

## RESULTS SHEET

**Date:** 04/02/2024

**Case No./Name:** PLZPD 2023-133 Broadway – IH-35E-Jackson (Rezone)

### A. STIPULATIONS AND RECOMMENDATIONS

Staff recommends **APPROVAL** for rezoning the property from (FWY) Freeway District to a (PD) Planned Development District to allow multifamily, establish development standards and provide conceptual plans with the following stipulations:

#### Section 1: Uses

1. Permitted Uses
  - a. Permitted uses shall be all principal and accessory uses which are allowed by right in the (FWY) Freeway District, in accordance with Article V. of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations of the (FWY) Freeway District and the Comprehensive Zoning Ordinance, as amended.
  - b. A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (FWY) Freeway District, in accordance with Article V. of the Comprehensive Zoning Ordinance, as amended. Such Special Use Permit(s) shall be subject to the conditions established in Articles XXI. and XXXI. of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations.
  - c. Residential Multi-Family Dwelling is permitted use.
  - d. The following uses shall not be permitted:
    - i. Drive-Throughs
    - ii. Gas stations
    - iii. Warehouse/Distribution
2. Setbacks along streets and roadways:
  - a. Broadway
    - i. Minimum setback from North Broadway shall be 10 feet.
    - ii. Maximum setback from North Broadway shall be 25 feet, unless a greater setback is required for utility and/or drainage easements, with the exception of the leasing office motor court as shown on Exhibit C.
  - b. Jackson
    - i. Minimum setback from Jackson Road shall be 10 feet.
    - ii. Maximum setback from Jackson Road shall be 20 feet.
  - c. IH-35E
    - i. Minimum setback from IH-35E shall be 20 feet.
    - ii. Maximum setback from IH-35E shall be 25 feet, except as shown on Exhibit C on Tract B.

3. Every tract will accommodate for a Hike and Bike Trail in a landscaped streetscape along North Broadway Street with an enhanced pedestrian streetscape with the following design standards:
  - a. Minimum width of the Hike and Bike trail area shall be 12 feet, except for a minimum 10-feet allowed, in small areas, where street trees are planted on the back edges of intersecting visibility triangles within the streetscape.
  - b. Decorative pavers shall provide bordering around the hike and bike trail interrupted by pavers or stamped concrete every 100 linear feet.
  - c. Brick pavers with mountable curbs shall be provided for the Broadway Street median. In no instance shall areas between median openings be striped.
  - d. Benches, street lighting bollards and decorative pedestrian lighting poles shall be installed along the hike and bike trail.
  - e. Minimum 7-foot-wide landscape area shall be located between the Hike and Bike trail and back of curb on North Broadway Street to accommodate grasses, shade, ornamental trees, and low-evergreen shrubs.
  - f. Street shade or ornamental trees shall be planted a minimum 55 feet from driveway intersections with Jackson or Broadway.
  - g. Street shade or ornamental trees shall be allowed at the back edges of intersecting visibility triangles along Jackson or Broadway.
  - h. Groundcover, additional to grasses, shall be provided in landscape islands between the back of street curb and hike and bike trail.
  - i. Street trees and plantings shall be adequately maintained by the property owner or manager to ensure compliance with street visibility and street safety and as provided in City of Carrollton's Code of Ordinances.
  - j. Plant selections in streetscape areas along North Broadway Street and Jackson Road are subject to review and approval by the City Arborist.
4. The streetscape of Tract A and C shall be consistent with the streetscape on Tract B, as shown on the Conceptual Site and Landscape Plans.
5. Decorative pavers shall be provided at crosswalks at driveway intersections with streets.
6. Street benches, trash bins, and bicycle racks shall be provided as regulated in the General Design Guidelines for the Transit Center Districts along Jackson Road and North Broadway Street.
7. A minimum 15-foot landscape buffer average width shall be maintained along IH-35E. All other landscaping shall be in general conformance with the Comprehensive Zoning Ordinance, Article XXV. Landscaping and Buffering.
8. The development of the tracts is subject to the Traffic Impact Analysis approved by the city's traffic engineers.
9. All signage shall comply with the provisions of the Sign Code, Section 151.54 Transit Center District.

**Tract A**

Development shall require concept plans and PD language for Tract A to be approved by City Council, following Planning and Zoning Commission recommendation, prior to

development.

1. Tract A shall comply with the following standards:
  - a. Maximum height of 5 stories
  - b. Minimum building height shall be 25 feet
  - c. No parking shall be permitted between the structure and IH-35E Frontage Road or Broadway Street. Any surface parking shall be completely screened from streets. Screening may include landscaping with a combination of evergreen shrubs and shade trees with a density of one tree per 30 feet
  - d. Architectural style and elevations shall be compatible with Tract B
  - e. Lighting design and concept shall be compatible with Tract B
  - f. Landscape design and concept shall be consistent with Tract B
  - g. Open space and streetscape along the boundary between Tract A and Tract B shall be consistent and cohesive in design
2. Bicycle parking shall be provided on Tract A with the following standards:
  - a. Bicycle parking shall be provided based on at least one space for each 15-automobile parking spaces
  - b. Required bicycle parking must be located within 75 feet of an entrance to the building. With permission of the City Manager or designee, bicycle parking may be located in the public right-of-way and with a license agreement
  - c. Bicycle racks types and standards shall meet the City General Design Standards or as approved by the City Manager or Designee

### **Tract B - Multifamily**

#### **Special Development Regulations**

Development shall be in accordance with the Conceptual Site Plan, as shown on Exhibit C, Conceptual Landscape Plan, as shown on Exhibit D, Conceptual Building Elevations, as shown on Exhibit E, and Streetscape Plan, as shown on Exhibit F.

1. The Development shall be limited to 370 multifamily units
2. The minimum height shall be 4 stories. The maximum height shall be 6 stories
3. Efficiency units shall not be permitted. The minimum floor area per dwelling unit (square feet of living area) shall be:
  - a. 1 bedroom unit – 710 square feet
  - b. 2 bedroom unit – 1,000 square feet
  - c. 3 bedroom unit – 1,200 square feet
  - d. A maximum floor area ratio (FAR) shall be 2.5
4. The maximum building coverage shall be 65%.
5. Parking shall be provided in accordance with the Comprehensive Zoning Ordinance, Article XXIV. Off-Street Parking, Loading and Stacking Regulations. A Minimum of 80% of required parking must be located in a structured parking garage. 100% of the required parking spaces shall be a minimum of 9'x18'. Compact Parking Spaces shall be allowed

for parking spaces that exceed the minimum parking requirements.

6. The minimum clearance for the fire lane and mutual access easement through the parking garage shall be 14 feet in height or as required by the Fire Marshal.
7. A minimum 20-foot wide inside radius shall be provided for the driveway intersection for the parking lot adjacent to the lease office and Broadway Street.
8. The following amenities shall be provided:
  - a. Resort Style Pool (1,500 square feet minimum water surface area)
  - b. Fitness studio with weights and cardio equipment (1,000 square feet minimum)
  - c. Dog Park (750 square feet minimum)
  - d. Resident Lounge
  - e. Resident business center
  - f. Outdoor grilling stations (minimum 2 grills)
9. In the event there is any inconsistency between the text of this ordinance and any conceptual plan, the text of this ordinance shall control.

### **Tract C**

Development shall require concept plans and PD language for Tract C to be approved by City Council, following Planning and Zoning Commission recommendation, prior to development.

1. Design Standards:
  - a. Minimum height: 4 stories
  - b. Maximum height: 6 stories
  - c. The minimum building setback along North Broadway shall be 10 feet. The maximum building setback along North Broadway shall be 25 feet unless a greater setback is required for utility and/or drainage easements.
  - d. Architectural style and elevations shall be compatible with Tract B.
  - e. Lighting design and concept shall be compatible with Tract B.
  - f. Landscape design and concept shall be consistent with Tract B.
  - g. Open space and streetscape along the boundary between Tract B and Tract C shall be consistent and cohesive in design.

- A. P&Z ACTION** from P&Z meeting: 02/01/24:  
Result: Continued to the March 7, 2024 meeting/Vote: 8-0
- B. P&Z Action** from P&Z meeting: 03/07/24  
Result: Approved/Vote: 8-0 (Yarbrough absent)
- C. CC PUBLIC HEARING / ORDINANCE ACTION** from CC meeting: 04/02/24:  
Result: /Vote: