

WHAT DOES THE PLAN SAY ABOUT MULTI-FAMILY HOUSING?

The draft Land Use Plan encourages a mix of housing and ownership options in the city and recognizes that housing options are important to be able to respond to shifting preferences and remain regionally competitive. However, the Plan also recognizes the community desire to limit multi-family development. As such, the Plan recommends specific stronger guidance on multi-family style development, including a definitive statement that **no new standalone, single-use, multi-family residential development within the city should be approved**. The draft Plan also provides additional guidance on the form of multi-family to allow for the creation of activity centers and other mixed-use areas (see **Goal 2 and Goal 3**).

12 Percent Citywide Cap

- For the first time, policy direction in the draft Land Use Plan states the total number of multi-family units (condo-ownership or rental) should not exceed more than 12 percent of the total housing units in the city and extraterritorial jurisdiction (ETJ) at any one time, which only allows for minimal additions and maintains a much lower ratio of MF:SF housing when looking at other peer cities (see **Goal 3, Policy c**).

Limited to Specific Land Use Categories

- Multi-family is an appropriate housing option only in Regional and Neighborhood Activity Centers and redevelopment of existing multi-family sites (identified as Medium Density Mixed Use on the **Future Land Use Map**) (see **Land Use Categories descriptions**).

Site Specific Caps

- The maximum number of units in Regional Activity Centers and Neighborhood Activity Centers is based on three dwelling units per total developable acres and is limited to existing numbers if multi-family exists in Neighborhood Activity Centers (see **Areas of Change section, Regional Activity Centers and Redevelopment Areas**).
- In Medium Density Mixed Use areas, multi-family units are allowed where they currently exist and are limited to the existing number in these locations (see **Areas of Change section, Redevelopment Areas**).

Design Guidelines

- The draft Plan does not support the development of new stand-alone multi-family developments.** Multi-family (condo-ownership or rental) units should be in vertically mixed-use buildings; meaning residential units above other uses on the ground floor like office or retail. Opportunities for ownership are preferred (see **Goal 3, Policy c**). Buildings with multi-family units should be served by structured parking garages instead of surface parking lots (see **Goal 3, Policy c**).

Studies and Other Ways of Limiting Impacts

- The Plan encourages increased scrutiny of developments, including those with new multi-family units. Multi-modal transportation analysis and school impact studies should be completed when residential is proposed (see **Goal 2, Policy c**).
- It is important that buildings in mixed use centers, including those containing multi-family, be compatible with any nearby single-family residential. The Planning and Zoning Commission and City Council will consider compatibility with any nearby single-family residential through the zoning process. This includes building heights transitioning to lower heights closer to residential and similar heights if adjacent to single-family homes. (see **Goal 3, Policy a**).



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Read the complete Land Use Plan at www.SugarLandTX.gov/LandUsePlan.

