosing its employment location based upon the housing choices and quality of life available. Building a community that is attractive to that workforce will help Allen remain competitive.

- Residents, and potential businesses, are attracted to intangible qualities such as distinctive character, unique developments and uses, and a sense of place and identity. Such qualities make the community more appealing and valuable over time. The remaining developments represent an opportunity to establish Allen as an attractive and unique community.

- As the larger vacant properties develop, the city will experience greater interest in infill development and redevelopment. Increased flexibility and creativity in the development and design process is important to help ensure high quality results.

- Over eighty percent of the community is developed. The existing community will age, placing an increasing demand on resources to assess and maintain infrastructure, values and quality of life. How does the city balance the need to initiate community integrity efforts with continuing efforts to facilitate quality development?

- Residential subdivisions in Allen are primarily suburban style detached houses, providing a limited range of housing types and prices. These subdivisions target a specific market segment. The limited variety of housing products, and corresponding lifestyles, limits choices for residents and opportunities for life-cycle housing.

- While the majority of Allen's housing stock has been developed, a few areas designated for residential growth remain. Recent changes in the economy and trends in the housing market allude to shifts in housing demand and preference. There are indications that market demand for big homes on large lots isolated from other uses will diminish, and demand for alternative lifestyles will increase. How does the city utilize remaining residential development to provide balanced housing and lifestyle choices?

- Higher density developments are often equated with lower quality and values. However, higher densities can help increase demand for business, provide alternative housing choices, reduce public service costs, and support public transit. How can careful planning and proper design result in limited high quality higher density residential developments?

- Traditional land use patterns separate neighborhoods, shopping and employment uses to avoid possible incompatibilities, creating an auto-dependent lifestyle. What can be done to land use patterns and site design practices to allow residential uses in closer proximity to neighborhood commercial development so residents can enjoy shorter trips?

Summary of Goals & Objectives

1. EMPLOYMENT and COMMERCIAL CENTERS. Promote the development of high quality employment and commercial uses.
A. Employment Centers: Promote the development of "class A" office, technology and similar high quality employment uses.
B. Commercial Centers: Support the development of high value commercial uses in appropriate locations.
C. Land Use Management: Utilize zoning and development regulations to ensure that future development will be in compliance with the Land Use Plan.
D. Economic Development: Partnering with the Allen Economic Development Corporation, leverage incentives to attract desirable office, technology and light industrial development.
2. NEIGHBORHOODS and HOUSING. Provide a diverse range of housing, in well-planned and distinctive residential neighborhoods, to meet the needs of present and future residents.
A. Suburban Neighborhoods: Ensure that new subdivisions and neighborhoods are developed with high value sustainable qualities that promote connectivity, walkability, and a sense of identity.
B. Compact Single-Family: Support well designed clustered and small-lot housing neighborhoods.
C. Multi-Family / Urban Density: Provide limited high density residential integrated within a mixed-use environment.
D. Mixed Product Neighborhoods: Support mixed product neighborhoods that allow for a variety of integrated housing sizes and prices.
E. Special Populations: Support housing for special populations, including assisted living and developments for senior citizens.

3. MIXED-USE CENTERS. Support the development of integrated mixed-use centers that provide distinctive destinations and live, work, shop lifestyles.
A. Mixed-Use Employment Centers: Support mixed-use developments that are focused on employment uses integrated with housing and other accessory uses.
B. Mixed-Use Commercial Centers: Support mixed-use developments that are focused on commercial and entertainment uses integrated with housing.
C. Mixed-Use Design: Establish appropriate minimum design criteria for mixed-use developments.
4. COMMUNITY CHARACTER and DESIGN. Facilitate the development and creation of high value unique places with a distinctive character and sense of identity.
A. Distinctive Growth Areas: Facilitate the development of each future growth area as a unique place with a distinctive character and sense of identity.
B. Historic Preservation: Support local historic preservation efforts that emphasize the preservation of historically significant structures and sites.
C. Architecture: Encourage a variety of architecture, floor plans, and building materials in housing and non-residential developments.
D. Quality Design and Construction. Facilitate high quality new construction that makes the community attractive to existing and new residents, enhances local property values and provides long-term value.
E. Green Building: Support green practices in design and construction that create healthy, resilient, and energy-efficient homes and buildings.
5. FLOODPLAINS and GREENBELTS. Preserve floodplain areas in their natural state, to provide for drainage, greenbelts and trail corridors.
A. Floodplain Preservation: Continue to require the preservation of floodplain areas (fully urbanized flow).
B. Floodplain Reclamation: The city should continue its policies of preserving floodplain areas by limiting the alteration of natural floodplains, controlling activities which may increase flood damage, and preventing the construction of dwellings and facilities within the flood hazard area.
C. Greenbelts: Provide public access to greenbelts adjacent to neighborhoods by requiring single-loaded streets adjacent to floodplains, trail easements, alternate means of access or a combination of these.

Land Use Goals

The following goals provide guidance for development and growth of the community. Each goal includes specific policies and strategies designed to achieve the goal. These strategies should be used in conjunction with the Land Use Plan and other elements of the Comprehensive Plan.

1. EMPLOYMENT and COMMERCIAL CENTERS. Promote the development of high quality employment and commercial uses.

A. ***Employment Centers:*** **Promote the development of "class A" office, technology and similar high quality employment uses.** Currently there is a limited amount of land developed as professional employment centers and most residents travel outside the community for work. Focusing future development on additional employment centers will balance the community's land use mix, add value, reduce transportation and provide more opportunities for residents.

B. ***Commercial Centers:*** **Support the development of high value commercial uses in appropriate locations.** Currently there is a large amount of local and regional retail development in Allen. Consideration should be given to providing a healthy balance and mix of retail development and avoiding overbuilding. Remaining commercial developments should be concentrated in nodes rather than allowing strip development. Commercial centers should be compatible and integrate with adjoining neighborhoods through connectivity and good design. Unique designs should be encouraged to reduce the typical "generic" appearance of shopping centers.

C. ***Land Use Management:*** **Utilize zoning and development regulations to ensure that future development will be in compliance with the Land Use Plan.** The Land Use Plan designates land for employment and commercial uses to meet future needs. Zoning, in conjunction with development regulations, should be used as the primary tool to manage future development and provide appropriate land uses.

D. ***Economic Development:*** **Partnering with the Allen Economic Development Corporation, leverage incentives to attract desirable office, technology and light industrial development.** Utilize economic development agreements to implement developments consistent with goals, objectives, and land use and design policies. Provide for the focused extension of public utilities and transportation facilities to encourage development in centers as identified on the Land Use Plan.

2. HOUSING and NEIGHBORHOODS. Provide a diverse range of housing, in well-planned and distinctive residential neighborhoods, to meet the needs of present and future residents. A majority of Allen's housing is in traditional suburban neighborhoods. As the community becomes more diverse and experiences shifting demographic and market trends, there will be an increasing demand for housing options that support all stages of life, income levels, and lifestyles. Remaining residential development should add diversity to the existing housing stock and create a variety of housing opportunities for families, singles, young professionals, seniors, persons with disabilities, and multi-generational families.

A. ***Suburban Neighborhoods:*** **Ensure that new subdivisions and neighborhoods are developed with high value sustainable qualities that promote connectivity, walkability, and a sense of identity.**

* Neighborhoods should be buffered from more intense and intrusive land uses. Housing should be located in close proximity to commercial areas where services and facilities are conveniently available. Residential uses should be buffered from unnecessary traffic congestion and cut-through traffic should be minimized by design. Higher density residential developments may provide a transition to lower densities and should be located with direct access to major arterials and commercial centers.

- Well planned neighborhoods integrate multiple components that create a high quality of life for residents including: walkable layouts, connectivity to trails, trees and landscaping, multi-modal streets, greenbelts and usable open spaces.

B. ***Compact Single-Family*: Support well designed clustered and small-lot housing neighborhoods.** There is increasing demand for average size quality houses on smaller lots. This development style may include smaller lots and some attached single-family products such as townhomes, and contributes to a more walkable environment. Clustering of housing and good open space design can result overall densities similar to traditional style neighborhoods.

C. ***Multi-Family / Urban Density:* Provide limited high density residential integrated within a mixed-use environment.** High density development can occur in a variety of forms, including integrated mixed-use, condominiums and lofts. Urban residential units support surrounding uses, and provide housing choices for young professionals and seniors. Integrated multi-family units should be supported in mixed-use developments in accordance with the policies established in this plan. It should be noted that high density residential uses should only be a small component of any mixed-use development, and any residential uses should be integrated with and supportive of the other uses.

Additional traditional "garden style" multi-family developments should not be supported, except where current zoning already permits that use. Existing undeveloped Multi-Family zoned property should be evaluated for alternative developments in accordance with the Land Use Plan.

D. ***Mixed Product Neighborhoods:* Support mixed product neighborhoods that allow for a variety of integrated housing sizes and prices.** Mixed neighborhoods provide a variety of housing densities, ranging from estate lots to patio homes, all built in one neighborhood. This approach mimics traditional residential neighborhoods developed before modern zoning segregated houses by lot sizes. Careful attention to design is important to ensure a unified character.

E. ***Special Populations:*** **Support housing for special populations, including assisted living and developments for senior citizens.** While senior living and assisted living developments are not specifically designated on the Land Use Plan, they are an important housing component for the community. Additional housing considerations should include:

- Senior living developments may be built as part of a larger residential development, mixed-use development or church campus and should be integrated with the surrounding neighborhood;
- Senior living developments should be located next to or near parks, open space areas and similar amenities, and provide convenient multi-modal connectivity to nearby shopping and amenities;
- Options and criteria for accessory dwelling units in existing neighborhoods should be evaluated ;
- Maintain the availability of affordable and first-time homeowner housing by preserving and maintaining existing housing and neighborhoods.

3. MIXED-USE CENTERS. Support the development of integrated mixed-use centers that provide distinctive destinations and live, work, shop lifestyles. The city should allow for mixed use developments. The Land Use Plan designates several locations appropriate for mixed-use development types. In each of these, the integrated development of various types of uses should be supported. Successful mixed-use developments have characteristics that make them feel like special places. These characteristics include a unique mix of uses, pedestrian oriented design and gathering spaces or focal points.

Not all areas are appropriate for mixed-use, and not all mixed-use developments are the same. While some may be commercial oriented (such as Watters Creek), others may be employment

Mixed-Use Development

The proximity of different land uses - housing, employment, shopping - to each other impacts how people can access these destinations. Uses can be mixed in a horizontal pattern, where they are located close to each other but in separate structures, or integrated vertically in the same building. This arrangement of uses helps reduce dependence on the automobile by providing alternative transportation options. The integration of uses creates a more compact development pattern, which improves efficiency and reduces public service demands. In addition, a mixed-use development provides alternative lifestyles, housing choices and maximizes convenience.

centered. Each development should be designed to minimize impacts on all uses and ensure a high quality of life.

A. ***Mixed-Use Employment Centers:*** **Support mixed-use developments that are focused on employment uses integrated with housing and other accessory uses.** Integrating housing with office and employment uses provides convenient lifestyle opportunities for workers. The city should facilitate the development of high quality centers.

B. ***Mixed-Use Commercial Centers:*** **Support mixed-use developments that are focused on commercial and entertainment uses integrated with housing.** Integrating residential uses with commercial and entertainment centers provides alternative live, work, shop lifestyle opportunities. The city should support the development of high quality centers.

C. ***Mixed-Use Design:*** **Establish appropriate minimum design criteria for mixed-use developments.** While most mixed-use developments are unique and customized around specific uses, there are minimum design elements that are needed to make them function as a mixed-use center. Design considerations include: integration of uses, building design and placement, parking, connectivity, public spaces. The city should establish base criteria for mixed-use projects for successful development.

4. **COMMUNITY CHARACTER and DESIGN. Facilitate the development and creation of high value unique places with a distinctive character and sense of identity.** Popular developments, whether commercial or residential, typically have a unique quality that makes them distinctive, or different from the surrounding community. Such places create identity, unique experiences and greater economic value. A community of distinctive places offers a diversity of experiences that meets the needs of more residents. Through the development process, the city should emphasize opportunities for creating distinctive places.

A. ***Distinctive Growth Areas:*** **Facilitate the development of each future growth area as a unique place with a distinctive character and sense of identity.** The Growth Strategy section of this plan identifies key growth areas (such as the Hwy 121 corridor) for future development in the community, along with recommendations for design and character. Development in these areas should implement the land use typologies identified for each area. Development projects should further the unique character and design policies for each area.

B. ***Historic Preservation:*** **Support local historic preservation efforts that emphasize the preservation of historically significant structures and sites.** Continue to work with the Allen Heritage Guild to identify preservation priorities and programs to increase public awareness of Allen's history and heritage. Continue to support rehabilitation of identified

historic structures in the Historic Village. Continue to enforce flexible design requirements in zoning design districts of the Central Business District.

The Heritage Village in the Central Business District has preserved several historical buildings.

C. ***Architecture***: **Encourage a variety of architecture, floor plans, and building materials in housing and non-residential developments.** The external appearance of building contributes to the overall character of the community. The city should continue to evaluate building design and appearance through the development process to ensure high quality design and construction for all housing types.

D. ***Quality Design and Construction*. Facilitate high quality new construction that makes the community attractive to existing and new residents, enhances local property values and provides long-term value.** The city should continue to maintain and administer strong zoning and building regulations, and property maintenance code enforcement.

E. ***Green Building:*** **Support green practices in design and construction that create healthy, resilient, and energy-efficient homes and buildings.** Green practices for the built environment in both public and private structures can reduce energy usage, minimize environmental impacts and improve quality for occupants. The city should encourage voluntary implementation of green practices such as USGBC LEED or Energy Star programs, and consider flexibility in the development process to accommodate such projects.

Watters Creek at Montgomery Farm has received LEED certification from the U.S. Green Building Council.

5. FLOODPLAINS and GREENBELTS. Preserve floodplain areas in their natural state, to provide for drainage, greenbelts and trail corridors. Allen is recognized for the consistent preservation of floodplains that has been implemented over time. Not only do these areas preserve natural features and provide recreational amenities, they are the foundation for drainage and flood control in the community.

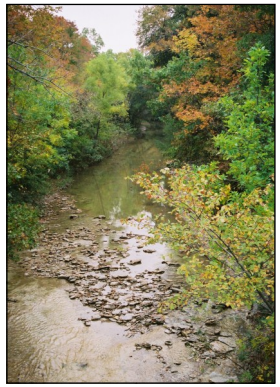
A. ***Floodplain Preservation:*** **Continue to require the preservation of floodplain areas (fully urbanized flow).** Where it is unreasonable or undesirable for the city to accept dedication of floodplains, alternative methods should be used to ensure the preservation and maintenance of floodplains and greenbelts. Alternative methods may include facility agreements and maintenance agreements with HOA's or other private entities. It is essential that the city consider the long-term maintenance needs and costs associated with these areas. Where HOA's will become responsible for maintenance, the city should ensure that the development will provide reasonable resources for the corresponding maintenance responsibilities.

B. ***Floodplain Reclamation:*** **The city should continue its policies of preserving floodplain areas by limiting the alteration of natural floodplains, controlling activities which may increase flood damage, and preventing the construction of dwellings and facilities within the flood hazard area.** While preservation of the natural floodplain is the preferred method for controlling drainage, on occasion limited reclamation of the floodplain may be needed to accommodate development.

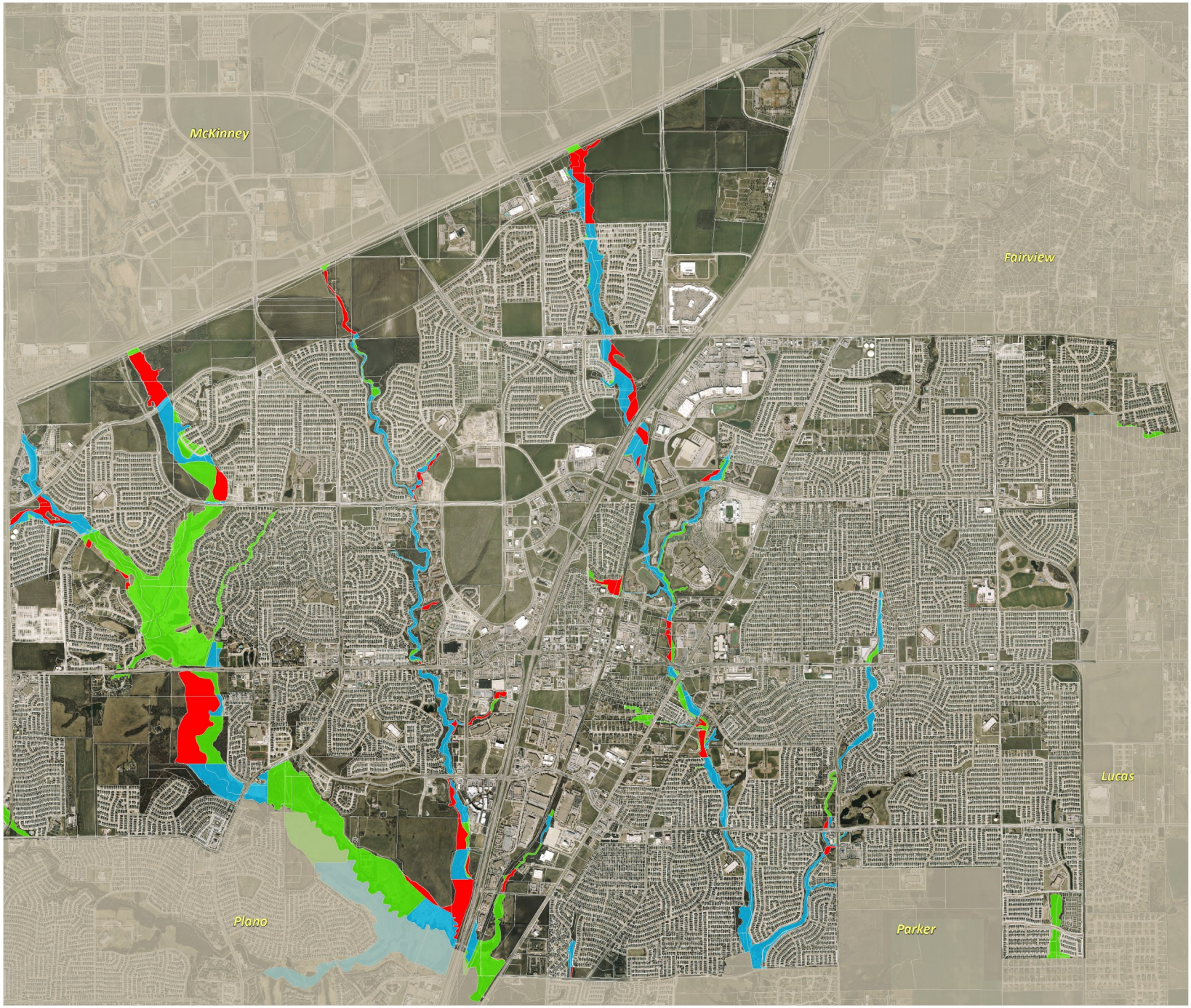
C. ***Greenbelts:*** **Provide public access to greenbelts adjacent to neighborhoods by requiring single-loaded streets adjacent to floodplains, trail easements, alternate means of access or a combination of these.** Greenbelts should be visible and accessible to the public. Developments should provide unique streetscape treatments, amenities, and connectivity that enhance the value and usability of greenbelts.

Table 4.1

Floodplain Preservation Status	Acres
City owned & preserved	542
Privately owned & preserved	549
Not preserved	196
Total	*1287*



Map 4.1



CITY OF ALLEN

Flood Plain Preservation

Map Legend

- City Limits
- Flood Plain Preserved by the City
- Flood Plain Privately Preserved
- Unpreserved Flood Plain

Flood Plain Acres in Allen	
Preserved by the City	542
Preserved by Private Property	549
Unpreserved	196
Total	1287

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1 in = 994 feet

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DATA SOURCES:
City of Allen, NCTCOG, Collin CAD, Collin County, FEMA, USGS, NMAS, ASD and/or US Census Bureau.

***AERIAL PHOTOGRAPH:**
Capture Period- January-March 2011&2012, Scale 1:9,000, Ground Resolution = 0.5 US Survey foot, Altitude Capture- 9K feet above mean terrain.

***ELEVATION CONTOURS:**
Capture Period- January 2009, 2-foot elevation contours meet NMAS for 2-foot interval contours, Altitude of capture = 8K above mean terrain, DEM point spacing at 5 meters, DEM Point Accuracy at 15-18 vertical , DEM Format ASCII.

*If applicable.

NOTE: For detail, current and/or hardcopy data/maps, please log onto: www.cityofallen.org → Online Services → Interactive Maps

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Document Name: PBlaydes_COAParcels100yrFloodPlain_POPULATED
Date Map Saved: 9/16/2014 3:34:40 PM
Map Created by: pblaydes
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The Land Use Framework

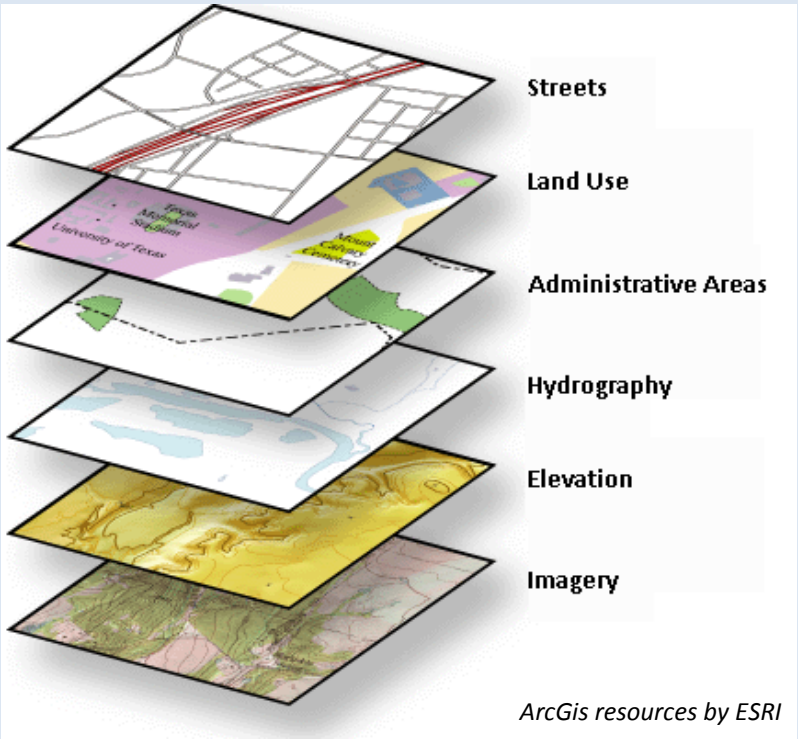
The modern Land Based Classification Standards model recognizes the multiple dimensions of land use including activities, functions, building types, site development character, and ownership constraints. The City of Allen uses a land use classification system that combines land use categories with community design principles to guide development. Land use categories determine compatibility and location of specific land uses. Community design principles determine the intensity, appearance and functionality of development. Together they facilitate a healthy, safe and livable community. The Land Use Plan and design principles work in conjunction with the Comprehensive Plan's goals and strategies to create a framework to guide future development of the community.

Land Use Classification

Allen's Land Use Plan is a visual representation of the city's vision for its future and identifies the preferred land use activities for specific locations in the community. Each land use category represents a desirable combination of specific land uses and design principles that help guide development and create specific types of places that fit the future vision of the community. These are implemented through zoning regulations, which regulate specific permitted uses as well as design standards. The Land Use Plan guides zoning decisions and the

Land Use Suitability

Good land use planning is a complex puzzle that must take into account both physical and socio-political conditions. In addition to representing the desires of local citizens, land use planning must account for the existing physical and environmental constraints. A land use suitability analysis helps determine natural and man-made elements that impact the compatibility of various land uses. Combining suitability analysis with public input and sound planning and design practices is important to effective land use planning.



Contemporary Planning, Development & Design Concepts

The tools and practices used to plan and develop communities continue to evolve over time in reaction to market trends, changing demographics, cultural shifts and experiences. Newer concepts emphasize the multiple dimensions of land use, development and community systems.

Traditional Planning. Historically planning has been focused primarily on land use compatibility through separation of uses. Both land use plans and zoning regulations have created communities with isolated use districts and little focus on the resulting built environment. Transportation planning has traditionally been focused on the efficient movement of vehicles by measuring and modeling levels of service and capacity. While calculating design speeds and trip lengths may maximize the efficient movement of vehicles, it does not take into account the influence of road design on adjacent land uses, the built environment and the resulting human experience.

Traditional Neighborhood Development. TND is a development style that includes a variety of housing types, a mix of uses, an active center, and a walkable design within a compact neighborhood scale area. In contrast to traditional suburban subdivisions, TNDs include a mix of uses, a network of well-connected streets and blocks, a variety of public spaces, and amenities such as stores, schools and places of worship within walking distance of residences. (Sustainable Cities Institute)

Placemaking. Placemaking addresses the way elements of the built environment are designed and constructed to create desirable and meaningful places for people. Successful placemaking creates public spaces that are efficient, valuable and improve quality of life.

Complete Streets. Traditional streets are designed primarily for cars, and tend to limit transportation choices such as walking, bicycling, and public transportation, by making them less convenient, unattractive and unsafe. Complete Streets are designed for all users, including pedestrians, bicyclists and drivers. This means designing and operating every transportation project to make the street network better and safer for drivers, transit users, pedestrians, and bicyclists. (Smart Growth America)

official zoning district map. The Land Use Plan illustrates the appropriate locations for these land uses based on community input, suitability analysis, and planning principles.

Community Design Principles

Good design principles include elements of appearance, functionality, and intensity of development. Each land use category has associated design principles. Intensity of development is determined by the permissible density (residential development) and floor area ratio (non-residential development). The design principles are implemented through zoning and development regulations contained in the city's land development code. Together these guidelines and regulations help create desirable places.

Using the Land Use Plan

The Land Use Plan is intended as a guiding concept for the city. For good development to occur, some flexibility must be built into it. There is a relationship between categories on the land use plan and the zoning districts in the land development code. The relationship is not exact and allows for considerable choices, depending upon the specific type of development and its location. The Comprehensive Plan contains many policies and strategies for development. Existing or proposed zoning that is not in accordance with the Land Use Plan does not automatically

necessitate an immediate amendment to the Land Use Plan. If a zoning district does not exactly match the color on the Land Use Plan, this does not necessarily mean that the proposed development does not match the intent of or is incompatible with the overall Comprehensive Plan. The Land Use Plan should be used as a guide for zoning and development decisions, but should not be used as the only criteria. However, significant changes in zoning or the development pattern in specific areas should be accompanied by an update and amendment to the Land Use Plan. It is recommended that the Land Use Plan be reviewed on a regular basis and updated as needed to keep current with actual development.

The Land Use Classification System

The table below illustrates an example of how broader land uses are grouped into Land Use Categories and then implemented through zoning districts which permit specific land use activities (permitted uses).

Land Use	Land Use Category	Zoning Districts	Land Use Activities
Employment	Office	O (office)	Office Bank Museum
		GO (garden office)	Office Medical Clinic Day Care
	Light Industrial / Technology	LI (light industrial)	Distribution Center Laboratories Office / Warehouse
		HI (heavy industrial)	Manufacturing Food Processing Electrical Generating

Figure 4. 2

Land Use Categories

The following pages define and describe the land use categories shown on the Land Use Plan. They include the general land use characteristics, mix of land use activities and design principles appropriate for each category. Together this information guides the development of places in the community that serve various functions and needs.

Suburban Residential (Low Density)

Land Use Characteristics	The Suburban Residential land use provides for development of residential neighborhoods with a traditional mix of single-family detached homes. Neighborhoods may include parks, greenbelts, community centers, swimming pools and similar amenities. Neighborhoods tend to be more isolated from surrounding uses, are typically buffered from adjacent uses with masonry walls and similar screening elements, and may require residents to rely on their automobile to visit nearby shopping and employment destinations.
Design Principles	Suburban Residential development typically provides deep setbacks from streets and adjacent properties. The wider lot widths allow driveway entry off of the street or alley. Garages facing the street should be set back from the front façade and include architectural enhancements. Suburban neighborhoods are encouraged to connect to existing residential and commercial developments through the integration of hike and bike trails.
Density Range	1 - 5 dwelling units per acre.
Mix of Uses	Primary: Single-family detached homes. Secondary: Parks, trails, open space and neighborhood amenity centers.
Zoning Districts	R-1, R-1.5, R-2, R-3, R-4, R-5 and R-6 (Single-family Residential)

Compact Residential (Medium Density)

Purpose	The Compact Residential land use provides for residential neighborhoods with single-family product types including detached houses on smaller lots, duplexes and townhomes. This type of residential neighborhood often serves as a transition from more intense land uses, such as commercial or office land uses, to single family residential neighborhoods. The Compact Residential land use concentrates development and preserves land for open space, hike and bike trails and civic spaces. Typical residents include young professionals, "empty nesters" and single adults, have fewer children and prefer the reduced yard maintenance.
Design Characteristics	Compact Residential development typically includes smaller building setbacks from the streets and adjacent properties. On narrower lots, garages are best located in the rear. Garages facing the street should be set back from the front façade and include architectural enhancements. Street trees may be included and compensate for smaller front yards with limited landscaping. The subdivision design for Compact Residential should include large neighborhood greens and multiple open spaces to break up the built environment and allow for passive recreation. The architecture typically includes front porches or stoops to provide outdoor living space on the front of the home and create a more social streetscape. Homes may include patio insets on one side of the structure to offer additional outside living area and increase the amount of natural sunlight within the home. Significant pedestrian pathways should be located throughout the neighborhood and connect to nearby trails and adjacent developments.
Density Range	6 - 11 dwelling units per acre.
Mix of Uses	Primary: Single-family detached homes, duplexes, and townhomes. Secondary: Parks, trails, multiple open spaces and neighborhood amenity centers.
Zoning Districts	R-7 (Single-family Residential), 2-F (Duplex) and TH (Townhome).

Multi-Family Residential (High Density)

Land Use Characteristics	This land use category is intended for development of apartment and condominium residences. This type of residential development often serves as a transition from more intense land uses, such as commercial or office land uses, to single-family residential neighborhoods.
Design Principles	Multi-family buildings are typically three to four stories in height. Developments have two or more vehicular access points and may be fenced and gated. Surface parking is predominant, although a minimum percentage of garage parking and covered parking should be included. Amenities for residents should include club houses, swimming pools, recreational areas and open spaces. Pedestrian connectivity to sidewalks and trails should be included to provide easy access to nearby commercial and employment activities.
Density Range	12 - 24 dwelling units per acre.
Mix of Uses	Primary: Multi-family dwelling units and condominiums. Secondary: Parks, trails, open space and amenity centers.
Zoning Districts	MF 12, MF 18, MF 24 (Multi-family)

Mixed Residential Neighborhood

Land Use Characteristics	The Mixed Residential Neighborhood land use provides for a mix of housing product types. The diversity in lot size and product type provides housing options for a mix of demographics, including young professionals, starter families, and empty nesters. Mixed Residential Neighborhood may accommodate a Traditional Neighborhood Development (TND) pattern where homes, pedestrian pathways, and neighborhood greens are easily accessible to one another and in close proximity to shopping, entertainment, employment and educational facilities in the area. This land use is intended to create neighborhoods with a unique sense of place.
Design Principles	Mixed residential neighborhoods may include a variety of setbacks to accommodate diverse housing types. On narrower lots, garages are best located in the rear. Garages facing the street should be set back from the front façade and include architectural enhancements. Street trees may be included to enhance streetscapes and compensate for smaller front yards with limited landscaping. The subdivision design should include large neighborhood greens and multiple open spaces to break up the built environment and allow for passive recreation. The architecture typically includes front porches or stoops to provide outdoor living space on the front of the home and creates a more social streetscape. Significant pedestrian pathways should be located throughout the neighborhood and connect to near by trails and adjacent developments.
Density Range	4 - 7 dwelling units per acre.
Mix of Uses	Primary: Single-family detached homes, duplexes, townhomes and multi-family. Secondary: Parks, trails, multiple open spaces and neighborhood amenity centers.
Zoning Districts	PD (Planned Development) with R-5, R-6, R-7 (Single Family Residential), or TH (Townhome)

Mixed-Use - Commercial Center

Land Use Characteristics	The Mixed-Use - Commercial Center land use provides for a broad mix of commercial, entertainment and residential uses. The uses are physically and functionally integrated through building design, site layout and pedestrian connectivity. Although this land use provides for residential uses, commercial and entertainment uses are the primary draw to the mixed use center. This land use reduces the distance between home, work, and entertainment/retail destinations. This land use also serves as a logical location for transit stops. Mixed-use centers should be located adjacent to major roadways.
Design Principles	The Mixed-Use - Commercial Center offers a more urban environment. Buildings are located closer to the street with commercial uses located on the ground floor of multistory buildings and along the street frontages. There can be a mixture of uses within one building, as well as stand alone buildings providing a variety of uses. A well designed mixed-use development includes shared parking garages and provides a safe environment for pedestrians and bicyclists. Public amenities such as public greens or greenbelts serve the residents living within the development and patrons visiting the commercial uses on the site. Providing easily accessible entry points into the center is important. The street network within the development should avoid directing vehicular traffic internal to the site where patrons will be walking. The wider sidewalk sections with public amenities such as seating, signage, and street trees provide a comfortable walking environment for residents and patrons visiting the site.
Density Range	24+ dwelling units per acre.
Mix of Uses	Primary: Retail, entertainment, office and residential uses. Secondary: Trails, transit stops, open space and public gathering spaces such as plazas or greens.
Zoning Districts	PD (Planned Development) with CC (Corridor Commercial) or SC (Shopping Center)

Mixed-Use - Employment Center

Land Use Characteristics	The Mixed-Use - Employment Center land use provides for a mix of office, employment and residential uses, with some retail, restaurant and service uses that support the office development and the employees working in this location. Although this land use provides for residential uses, office and employment uses are the primary draw to the mixed use center. This land use reduces the distance between home, work, and service retail destinations and caters to the needs of these employees during their work week.
Design Principles	The Mixed-Use - Commercial Center offers a more urban environment based around larger office buildings or campus developments. Buildings are located closer to the street with retail service uses located on the ground floor of multistory buildings and along the street frontages. There can be a mixture of uses within one building, as well as stand alone buildings providing a variety of uses. A well designed mixed-use development includes shared parking garages and provides a safe environment for pedestrians and bicyclists. Public amenities such as public greens or greenbelts serve the residents living within the development as well as workers. The street network within the development should avoid directing heavy vehicular traffic internal to the site where patrons will be walking. The wider sidewalk sections with public amenities such as seating, signage, and street trees provide a comfortable walking environment for residents and workers using the site.
Density Range	24+ dwelling units per acre.
Mix of Uses	Primary: Office, employment, and residential uses. Secondary: Trails, transit stops, and public spaces.
Zoning Districts	PD (Planned Development) with O (Office) or LI (Light Industrial)

Central Business District

Land Use Characteristics	The Central Business District (CBD) category recognizes the unique setting of the community's historic downtown. This area includes an existing development pattern that has evolved over a long period of time. Similar to the Mixed-Use land use categories, the CBD contains a variety of retail, office, public institutions, and residential uses. This category promotes the redevelopment of the CBD into an urban mixed-use area that preserves the historic character of the community.
Design Principles	The buildings within the Central Business District should be located close to the street. Street trees, street lights, signage, and public seating are located along the street. Because this land use is more historic, the architecture of the buildings should have a traditional downtown feel. Residential uses can be located above the first floor commercial or office uses. The architecture and design of the buildings within the CBD should be reviewed through a unique review process to ensure that there is consistency in design themes throughout the district. Uses such as restaurants or cafés are encouraged to include outdoor space, which can include rooftop patio areas. Civic space, such as a plaza or park provides community event space for concerts or seasonal activities. The CBD allows for parallel or angled parking and is intended to provide pedestrian oriented design. Shared parking is encouraged. Pedestrian and vehicular ways should provide easy access to the CBD.
Density Range	10+ dwelling units per acre.
Mix of Uses	Primary: Commercial, entertainment, employment, public institutional, and high density residential uses. Secondary: Parks, civic plaza's, and trails.
Zoning Districts	Central Business District (CBD)

Commercial / Retail

Land Use Characteristics	This land use category is intended for development of commercial, retail and service uses. Neighborhood oriented convenience shopping centers and services may be located adjacent to neighborhoods, while higher intensity retail and regional shopping centers should be located on major roadways with higher levels of access.
Design Principles	Shopping centers should be buffered from residential areas utilizing transitional uses or carefully designed buffers and screening walls. Good design, compatibility and the interrelationship to adjacent uses is important. High quality masonry construction with building articulation, stone accents, and unique designs features should be used. Enhanced landscaping and parking lot trees are required to alleviate the "ocean of parking" feel. Incorporation of the thoroughfare plan and multi-modal transportation aspects into the access of the site is essential.
Floor Area Ratio	1:1 to 1:1.67
Mix of Uses	Primary: Retail, Restaurant, Grocer Secondary: Office, Bank
Zoning Districts	CC (Corridor Commercial), SC (Shopping Center), LR (Local Retail), LC (Light Commercial)

Office

Land Use Characteristics	This land use provides for concentrations of medium to high rise offices or low-rise garden type offices in a high quality environment. These areas may serve a transitional function of buffering more intense commercial areas from adjacent residential areas.
Design Principles	Office developments should be separated and buffered from residential areas utilizing transitional uses or carefully designed buffers and screening walls. Good design, compatibility and the interrelationship to adjacent uses is important. High quality masonry construction with building articulation, stone accents, and unique design features is desirable. Parking structures are desirable for mid-rise office developments and landscaping and parking lot trees should be used to mitigate large parking areas. Large developments should incorporate open space or public spaces into the design.
Floor Area Ratio	.05:1 to 1:1
Mix of Uses	Primary: Office. Secondary: Retail, Day care, Medical Clinic
Zoning Districts	O (Office), GO (Garden Office)

Light Industrial / Technology

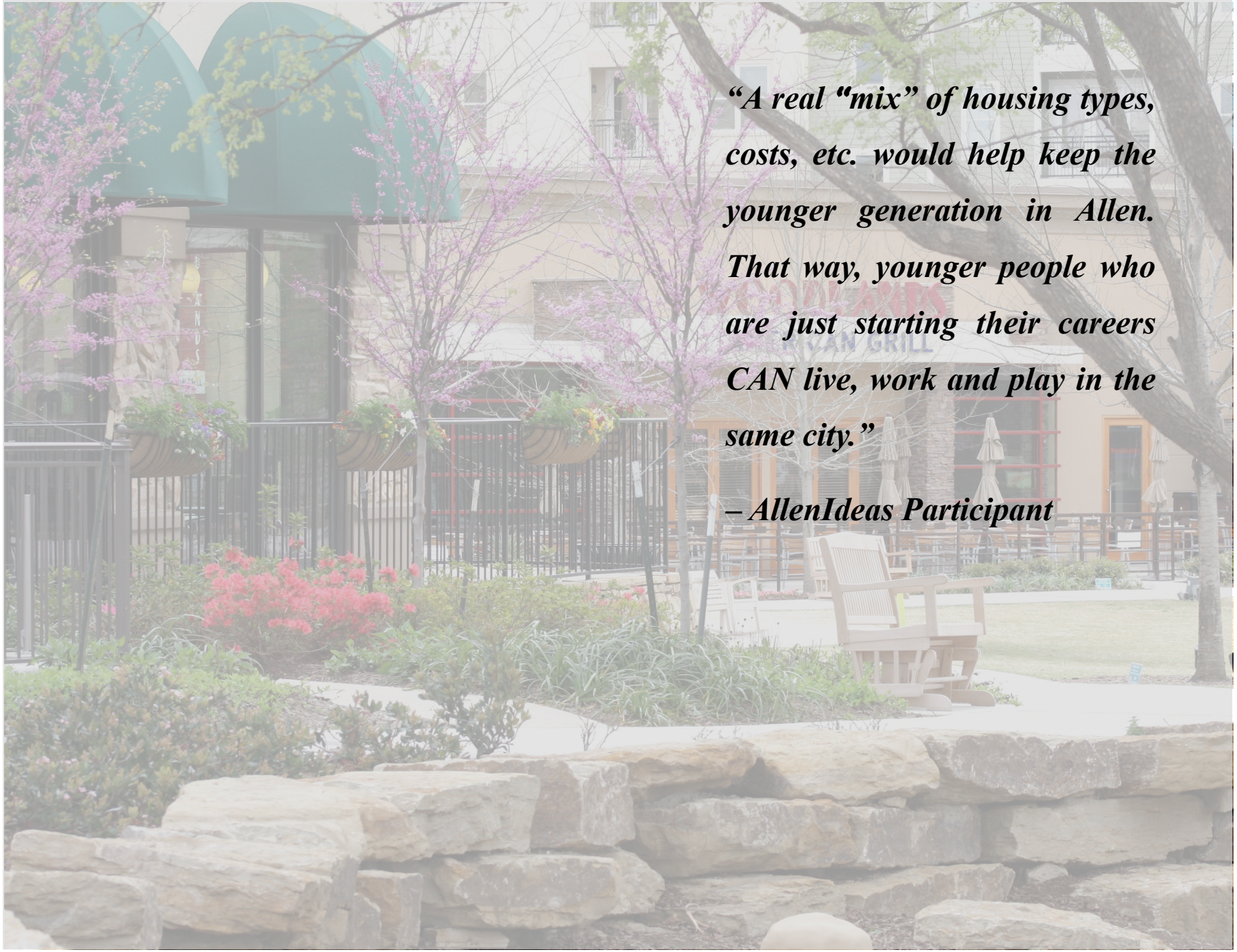
Land Use Characteristics	This land use category is intended to establish major employment centers, provide locations for business parks and accommodate light industrial, distribution, assembly, technology and research and development uses. These uses may attract significant day time employment and traffic.
Design Principles	Light industrial developments should be separated and buffered from residential areas utilizing transitional uses or carefully designed buffers and screening walls. Good design, compatibility and the interrelationship to adjacent uses is important. High quality masonry construction with building articulation, stone accents, and unique designs features is desirable. Enhanced landscaping and parking lot tree requirements help alleviate large parking areas. Loading bays should be screened, and outside storage should be prohibited or heavily screened.
Floor Area Ratio	1:1 to 1:2
Mix of Uses	Primary: Light Manufacturing, technology, research and development Secondary: Office, Office/Showroom
Zoning Districts	LI (Light Industrial), HI (Heavy Industrial), Industrial Technology (IT)

Public / Institutional

Land Use Characteristics	This land use category includes public and private schools, institutional uses such as government buildings, hospitals and religious facilities.
Design Principles	Public and institutional uses should be designed to fit into surrounding developments. Schools that serve neighborhoods should have multi-modal access, while accommodating traffic demands. Public buildings should be easily accessible and incorporate high quality design.
Density Range	N/A
Mix of Uses	Primary: Schools, government facilities, hospital, religious facility. Secondary: Parks, trails, open space and amenity centers.
Zoning Districts	CF (Community Facilities)

Parks and Open Space

Land Use Characteristics	This land use category includes both public and private parks and open spaces. Parks are located in accordance with the Parks Master Plan to maximize accessibility for residents. Floodplains are preserved to create greenbelts and manage drainage. Many HOA's also own and maintain a variety of open spaces and amenities.
Design Principles	N/A
Density Range	N/A
Mix of Uses	N/A
Zoning Districts	CF (Community Facilities), AO (Agricultural Open Space)



"A real "mix" of housing types, costs, etc. would help keep the younger generation in Allen. That way, younger people who are just starting their careers CAN live, work and play in the same city."

– AllenIdeas Participant

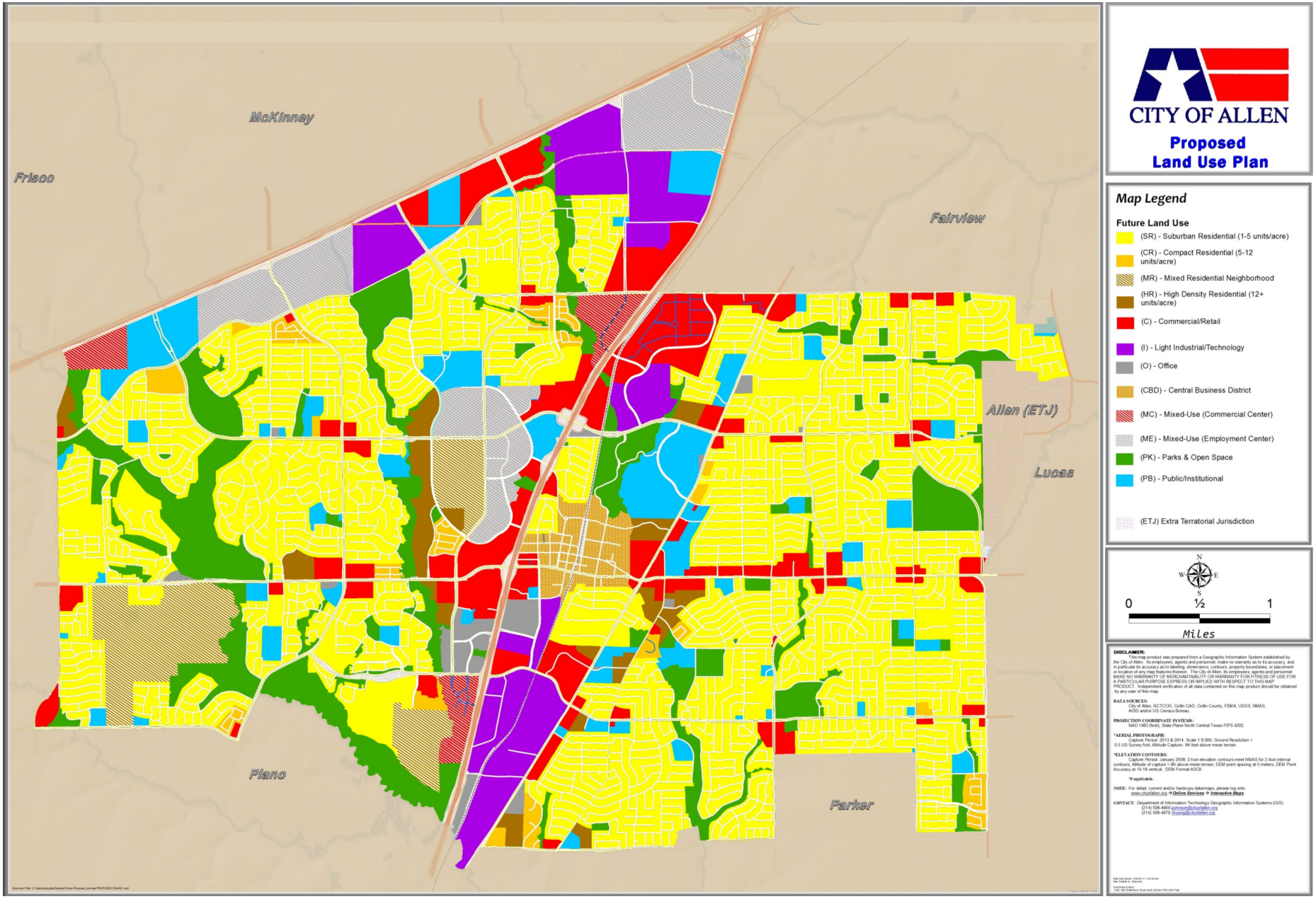
Table 4.2 Land Use Categories - Relationship to Zoning Districts

Land Use Category	Zoning Districts	Residential Density (units / acre)
Suburban Residential (Low density)	R-1, R1.5, R-2, R-3, R-4, R-5, R-6	1 - 5
Compact Residential (Medium density)	R-7, DPX, TH	6 - 11
Multi-family Residential (High density)	MF 12, MF 18, MF 24	12 - 24
Mixed Residential Neighborhood	PD	4 - 7
Mixed-Use Commercial Center	PD	24+
Mixed-Use Employment Center	PD	24+
Central Business District	CBD	10+
Commercial / Retail	LR, SC, CC, LC	N/A
Office	O, GO	N/A
Light Industrial / Technology	LI, IT, HI	N/A
Public / Institutional	CF	N/A
Parks and Open Space	CF, AO	N/A

The table shows the general correlation between the land use categories and zoning districts. It should be noted that the Comprehensive Plan does not constitute zoning regulation or establish zoning district boundaries. The city's zoning ordinance is cumulative, which allows less intense development in zoning districts which should permit much more intense uses, such as single-family in townhome zoning districts.

The Land Use Plan

Map 4.2



Build-Out Analysis

The City of Allen is currently 80% developed. As the remaining land develops, the picture of what the community will look like when it is built-out becomes clearer. The Land Use Plan represents a vision of the community at build-out and is the basis for calculating percentages of lands within various categories of land use as well as the ultimate population. This analysis shows the build-out potential of the community. The projections are extrapolated from a high to low range estimate calculation of the number of residential dwelling units and associated population.

Land Use

At build-out, the largest land use category will be Suburban Residential, which will occupy more than 50% of developed properties. The largest categories still to be developed include Mixed-Use and Mixed Residential Neighborhoods. Parks and Open Space accounts for 1,835 acres, reflecting the community's commitment to quality parks and floodplain preservation. As a percentage, Office and Commercial development consume less land. This reflects the city's policies to concentrate commercial activities and guard against overbuilding of these uses.

Table 4.3 Land Use Categories at Build-Out

Land Use Category	Acres	% of City
Suburban Residential	8,035.9	50.5%
Compact Residential	309.9	1.9%
High Density Residential	337.5	2.1%
Mixed Residential	631.0	4.0%
Mixed-Use Commercial	214.1	1.3%
Mixed-Use Office	828.0	5.2%
Central Business District	223.0	1.4%
Office	175.6	1.1%
Light Industrial / Tech	938.3	5.9%
Commercial / Retail	1,345.2	8.4%
Public / Institutional	1,053.8	6.6%
Parks and Open Space	1,834.9	11.5%
Total	**15,927.2***	**100%**

** Does not include right-of-ways*

Residential Units

The build-out analysis estimates the addition of over 9,000 residential dwelling units in the future. Of these units, almost 3,000 units are already approved and many are actively under construction. The largest category of unbuilt units is in Mixed Residential Neighborhoods and Mixed-Use developments. Adding these future units to the existing residential units produces a total of 39,756 residential units.

More difficult to predict is how fast build-out will occur. This is dependent on the rate of absorption in the housing market and national and global economic factors. It is anticipated that single-family residential development will be steady over the next 6 to 8 years as existing and approved neighborhoods develop. Higher density mixed-use developments will bring larger, but intermittent, increases in housing over time.

Table 4.4 Residential Units at Build-Out

Land Use Category	Acres	Existing Dwelling Units	Platted Lots	Future Dwelling Units	Dwelling Units at Build-out
Suburban Residential	8,036	25,624	1,489	1,816	28,929
Compact Residential	310	880	0	538	1,418
High Density Residential	338	4,228	1,409	0	5,637
Mixed Residential	631	0	0	2,089	2,089
Mixed-Use Commercial	214	233	100	350	683
Mixed-Use Office	828	0	0	750	750
Central Business District	223	0	0	250	250
Total	**10,580**	**30,965**	**2,998**	**5,793**	**39,756**

Population

The future population can be projected by applying average household size and vacancy rates to the estimated number of dwelling units. People per household and vacancy rate information is available from the Census Bureau and allows the city to track trends. It is anticipated that the household size may change in the future, as household demographics continue to diversify. The other significant variable in projecting build-out is predicting how intense some residential development may be. Specifically, the amount of mixed-use development along Highway 121 and the ultimate development of the McDermott growth area will have a substantial impact on the total build-out population. Taking these factors into consideration, a build-out population ranging from 110,000 to 119,000 has been estimated. **Utilizing a preferred development scenario based on this planning document results in a build-out population projection of 115,627.**

Table 4.5 Population Growth Rates 1980 - 2014

Year	Avg. Annual Growth Rate
1980	8.5%
1990	
2000	8.7%
2010	7.0%
2014	1.5%

Table 4.6
Future Population Growth Rate Projections

Year	2%	3%	4%
Current Population	90,250	90,250	90,250
2015	92,055	92,958	93,860
2016	93,896	95,746	97,614
2017	95,774	98,619	101,519
2018	97,690	101,577	105,580
2019	99,643	104,624	109,803
2020	101,636	107,763	114,195
2021	103,669	110,996	115,000 by 2021
2022	105,742	114,326	
2023	107,857	115,000 by 2023	
2024	110,014		
2025	112,215		
2026	114,459		
2027	115,000 by 2027		