

ZONING

Case Coordinator: Loren Shapiro

GENERAL PROJECT INFORMATION

ZONING: Request to rezone and amend PD-5 for the (LR-2) Local Retail District to allow multi-family mixed-use including commercial retail, office, restaurant and townhomes with development standards

SURROUNDING ZONING

SURROUNDING LAND USES

NORTH	PD-5 for the Open Space	Open Space
SOUTH	PD-5 for the (LR-2) Local Retail	Retail and Spa Castle
EAST	PD-5 for the Open Space	Open Space
WEST	PD-45 for the (LR-2) Local Retail	Retail and Restaurant

REQUEST: Request to rezone and amend PD-5 to allow multi-family mixed-use including commercial retail, office, restaurant and townhomes with development standards

PROPOSED USE: 4-story mixed-use condominiums, commercial retail, restaurant, office and townhomes on two tracts

ACRES/LOTS: 10.401 acres/5 lots

LOCATION: Northeast corner of Old Denton Road and Raiford Road

HISTORY: The property is currently vacant and unplatted.
Zoning was established November 7, 1967. After numerous amendments the zoning designation PD-5 for the (LR-2) Local Retail District has remained in place on the subject properties since May 1, 1990.
On June 1, 2017 Planning and Zoning Commission accepted the applicant's request withdrawing a similar zoning request.

COMPREHENSIVE PLAN: Commercial Medium Intensity

TRANSPORTATION PLAN: Old Denton Road is designated as an (A8D) Eight-Lane Divided Arterial. Raiford Road is designated as a (C4T) Four-Lane Undivided Collector (TOD Area).

REPRESENTATIVE/OWNER: JK & JY Development City of Carrollton/JK & JY Development

STAFF ANALYSIS

PROPOSAL

This is a request to amend (PD-5) for the (LR-2) Local Retail District to allow multi-family mixed-use including commercial retail, office, restaurant and townhomes with development standards. The proposed development will be on two tracts; Tract 1: Multifamily mixed use and Tract 2: Townhomes.

Tract 1 will consist of three 4-story buildings with approximately 285 multifamily units on floors 2-4. The first floor will accommodate 43,456 square feet of commercial, retail, restaurant, and office space combined.

Two parking garages will provide 624 parking spaces (299 parking spaces integrated in buildings A & B and 325 parking spaces integrated in building C). Additionally, there will be 122 surface parking spaces on Tract 1.

Tract 2 is proposed to be developed with approximately 26 townhomes. There will be 21 surface parking spaces for guest parking. Each townhome unit will be provided two car garage spaces.

HISTORY

- 1990s – Regional shopping and adjacent mall was proposed.
- The City and the consulting team at TBG Partners reviewed development options for the Raiford Road Overlay Area. The Raiford Road Overlay Area is roughly bounded by McCoy Road, George Bush Turnpike, I-35E and the Trinity Mills DART Station, and properties north of Furneaux Creek and east of Old Denton Drive (See Raiford Road Study Area). The purpose of the study was to provide guidance to stimulate redevelopment in the area. The study provided a vision to develop Urban Design Standards for Raiford Road.
- On December 6, 2011 City Council approved a resolution for Urban Design Standards for the purposes of creating traditional development guidelines with emphasis on pedestrians, streetscape, and mixed use. The new Raiford Road Urban Design Standards were adopted to encourage mixed use walkable development for the subject property and areas in the study area.
- On May 13, 2014 the Redevelopment Subcommittee was presented a concept that included office, retail and restaurants, with a four-story urban multi-family element on the north side of the property, creating a live/work mixed-use arrangement. A primary feature of the concept was its orientation towards the Furneaux Creek hike-and-bike trail to encourage pedestrian activity into and within the project. The Sub-Committee expressed its general support of the concept, although a change of zoning of the property would have been required. The property owner never generated a zoning change request.

- On May 5, 2015 City Council adopted an amendment to the Transportation Plan designating Raiford Road and MacArthur Drive as 4-Lane TOD Collector Street by encouraging development in the area between the hotel site at McCoy Road and Trinity Mills Station a more urban, mixed, walkable community with sufficient residential units to support the DART station as well as existing and future commercial development.
- The zoning for the mixed use development was withdrawn/closed and the property was sold to the current owners.
- On April 5, 2016 the Redevelopment Subcommittee reviewed two plans for this property. One was a mixed-use concept of 220 apartments, 44 townhouses, 55,000 square feet of retail space and a 15,000 square foot amenity center. A second proposal presented 35 single-family detached lots with a typical lot dimension of 50' x 120' (6,000 sf). The consensus of the Sub-Committee was to request that staff work with the single-family applicant to refine their land use concept and bring it back at a later date for Sub-Committee review. A formal proposal was never submitted.
- On September 27, 2016 the current owner/applicant initially submitted a proposal including multifamily mixed use with commercial retail, restaurant, and office with parking garages integrated. The request included townhomes on the east side of the property. After several revisions over many months the Planning and Zoning Commission accepted the applicant's request to withdraw on June 1, 2017.

CURRENT ZONING

- The subject property has remained zoned PD-5 for the (LR-2) without amendments since May, 1990.
- The current zoning allows uses permitted in the (LR-2) Local Retail District except:
 - Gasoline sales
 - Automotive-related uses, including repair and service
 - Convenience store
 - Restaurant with drive-in or drive-through facilities
 - Hotel or motel
- Limited the maximum floor area to 150,000 square feet.
- Parking screened from arterial streets by landscaped earthen berm.
- Required plazas, walkways, and balconies integrated into the development and orient outdoor seating areas or patios towards open space (See 1990 PD-5 Concept Plan).

ELEMENTS TO CONSIDER:

- There have been past meetings with staff, City Council, and Redevelopment Subcommittee considering proposed multifamily mixed use development on the subject property. However, the one proposal supported by the subcommittee, in 2014, did not move forward. A second proposal for single family detached was preferred over another mixed use development plan in 2016.
- There are guidelines and regulations in place to encourage more pedestrian friendly mixed-use in the area.
- The applicant is proposing the following development regulations for the multifamily mixed use and townhome development:
 - The property will be developed on two tracts.
 - Tract 1 will consist of three buildings containing 4-story 285-unit multifamily mixed with retail, office, and restaurant on the first floor. Parking garages will be integrated into the three buildings.
 - Tract 2 will consist of approximately 26 townhome units, developed as a condominium.
 - 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.
 - 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.
 - 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.
 - Electric meters, gas meters, air conditioning equipment and all other similar equipment and appurtenances shall not face any public street.
 - Parking:
 - Commercial parking shall be assigned to the ground floors of Buildings A & B plus the first two rows in Building C.

Integrated parking garages will be provided for three buildings on the north side of Raiford Road and extending to the intersection of Old Denton Road. The parking garages will provide shared spaces among the multifamily and commercial tenants.

- Streetscape and Landscaping:
 - 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.
 - Shade Trees shall be provided along Raiford Road and Old Denton Road at an average of 35 feet on private property.

- 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.
- 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.
- A combination of two benches and one trash receptacle shall be placed along Raiford Road and Old Denton Road at 150 linear feet intervals.
- The bicycle racks, bench and trash receptacle combination may be situated in a single grouping.
- The north property line shall be lined with canopy trees at an average of 35 linear feet on center.
- The multifamily shall, in addition to street trees, have an additional shade tree or ornamental tree as well as foundation plantings.
- All dumpster areas shall be screened with an opaque masonry screen wall as well as landscape plantings.
- 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.
- On-site walking trails shall connect to existing Furneaux Creek Park trails where practical.

The proposed streetscape and landscaping appears to follow the Raiford Road Overlay Strategic Vision and adopted Raiford Road Urban Design Standards including urban design elements - street trees, wide pedestrian sidewalks along Raiford and Old Denton, bike racks, benches, and street lights.

● Building Elevations:

- Minimum 90 percent brick or stone, except for openings for overall building elevations
- Minimum 100 percent brick or stone, except for openings for the first floor of mixed use multifamily buildings
- Maximum building height:
 - 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-foot height for the first story of the commercial portion of the mixed use multifamily buildings
 - Townhomes: As required in Article VIII of the Comprehensive Zoning Ordinance

The development proposes a greater proportion of brick and stone than the minimum 80 percent required. The first floor base height shall be 16-feet. Larger commercial display windows are proposed on the first floors of the mixed-use where retail, restaurant, and office uses will locate. Townhomes will front Raiford Road where pedestrian access will be provided or along the hike and bike trail on the north side of units. The applicant has provided building profiles to compare scale of the buildings to that with Raiford Crossing to the north.

- The 4-story multifamily mixed use buildings are no closer than 488 feet from the closest buildings (townhomes in Raiford Crossing) to the north of the subject property (See Building Profile Setbacks from Raiford Crossing). The proposed townhomes on the subject property are at least 484 feet from townhomes in Raiford Crossing.

Density

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

- Maximum number of multifamily units is 285.
- Minimum Setbacks:
 - Old Denton Rd: 54 feet
 - Raiford Rd:
 - 21 feet for Buildings A and B
 - 15.5 feet for Building C
 - Along Furneaux Creek Park: 24 feet

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

- The maximum number of Townhome units is 26.
- Minimum Setbacks:
 - Raiford Road: 4 feet
 - Furneaux Creek Park: 4 feet
 - Garage door setbacks for driveways: 20 feet
- Carports & garage awnings shall be prohibited.
- Townhome garage doors shall be decorative wood or “faux wood” or equivalent paneled door.

The mixed-use 4-story buildings will locate 21-54 feet from Raiford Road and Old Denton Road respectively to allow sufficient space for streetscape landscaping and for existing water and sanitary sewer lines. Access to parking garages will be at the rear or sides of the property discouraging views from main streets. The townhomes will have two car garages in the back away from streets as well.

Additional revisions are needed to the plans related to quality control especially related the building elevations to make plans clearer, crisper, and larger for legibility. These stipulations have been added to the staff report under the result sheet.

CONCLUSION

The proposal provides multifamily mixed-use consisting of restaurants, retail, and offices with detached townhomes on a separate tract. The proposed zoning request is consistent with the

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Raiford Road Design Standards and vision for a mixed use pedestrian friendly urban environment mentioned in the Raiford Road Overlay Strategic Vision.

Staff is recommending approval of the zoning request.