

RESULT SHEET

Date: 09/25/17

Case No./Name: 08-17Z1 Furneaux Creek Square - Raiford (Zoning)

A. STIPULATIONS AND RECOMMENDATIONS

Staff recommends **APPROVAL** to amend (PD-5) Planned Development for the (LR-2) Local Retail District to allow multifamily mixed use including commercial retail, restaurant and townhomes with the following stipulations:

1. The following staff comments shall be addressed on exhibits/plans prior to City Council:
 - a. Remove the “Maximum Number” of multifamily and townhome units. All access and parking shall meet standards in the Comprehensive Zoning Ordinance.
 - b. Exhibit D title at the bottom of the page text overwrites 15-foot landscape buffer labeling. This must be revised prior to City Council.
 - c. Would recommend that the conceptual landscape street section be in color (pages Ex.D-3).
 - d. Building elevations:
 - i. Provide sharper clearer larger 2-dimensional and 3-dimensional elevations of each side of buildings.
 - ii. Sheets Ex.E-1 through Ex.-E3b – Balconies and patio depictions – These changes are needed on revised plans prior to City Council.
 - iii. Label balconies to be ornamental metal/iron railings.
 - iv. Patios for multifamily and townhomes shall be labeled to show ornamental metal/iron railings.
 - v. The north parking structure on Page Ex.E-3b - The labeling of parking garage screening is partially concealed towards the bottom of the page.
 - vi. What are the materials shown on Page Ex.E-3b on the lower floor shown as a white block? There is no legend or key depicting the materials. Please clearly label.
 - vii. Show the garage sides of the townhomes on the elevation exhibits (pages E.2a through E3b). In addition, provide the townhomes facing the hike and bike and creek on the 3D drawing.

2. Proposed Planned Development regulations:

Permitted Uses

Tract 1:

- a. Permitted uses shall be all principal and accessory uses which are allowed by right in the (LR-2) Local Retail 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 (LR-2) Local Retail District and the Comprehensive

Zoning Ordinance, as amended, except as otherwise provided in the Carrollton Comprehensive Zoning Ordinance.

- b. Allow Multifamily, Apartment, and Apartment House or Complex.
- c. A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (LR-2) Local Retail 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.

Tract 2:

- a. Permitted uses shall be all principal and accessory uses which are allowed by right in the (SF-A) Single Family Residential Attached, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations of the (SF-A) Single Family Residential Attached and the Comprehensive Zoning Ordinance, as amended, except as otherwise provided in the Carrollton Comprehensive Zoning Ordinance.
- b. A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (SF-A) Single Family Residential Attached, 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.

Special Development Standards

General

- a. A home owner's association (HOA) or property owner's association (POA) shall be established in accordance with the Comprehensive Subdivision Ordinance prior to final platting of the first tract.
- b. The HOA or POA will be responsible for the improvement and maintenance of all common areas and/or common facilities contained within the area of the Conceptual Site Plan.
- c. An entry ribbon consisting of six foot wide decorative pavers or stained and pattern stamped concrete shall be provided at all entrances of the subdivision at the driveways connecting to both Old Denton Road and Raiford Road.
- d. Electric meters, gas meters, air conditioning equipment and all other similar equipment and appurtenances shall not face any public street.
- e. Parking:
 - i. Commercial parking shall be assigned to the ground floors of Buildings A & B plus the first two rows in Building C.
- f. Streetscape and Landscaping:
 - i. Streetscape lamp posts shall be in similar design as detailed on sheet EX.D-1 of the attached Conceptual Plans and shall be provided along Raiford Road and Old Denton Road no further than 60 feet on center in the R.O.W. between the sidewalk and the curb.

- ii. Shade Trees shall be provided along Raiford Road and Old Denton Road at an average of 35 feet on private property.
- iii. Where tree plantings conflict with a stop sign (no trees shall be planted within a 115 foot sight line of a stop sign) the trees shall be placed across the sidewalk on private property in either a planting bed or a tree well.
- iv. Bicycle Racks shall be placed adjacently to commercial and restaurant building A, and restaurant building B at a distance no further than 150 linear feet on center.
- v. A combination of two benches and one trash receptacle shall be placed along Raiford Road and Old Denton Road at 150 linear foot intervals.
- vi. The bicycle racks, bench and trash receptacle combination may be situated in a single grouping.
- vii. The north property line shall be lined with canopy trees at an average of 35 linear feet on center.
- viii. The multifamily shall, in addition to street trees, have an additional shade tree or ornamental tree as well as foundation plantings.
- ix. All dumpster areas shall be screened with an opaque masonry screen wall as well as landscape plantings.
- x. The detention pond as shown on sheet Ex.D-1 shall be landscaped in accordance with Chapter XXV of the landscape ordinance in the CZO.
- xi. On-site walking trails shall connect to existing Furneaux Creek Park trails where practical.
- g. Building Elevations:
 - i. Minimum 90 percent brick or stone, except for openings for overall building elevations.
 - ii. Minimum 100 percent brick or stone, except for openings for the first floor of mixed use multifamily buildings.
 - iii. Maximum building height:
 - (a) Multifamily buildings:
 - 61 feet (top of parapets), except 71 feet for landmark feature at the corner of Old Denton Road and Raiford Road.
 - Minimum 16 feet height for the first story of the commercial portion of the mixed use multifamily buildings.
 - (b) Townhomes:
 - As required in Article VIII of the Comprehensive Zoning Ordinance.

Density

Tract 1 – PD for the (LR-2) Local Retail District allowing Multifamily

- a. Minimum Setbacks:
 - i. Old Denton Rd: 54 feet
 - ii. Raiford Rd:
 - (a) 21 feet for Buildings A and B
 - (b) 15.5 feet for Building C
 - iii. Along Furneaux Creek Park: 24 feet

Tract 2 – PD for the (SF-A) Single Family Attached Residential

- a. Minimum Setbacks:
 - i. Raiford Road: 4 feet
 - ii. Furneaux Creek Park: 4 feet
 - iii. Garage door setbacks for driveways: 20 feet
- b. Carports & garage awnings shall be prohibited.
- c. Townhome garage doors shall be decorative wood or “faux wood” or equivalent paneled door.

- B. P&Z ACTION** from P&Z meeting: 08/01/17
Result: **CONTINUED** to the 09/07/17 meeting/Vote: 8-0 (Denholm absent)
- C. P&Z ACTION** from P&Z meeting: 09/07/17
Result: **APPROVAL** /Vote: 8-0 (Romo absent)
- D. CC PUBLIC HEARING** from CC meeting: 10/10/17
Result: /Vote: