



Town of Fairview Comprehensive Plan’s Future Land Use Plan

Recommended Map Amendments

| <i>Future Land Use Plan - Map Amendments</i> | | | |
|--|---|-------------------------------|--|
| Amendment # | Current Land Use | Amended Land Use | Issues / Comments |
| 1 | Residential Estate Country | Residential Estate Transition | Change to Residential Estate Transition land use in order to allow for development consistent with adjacent properties. |
| 2 | Residential Estate | Institutional | Change to Institutional land use due to upcoming construction of the LDS Fairview Ward and Chase Oaks Church. |
| 3 | Residential Estate Country | Residential Estate | Change to Residential Estate land use in order to reflect the development character of Tranquility Farms. |
| 4 | Residential Estate Country/Residential Estate | Residential Estate Transition | Change to Residential Estate Transition land use in order to reflect the density transition from the central sector to the eastern sector. |
| 5 | Residential Estate Country | Residential Estate Transition | Change to Residential Estate Transition land use in order to better address physically constrained properties. |
| 6 | Residential Estate Country | Residential Estate Transition | Change to Residential Estate Transition land use in order to reflect the density transition from the central sector to the eastern sector. |
| 7 | Residential Estate | Institutional | Change to Institutional land use in order to reflect the existence of Immanuel Lutheran Church |
| Central Sector | | | |

| <i>Future Land Use Plan - Map Amendments</i> | | | |
|--|---------------------------------|---------------------------------|--|
| Amendment # | Current Land Use | Amended Land Use | Issues / Comments |
| 8 | Institutional | Parks / Recreation / Open Space | Change to Parks / Recreation / Open Space in order to reflect the town’s desired use for this property owned by the county |
| 9 | Residential Estate | Residential Estate Country | Change to Residential Estate Country land use in order to reflect the development character of Blue Grass Farms. |
| 12 | Parks / Recreation / Open Space | Army Corps of Engineers | Change to Army Corps of Engineers land use in order to reflect federally owned and managed open space. |
| Eastern Sector | | | |



| <i>Future Land Use Plan - Map Amendments</i> | | | |
|--|--------------------|---------------------------------|---|
| Amendment # | Current Land Use | Amended Land Use | Issues / Comments |
| 10 | Residential Estate | Parks / Recreation / Open Space | Change to Parks / Recreation / Open Space land use in order to reflect the current use of the property. |
| 11 | Residential Estate | Parks / Recreation / Open Space | Change to Parks / Recreation / Open Space land use in order to reflect the current use of the property. |
| 13 | Institutional | Parks / Recreation / Open Space | Change to Parks / Recreation / Open Space land use in order to reflect the current use of the property. |
| Heritage Ranch | | | |

Recommended Text Amendments

| <i>Future Land Use Plan - Text Amendments</i> | | |
|---|---|---|
| Amendment # | Land Use Category Action | Issues / Comments |
| 1 | Amend Residential Estate land use | Establish maximum net density of 1.0 Dwelling Unit/acre and establish a land use mix that requires ±10% of the gross area of the property to be utilized as public park land or open space. |
| 2 | Amend Residential Estate Country land use | Establish maximum gross density of 1.0 Dwelling Unit/2.0 acres (with a min. lot size of 1.0 acres) and establish a land use mix that requires ±10% of the gross area of the property to be utilized as public park land or open space. |
| 3 | Create Residential Estate Transition land use | Establish maximum gross density of 1.0 Dwelling Unit/1.5 acres (with a min. lot size of 1.0 acres) and establish a land use mix that requires ±10% of the gross area of the property to be utilized as public park land or open space. |
| 4 | Create Open Space Preservation land use | Establish maximum gross density of 1.0 Dwelling Unit/1.8 acres (with a min. lot size of 1.0 acres) and establish a land use mix that requires ±25% of the gross area of the property to be utilized as public park land or open space. This land use categorie shall serve as an optional land use that can be pursued by property owners whose properties meet the intent of the category. |
| 5 | Create Army Corps of Engineers land use | Establish a new land use to account for the federal ownership and management of this environmentally sensitive area. |
| All Sectors | | |

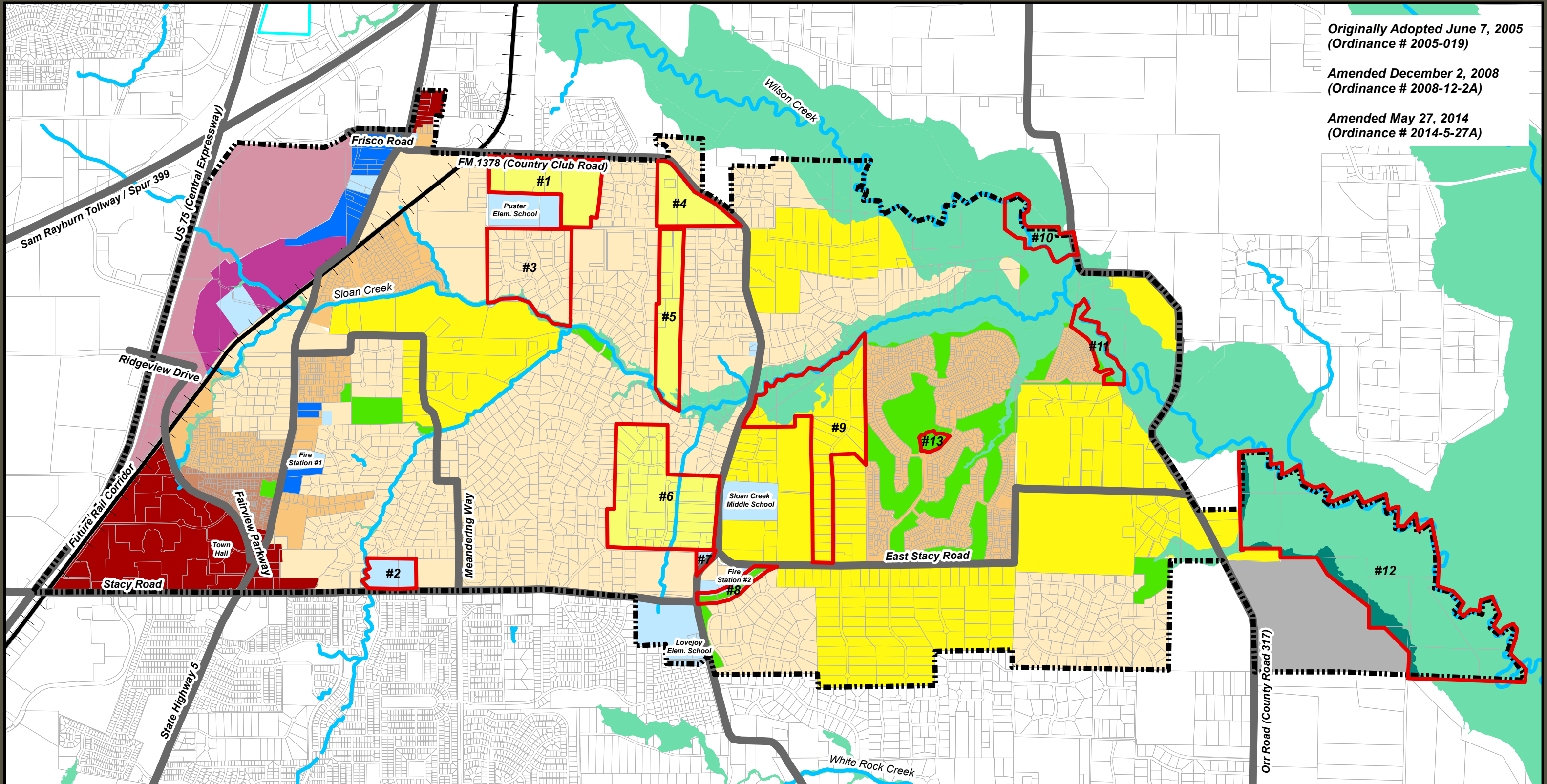


| <i>Future Land Use Plan - Miscellaneous Amendments</i> | |
|--|---|
| Amendment # | Issues / Comments |
| 1 | Amend Existing Development Patterns section to reflect sector planning techniques and categories. |
| 2 | Update the Existing Land Use Map and Summary Table. |
| 3 | Remove statements about the North Fairview PD from Future Development Pattern Section. |
| 4 | Amend Future Land Use Plan section to include language about updating the plan. |
| 5 | Update the Future Land Use Map and Summary Table. |
| 6 | Revise formatting for the land use category section. |
| 7 | Replace "new SH 5" with "Fairview Parkway" in the Multi-Use land use. |
| All Sectors | |

Originally Adopted June 7, 2005
(Ordinance # 2005-019)

Amended December 2, 2008
(Ordinance # 2008-12-2A)

Amended May 27, 2014
(Ordinance # 2014-5-27A)



The Future Land Use Plan serves as a guide for future development and represents policies and generalized land uses proposed for the Town of Fairview. The Future Land Use Plan shall not constitute zoning regulations or establish zoning district boundaries.



Legend

- Planning Area
- Existing and Future Thoroughfares
- Future Rail Corridor
- Streams
- Floodplain
- Parks / Rec / Open Space
- Army Corps of Engineers
- Utilities
- Institutional
- Res. Estate Country
- Open Space Preservation
- Res. Estate Transition
- Residential Estate
- Residential Suburban
- Residential Mix
- Residential Townhouse
- Residential Multi-Family
- Retail Village
- Multi Use
- Mixed Use
- Commercial Mix
- Professional Office

Future Land Use Plan



May, 2014

Comprehensive Plan

Introduction – Future Land Use Plan

Land uses represent the fabric of our communities. Whether viewed from the air or passing through at street level they appear as noticeable patterns of the built environment within the natural environment. These land use patterns can either become distinct divisions in the land patterns or blend from one land use type into another.

Land uses can be grouped in residential types as seen in a row of single family housing along a neighborhood street, a multi-family community near a commercial district, or a pedestrian-friendly mixed use village with a dominant residential character. Commercial land uses be can a retail corridor, a central business district, or a planned commercial village. Land uses can also be identifiable as serving the public, whether it is as an institutional facility, a utility, or park and open space.

Community values are reflected through land uses. This can be seen in both the existing land uses and what is desired through a community’s future land use plan. Citizens, elected and appointed community officials, and investors make decisions impacting land use on a daily basis. Likewise, land uses can impact all of us on a daily basis.

The development patterns of a community tend to be the result of land use decisions made by people. These land use decisions can have far reaching effects. Land use decisions can impact a community’s levels of service ranging from water and wastewater distribution to the site selection for park facilities. Decisions affecting land use can have long-term positive or negative impacts to the fiscal health of a community, which can be felt in the pocketbook.



The Impact of Land Use

The land use element serves as a guide for decision making, as a foundation for zoning and subdivision regulations, as a measure for annexation, and basis for the town’s Capital Improvements Program (CIP). The land use element serves as a starting point for making land use decisions in the Town of Fairview. Along with the rest of the comprehensive plan, the town council, planning and zoning commission, town staff, citizens, and investors will focus attention on this section of the plan when making decisions concerning land use. The land use element will be a primary consideration in the development of other town plans, including water and wastewater, parks and recreation, and thoroughfares.

The land use element includes both the existing town limits and the town’s extraterritorial jurisdiction, also known as the ETJ. The land use element contains text, visual images, maps, and tables. The text portion of the land use element focuses on existing development patterns, future development patterns, future land use plan, and categories of future land uses. The text related to the categories of future land uses provides visual images in association with the text descriptions. Maps include the Existing Land Use map and the Future Land Use Plan map. Toward the end of the land use element section, two tables are provided as a comparison of Fairview’s existing land use make up to the town’s future land use plan.

The land use patterns described in this element are in keeping with the community’s goals and objectives. Still, some goals can conflict with other goals and decisions will have to be made by elected and appointed town leaders based on the current issues confronting the community and the merits to be realized. The land use element is important in defining the development pattern of the community, but the understanding of this vital element to the entire comprehensive plan should be considered in decision making.





Existing Development Patterns

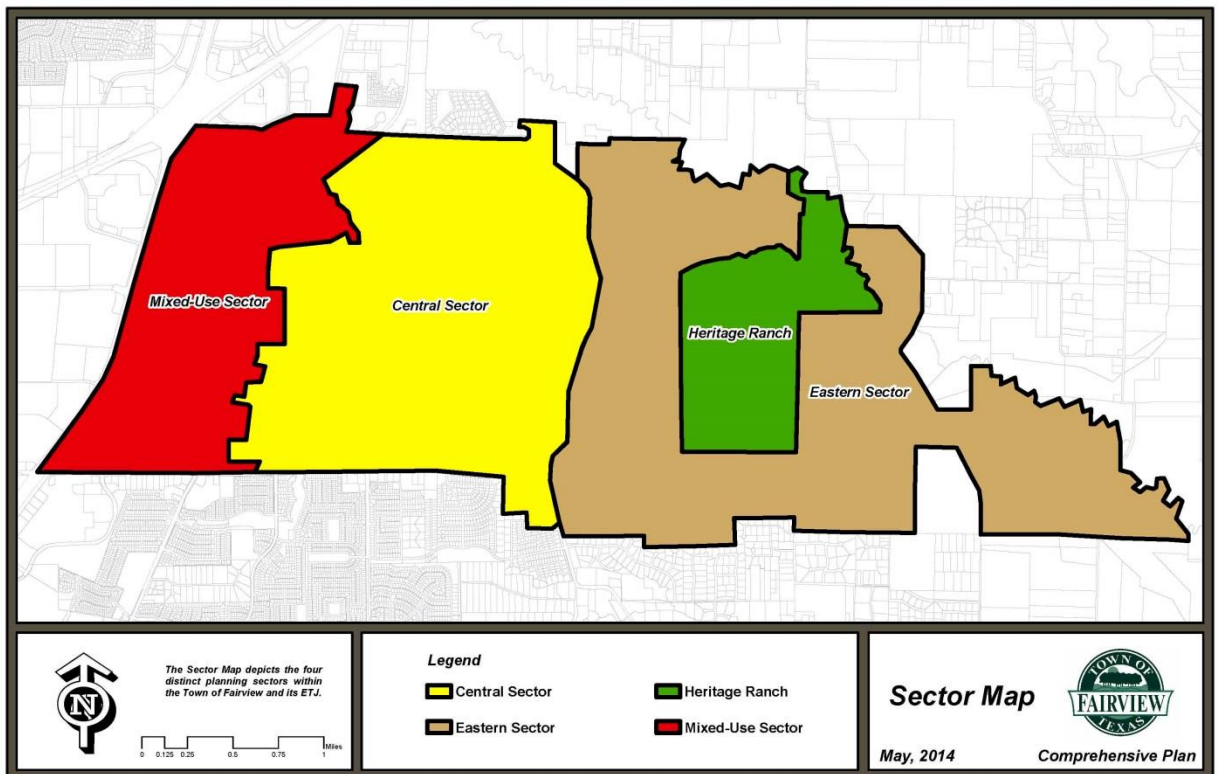
As noted in the Existing Conditions section of this document, the Town of Fairview is dominated by four distinct development patterns that can be delineated into planning sectors in order to best address each area. These planning sectors include:

Central Sector. The central sector is characterized by development comprised of large lot, single family development, country roads, and limited institutional uses.

Eastern Sector. The eastern sector is characterized by lower density residential neighborhoods, country roads, agricultural land, open space, and floodplain running northwest to southeast along Wilson Creek.

Heritage Ranch. Heritage Ranch is comprised of a planned active-seniors lifestyle community noted by smaller residential lots overlooking land that is a golf course.

Mixed-Use Sector. The mixed-use sector is characterized by higher-density residential and commercial development adjacent to US Highway 75, State Highway 5, and Stacy Road just east of State Highway 5.





Existing Land Use

The Existing Land Use Map (see below) depicts the existing land use inventory within the Town of Fairview and its ETJ. The Existing Land Use Map was compiled by town staff by reviewing tax records and data assembled by the Collin Central Appraisal District and by reviewing recent aerial imagery of the planning area. The Existing Land Use Map defines existing uses by utilizing the following land use categories:

Public Parks / Golf Course. Comprised of existing public parks and golf courses.

Institutional. Comprised of town facilities, churches, schools, and nonprofits.

Single Family. Comprised of single family attached/detached residential uses.

Multi-Family. Comprised of multi-family residential uses.

Retail / Mixed-Use. Comprised of retail uses or any commercial, office, and residential uses in a mixed-use development.

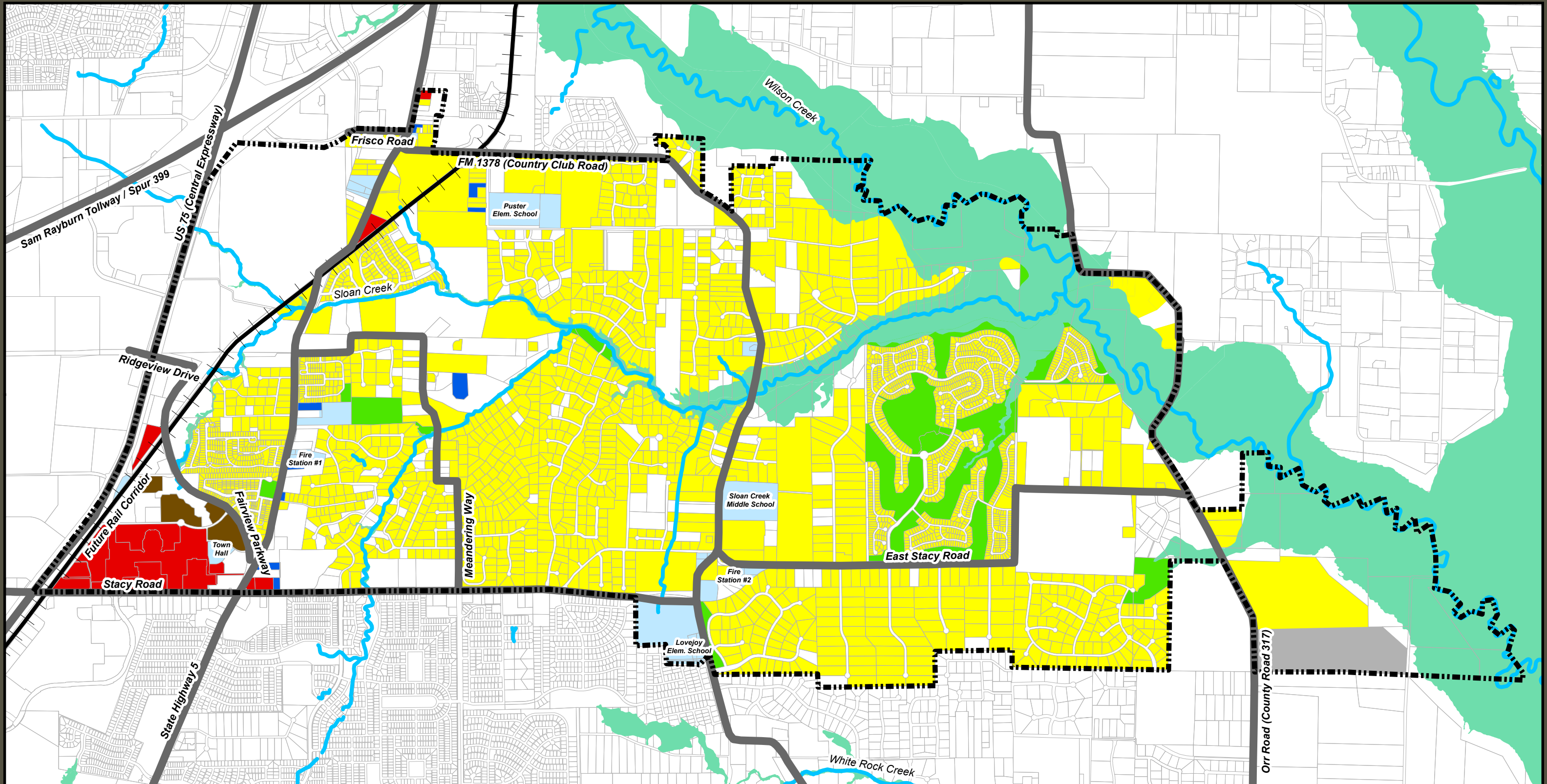
Office. Comprised of professional office and office warehouse uses.

Utilities. Comprised of private utility uses.

Vacant. Comprised of land without structures for living or working.

The acreage and the land use percentage of total area for Fairview’s Existing Land Use is listed below. Note that, especially for larger tracts, land may be underdeveloped and may not reflect the ultimate development density for a given tract of land.

| Category | Type | Approximate Acreage | Percentage of Total Area |
|------------------------------------|--|----------------------|--------------------------|
| Parks/Open Space | Public Parks/Golf Courses | ± 320 Acres | 5.5% |
| Institutional | Town Facilities/Churches/Schools/Nonprof | ± 139 Acres | 2.3% |
| Single Family | SF detached/attached | ± 3,143 Acres | 53.6% |
| Multi-Family | Multi-Family | ± 28 Acres | 0.48% |
| Retail / Mixed Use | Retail (and all uses in a M/U development) | ± 117 Acres | 2.0% |
| Office | Office | ± 15 Acres | 0.26% |
| Utilities | Private Utilities | ± 76 Acres | 1.3% |
| Vacant | Undeveloped land | ± 2,030 Acres | 34.6% |
| PLANNING AREA TOTAL ACREAGE | | ± 5,868 acres | 100% |



The Existing Land Use Map depicts the existing land use inventory within the Town of Fairview and its ETJ.



Legend

- Planning Area
- Existing and Future Thoroughfares
- Future Rail Corridor
- Streams
- Floodplain
- Parks/Golf Course
- Institutional
- Single Family
- Multi-Family
- Retail / Mixed Use
- Office
- Utilities
- Vacant*

* Parcels containing no structures for living or working.

Existing Land Use



May, 2014

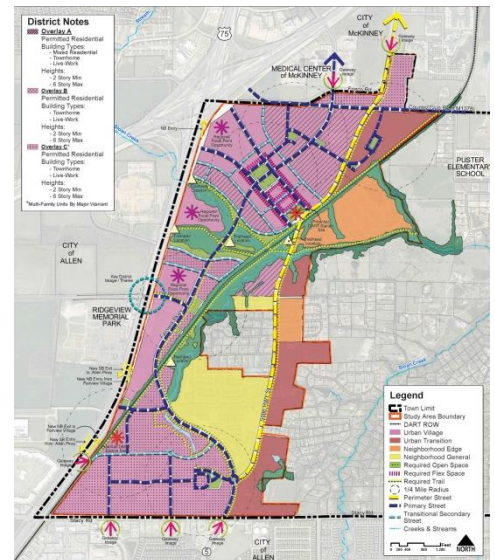
Comprehensive Plan



Future Development Patterns

The 2005 Fairview Comprehensive Plan was created to serve as a long-range planning document for the community. The plan provided a basis for the long-term planning of Fairview’s growth and development while establishing a framework for other planning activities. The plan put in place a foundation for managing Fairview’s growth based on community values and ideals. Fairview’s decision-makers turn to the comprehensive plan for guidance regarding the long-term physical growth and development of the Town as it matures. The community’s values and ideals captured in the comprehensive plan provide the basis for structuring community-related studies, ordinances, and planning activities.

Based on citizen feedback, Fairview residents are happy with the community’s values of maintaining its rural heritage and large lot residential areas. Much of Fairview’s future development patterns will be defined by large lot residential development as the community matures with the exception of the Commercial Planned Development District (CPDD). In addition, two Overlay Area Plans subareas – the Transit Oriented Sub-Area and the Environmental Sub-Area – have been identified for further considerations to achieve the community’s goals and objectives.



The CPDD was adopted by the Fairview Town Council on August 6, 2002. This district is roughly bounded by Stacy Road to the south, US Highway 75 to the west, Frisco Road to the north, and the eastern buffer of State Highway 5 and a half-mile stretch along the northern bank of Sloan Creek to the east. Approved uses include single family housing, townhouses, apartments, retail, restaurants, offices, hotels, and campus.

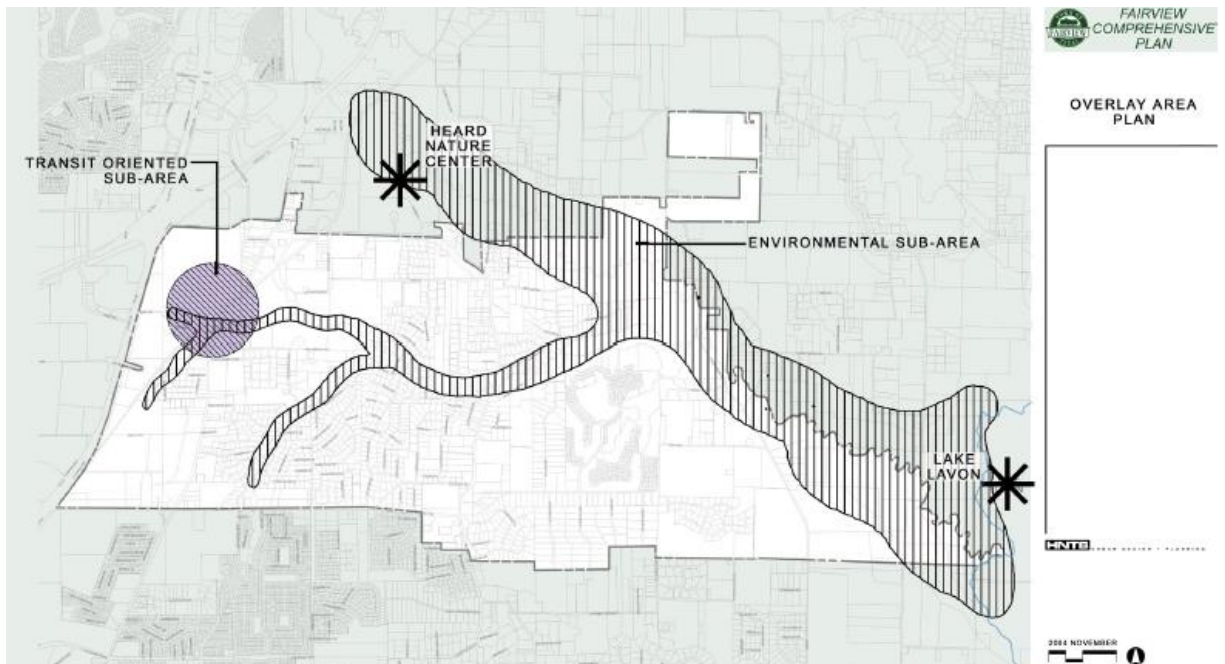
The goal of the CPDD was to plan and support development of an urban type center in Fairview that provides a variety of quality housing options; retains desired existing local businesses; attracts new businesses that complement the Town’s quality lifestyle; encourage dining, shopping, and entertainment opportunities; increase the town’s non-residential tax base; identify and prioritize infrastructure projects to sustain desired commercial development; and increase the town’s name recognition throughout the region.

Town of Fairview’s Overlay Area Plan

Two overlay area plans were identified through the comprehensive plan process – the Environmental Sub-area and the Transit Oriented Sub-area. By establishing these two overlay area plans the Town can provide additional direction for land development above those in existence for targeted areas. Additional direction could include protection of habitats and natural communities in ecological preserves or enhanced development standards in areas of high pedestrian activity.

The environmental Sub-area follows along the Wilson Creek floodplain from the Heard Nature Center down to Lake Lavon. This sub-area also includes the Sloan Creek floodplain and its tributaries. Public and private properties along this riparian environment have the potential to be habitat preserves for local plants and animals.

The Transit Oriented Sub-area is a quarter- mile radius from the planned transit station located in the CPDD. This subarea would encourage greater development standards augmenting pedestrian-oriented activities generated by the planned transit station.



Future Land Use Plan

Fairview’s Future Land Use Plan was the result of eight months of work developed through the comprehensive plan process. Each incremental part in the plan process became a stepping stone leading to the next part. Stakeholder interviews began this process that led to the plan’s draft vision statement and goals and objectives. The draft vision statement and goals and objectives were reviewed and refined by the Town of Fairview Planning and Zoning Commission, which serves as the advisory committee throughout the plan process.

The draft goals and a compilation of Fairview’s existing conditions were presented during the first community-wide meeting. Citizen input from this meeting helped further refine the draft goals and objectives and figured into the formulation of three alternative scenarios developed during the two-day town-design workshop. The three alternative scenarios were presented at the second community-wide meeting. Input from this meeting and direction from the planning and zoning commission eventually led to a draft plan.

General agreement to the draft plan allowed planners to begin developing the various elements. These elements, including the land use element, give guidance and direction for key areas influencing the town’s growth and development. An implementation strategy was developed for putting the plan to work. From the project’s initiation to its completion, citizen input was the main ingredient that drove the plan process each step of the way.

In December, 2008 and once again in October, 2013, the town council, planning and zoning commission and town staff facilitated a review of the Future Land Use Plan through a series of work sessions and public hearings. In each instance, the town made revisions to both the map and text portions of the plan in order to ensure that the plan best reflects the community’s vision for future development.





Future Land Use Summary Table

The acreage and the land use percentage of total area for Fairview’s Future Land Use Plan is listed in the table below.

(Note: these values will be updated upon completion of the CPDD update)

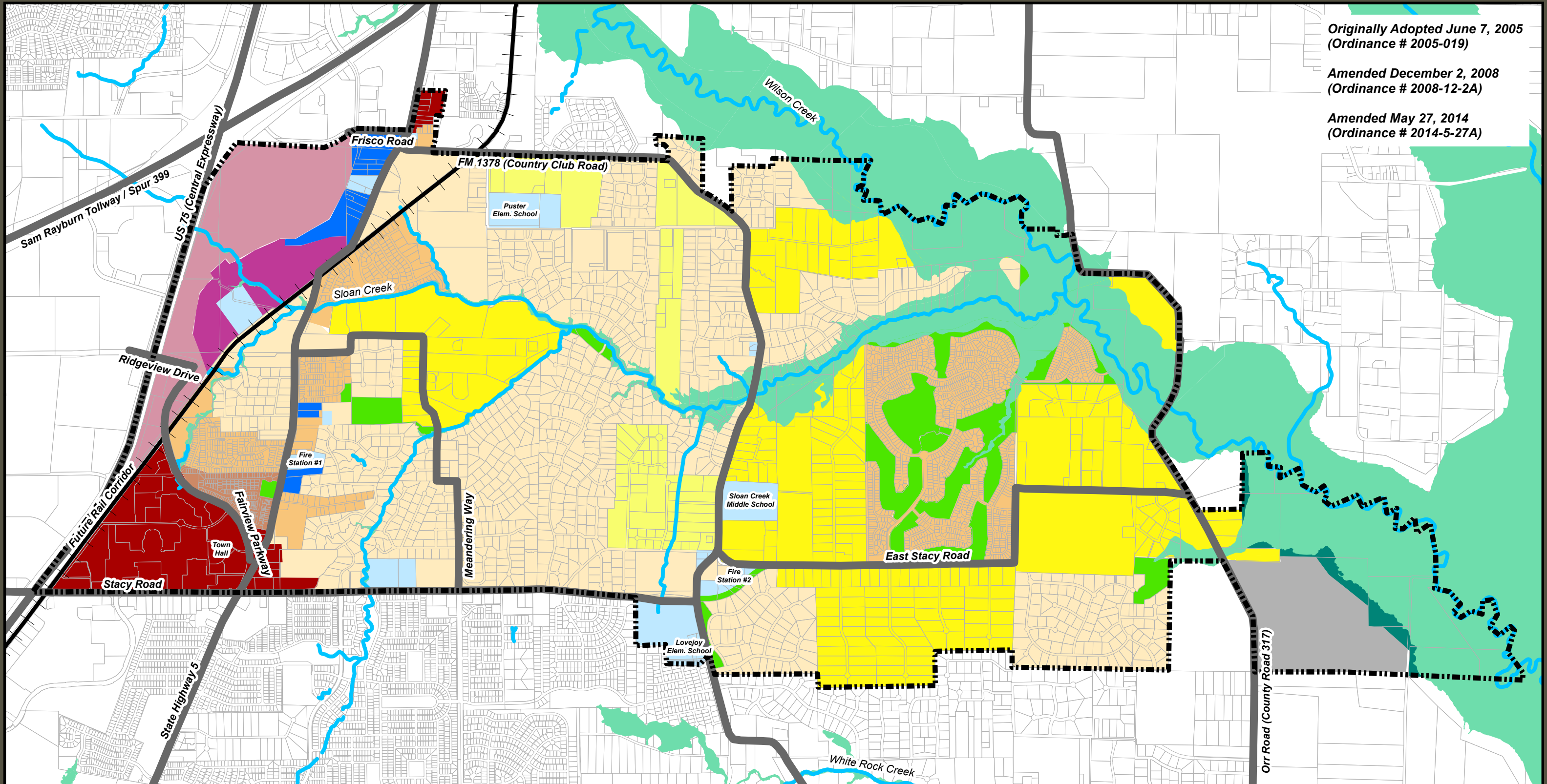
| Future Land Use Summary Table | | |
|--------------------------------------|----------------------------|---------------------------------|
| Type | Approximate Acreage | Percentage of Total Area |
| Parks / Recreation / Open Space | ± 320 Acres | 5.45% |
| Army Corps of Engineers | ± 272 Acres | 4.64% |
| Utilities | ± 161 Acres | 2.74% |
| Institutional | ± 156 Acres | 2.66% |
| Residential Estate Country | ± 1,434 Acres | 24.44% |
| Residential Estate Transition | ± 269 Acres | 4.58% |
| Residential Estate | ± 2,121 Acres | 36.15% |
| Residential Suburban | ± 502 Acres | 8.55% |
| Residential Mix | ± 39 Acres | 0.66% |
| Multi-Use | ± 227 Acres | 3.87% |
| Mixed Use | ± 87 Acres | 1.48% |
| Commercial Mix | ± 224 Acres | 3.82% |
| Professional Office | ± 56 Acres | 0.95% |
| ± 5,868 acres | | 100% |



Originally Adopted June 7, 2005
(Ordinance # 2005-019)

Amended December 2, 2008
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Amended May 27, 2014
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The Future Land Use Plan serves as a guide for future development and represents policies and generalized land uses proposed for the Town of Fairview. The Future Land Use Plan shall not constitute zoning regulations or establish zoning district boundaries.



Legend

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- Residential Townhouse
- Residential Multi-Family
- Retail Village
- Multi Use
- Mixed Use
- Commercial Mix
- Professional Office

Future Land Use Plan

May 27, 2014



Comprehensive Plan

Future Land Use Categories

There are eighteen land use categories that make up the Fairview Future Land Use Plan. Definitions and images for these land use categories are provided to give guidance and a visual representation of how future development will influence the Town.

Floodplain

Environmentally sensitive area that is adjacent to a lake, river, creek, or other watershed and that falls within the 100-year flood hazard area established by the Federal Emergency Management Agency (FEMA). Being in or out of the 100-year (or “regulatory”) floodplain is important in order to implement the National Flood Insurance Program.



Parks / Recreation / Open Space

Public parks that can be active participation facilities (baseball diamonds, soccer fields, tennis centers) or passive space (neighborhood parks, nature preserves, town squares), golf courses with related exterior facilities, and public or equestrian facilities.





Residential Estate Country

The Residential Estate Country land use allows for single family, detached building types on large country lots. Development consistent with the Residential Estate Country land use provides for a *gross density* of one or fewer dwelling units per two acres, while providing for a minimum lot size of one acre.

The intent of the Residential Estate Country land use is to provide for residential development that is most consistent with Fairview’s country roots. Minimizing disturbance of the floodplain, prairieland, agricultural land, and other open spaces is strongly encouraged.

| <i>Residential Estate Country Land Use Mix</i> | | |
|--|--------------------|-----------------------|
| Land Use | % of Gross Acreage | Potential Flexibility |
| Single Family Detached | 90% | +10% |
| Open Space / Parkland | 10% | ±10% |

Maximum Density = 1 Dwelling Unit / 2.0 gross acres

Land Use Mix. Future development should generally occur in accordance with the land use mix outlined above. Flexibility may be provided for in circumstances where the town determines that it is warranted based on the physical constraints of the property and the vision for the property.

Residential Uses. Single family detached building types with a gross density of one or fewer dwelling units per two acres.

Open Space / Parkland. Open space that preserves greenbelt areas and provides for trail corridors that extend the town’s trail system shall be prioritized. Other suitable open space shall include parks, playgrounds, water features, passive open space, greens, gardens, and wooded areas. In order to be considered for public dedication, open space should generally meet the guidelines outlined in the town’s Parks, Recreation, and Open Space Master Plan.





Open Space Preservation

The Open Space Preservation land use allows for single family, detached building types in a low density conservation development. Development consistent with the Open Space Preservation land use provides for a *gross density* of one or fewer dwelling units per 1.8 acres, while providing for a minimum lot size of one acre.

The intent of the Open Space Preservation land use is to encourage residential development that prioritizes the preservation and amenitization of open space through creative site planning and design. Site planning should prioritize and accentuate the natural features of the land and create a functional open space network that provides for accessible, high quality public open space at a larger scale that what is provided with other land uses. This use may be requested as a FLUP amendment, and it shall be applied by the town based on an applicant’s efforts to meet the intent of this land use and the town’s vision for the property.

| <i>Open Space Preservation Land Use Mix</i> | | |
|---|--------------------|-----------------------|
| Land Use | % of Gross Acreage | Potential Flexibility |
| Single Family Detached | 75% | ±10% |
| Open Space / Parkland | 25% | ±10% |

Maximum Density = 1 Dwelling Unit / 1.8 gross acres

Land Use Mix. Future development should generally occur in accordance with the land use mix outlined above. Flexibility may be provided for in circumstances where the town determines that it is warranted based on the physical constraints of the property and the vision for the property.

Residential Uses. Single family detached building types with a gross density of one or fewer dwelling units per 1.8 acres.

Open Space / Parkland. Open space that preserves greenbelt areas and provides for trail corridors that extend the town’s trail system shall be prioritized.

Other suitable open space shall include parks, playgrounds, water features, passive open space, greens, gardens, and wooded areas. It is recommended that open space associated with this land use should be dedicated to the town, provided that it meets the intent of the town’s Parks, Recreation, and Open Space Master Plan.





Residential Estate Transition

The Residential Estate Transition land use allows for single family, detached building types on estate lots. Development consistent with the Residential Estate Transition land use provides for a *gross density* of one or fewer dwelling units per 1.5 acres, while providing for a minimum lot size of one acre.

The intent of the Residential Estate Transition land use is to provide for a density transition from the Residential Estate land use that dominates the central sector, to the Residential Estate Country land use that is most common in the eastern sector.

| <i>Residential Estate Transition Land Use Mix</i> | | |
|---|--------------------|-----------------------|
| Land Use | % of Gross Acreage | Potential Flexibility |
| Single Family Detached | 90% | +10% |
| Open Space / Parkland | 10% | ±10% |

Maximum Density = 1 Dwelling Unit / 1.5 gross acres

Land Use Mix. Future development should generally occur in accordance with the land use mix outlined above. Flexibility may be provided for in circumstances where the town determines that it is warranted based on the physical constraints of the property and the vision for the property.

Residential Uses. Single family detached building types with a gross density of one or fewer dwelling units per 1.5 acres.

Open Space / Parkland. Open space that preserves greenbelt areas and provides for trail corridors that extend the town’s trail system shall be prioritized. Other suitable open space shall include parks, playgrounds, water features, passive open space, greens, gardens, and wooded areas. In order to be considered for public dedication, open space should generally meet the guidelines outlined in the town’s Parks, Recreation, and Open Space Master Plan.





Residential Estate

The Residential Estate land use allows for single family, detached building types on large country lots. Development consistent with the Residential Estate land use provides for a *net density* of one or fewer dwelling units per acre.

The intent of the Residential Estate land use is to provide for residential development that is most consistent with the neighborhood setting that Fairview is associated with. The Residential Estate land use is Fairview’s predominant land use and most closely represents the development character of the town. Minimizing disturbance of the floodplain, prairieland, agricultural land, and other open spaces is strongly encouraged.

| <i>Residential Estate Land Use Mix</i> | | |
|--|--------------------|-----------------------|
| Land Use | % of Gross Acreage | Potential Flexibility |
| Single Family Detached | 90% | +10% |
| Open Space / Parkland | 10% | ±10% |

Maximum Density = 1 Dwelling Unit / 1.0 net acres

Land Use Mix. Future development should generally occur in accordance with the land use mix outlined above. Flexibility may be provided for in circumstances where the town determines that it is warranted based on the physical constraints of the property and the vision for the property.

Residential Uses. Single family detached building types with a net density of one or fewer dwelling units per acre.

Open Space / Parkland. Open space that preserves greenbelt areas and provides for trail corridors that extend the town’s trail system shall be prioritized. Other suitable open space shall include parks, playgrounds, water features, passive open space, greens, gardens, and wooded areas. In order to be considered for public dedication, open space should generally meet the guidelines outlined in the town’s Parks, Recreation, and Open Space Master Plan.





Residential Suburban

Single family detached houses on large suburban sized lots. Residential suburban lots are less than one-acre in size.

Residential Townhouse

Vertical owner- occupied residential units primarily with a minimum two-story height and attached to similar units using a party / common wall. Townhouse density ranges between +/-10 to +/-14 houses per acre. Townhouses need to have a close relationship to street access with individual front doors and narrow front yard setbacks.

Residential Multi-Family

Residential attached units having a density of +/-14 to +/-24 housing units per acre. Developments can fit the category of renter occupied apartments or owner-occupied condominiums.

Residential Mix

Multiple types of residential land uses of both detached and attached development. This residential mix provides for a lifecycle of home ownership in a close-knit community with housing options for singles and couples, families with children, and empty nesters, or owner-occupied condominiums. This land use category is related to the Commercial Planned Development District (CPDD).

Retail Village

A grouping of two-story maximum height low-impact retail buildings to serve residents living nearby. Retail facility needs to reflect residential characteristics such as pitched roofs, façade undulations, display windows, and extensive landscaping. Parking should be within a few steps of the retail and service establishments or behind buildings.

Commercial Mix

Retail and entertainment land uses in proximity to each other. This combination of commercial uses serves a large geographic area that would include residents of Fairview as well as neighboring communities. This land use category is related to the Commercial Planned Development District (CPDD).

Professional Office

Single-story office development. Facilities need to reflect residential characteristics such as pitched roofs, façade undulations, façade windows, and extensive landscaping. This land use category is related to the Commercial Planned Development District (CPDD) and along Stacy Road.

Multi-Use

A combination of small office to medium size retail developments fronting on US Highway 75 and Fairview Parkway. The retail market base for this land use category is smaller than Commercial Mix but much larger than Retail Village. This land use category is related to the Commercial Planned Development District (CPDD).

Mixed Use

Vertical mix of uses incorporating ground floor retail with residential, office or hotel above. This land use category is related to the Commercial Planned Development District (CPDD).

Institutional

The land use category would include administrative offices and community service facilities for the Town of Fairview, Collin County, the State of Texas, or federal government; administrative offices, educational facilities, and service centers for the Lovejoy ISD or McKinney ISD; religious properties and other nonprofit organizations.



Utilities

Major public and private utility facilities. This would include power plants, sub-stations, water purification facilities, and waste-water treatment plants. This does not include rights-of-way or easements.



Corps of Engineers

All property federally owned and maintained by the US Army Corps of Engineers. This federally managed open space comprises the floodplain that lies within the Lake Lavon watershed at the southeastern limit of the town. Through coordination with the Corps, this land could potentially be utilized as public open space in the future.

