

**Excerpt from Draft Minutes
Planning & Zoning Commission
Meeting of April 4, 2013**

Hold a public hearing and consider a **Change in Zoning for a Portion of PD-5** to establish a new Planned Development for the (SF-5/12) Single-Family District with modified development standards. The approximately 79.465-acres site is located on the east side of Old Denton Road, just north of Raiford Road and is currently zoned PD-5 for the (8.4/19) Single-Family Residential District. Case No. 02-13Z2 Project Raiford/City of Carrollton. Case Coordinator: Christopher Barton.

Pfeil noted that the City of Carrollton was the applicant and the property was owned by the City. He further stated that a representative of the developer was present and would provide a presentation. He asked staff to present the request.

McCauley advised that the City of Carrollton Redevelopment Subcommittee has been working on this project for the past year and worked with the proposed developer on the design.

Pfeil noted for the record that Commissioner Sylo had filed a Conflict of Interest affidavit on the case and stepped away from the dais.

William Gietema Jr., CEO and co-founder of Arcadia Realty, 3500 Maple Avenue, Suite 1165, Dallas, stated they have been working with the Redevelopment Committee for the past two years. He stated that the site was part of an overall study area that was associated with the Transit Station at Trinity Mills. He described the location and stated that the property has a tremendous amount of fall across it and urban drainage flow that hasn't been well managed. The property also had to accommodate the redevelopment of Old Denton Road and Furneaux Creek. He used a topography and slope map to illustrate the fall rate from the northwest corner to the creek. He talked about making the property an amenity for the immediate overall area and as a gateway to the neighborhoods to the north. He noted the improvements to the creek were exceptionally well done and he talked about providing access to Old Denton Road in a multi model ways to include pedestrians and bicyclist. He stated that they have a fundamental belief that fronting open space creates value. To that end, the plan not only fronts onto Furneaux Creek but it also fronts homes on created internal sub-destinations. He explained that the plan uses the crevice to create ponds to stair-step down to slow the velocity and create an amenity that would be open to the overall neighborhood. He talked about the open space plan that provides for different functions and meeting spaces. He described the multi model safe street design. He stated that one of the goals of Arcadia and of the Committee was to have an example state-of-the-art infill development and the open space was essential. He stated that the plan calls for a multi generational housing mix and also includes the "gift to the street" concept that includes covered porches, bay and bow windows, and sunrooms, which was a design element in the Homestead neighborhood. He noted that the plan includes row homes, township homes, and garden homes. He stated that the smaller parks would be the responsibility of the mandatory HOA and the large central park would remain the responsibility of the City. He described the "open network" for traffic flow that includes two roads to Old Denton Road at established medians and two that are right in and right out so the porosity is very efficient to

this neighborhood and to those to the east. Mr. Gietema used a slide to talk about the price points and property values surrounding the site and stated they have conducted extensive studies and focus groups. He noted that with a detached garage, the homes can have more windows and noted the similarities to the homes in the Homestead subdivision.

With regard to the erosion setback line, Pfeil asked how much capacity it provides for future creeping of the floodplain and the type of exposure the homeowners would have that front on the park. Mr. Gietema stated the line was determined by City staff. He noted that the ponds were part of an erosion control velocity management strategy. Ravi Shah stated staff would look at the setbacks during the construction stage and he stated the intent is to have the slopes further back from the homes than required by the Code.

Halloin voiced a concern about the speed of traffic on Old Denton Road noting each access point is a potential point for accidents. It was his feeling that at least two points should be changed to cul-de-sacs. Mr. Gietema referred to standards adopted by the State of Texas that include roundabouts and different techniques that insure very high rates of ADT by managing its edges and using alternative intersections. In this case, there are two that are right in, right out that off existing median breaks and two that are on median breaks that could be signalized as warranted.

Blanscet asked about the comment on a presentation slide regarding the potential to clean up overhead utilities and Mr. Gietema stated the comment means they plan to landscape around it and move the utilities underground as the budget allows. The landscape plan includes the traffic calming street trees, a 6 ft sidewalk, the overhead power lines would be in a grassed-in area that would go to a landscaped berm, and the idea is that when Old Denton Road is reconstructed with underground utilities, that this section could be put underground cost effectively without tearing up any of the landscaping. He stated it is expected that some of the overhead poles will have to be replaced, but it is designed flexibly so it can transform from the overhead to the underground. If the City doesn't move the lines underground, the expectation is that the trees will screen the poles. He stated that trees are traffic calming, beautiful and hide a lot of past mistakes.

There being no further questions from the Commission, Pfeil opened the public hearing and invited speakers to come forward; there were no speakers.

- * ***Blanscet moved to close the public hearing and approve Case No. 02-13Z2 Project Raiford with stipulations; second by Nesbit and the vote was cast 7-0, Sylo abstained and Daniel-Nix absent.***

Commissioner Sylo returned to the dais.