

ZONING

Case Coordinator: Christopher Barton

GENERAL PROJECT INFORMATION

SITE ZONING: PD-5 for the (SF-8.4/16) Single Family Residential District and “open space.”

	SURROUNDING ZONING	SURROUNDING LAND USES
NORTH	PD-63 for the (SF-PH) Single-Family Residential District	Single-family homes
SOUTH	PD-5 for the (LR-2) Local Retail District and for open space	Vacant (across Furneaux Creek)
EAST	PD-63 for the (SF-7/14) Single-Family Residential District	Single-family homes
WEST	(SF-10/18) Single Family Residential District and PD-81 for the (SF-8.4/16) Single Family Residential District	Single-family homes (across Old Denton Road)

REQUEST: Remove the subject tract from PD-5 and establish a new Planned Development District for the (SF-5/12) Single Family Residential District, with modified development standards.

PROPOSED USE: Single-family detached residential

ACRES: Approximately 79.471 acres/3 tracts

LOCATION: East side of Old Denton Road, just north of Raiford Road and north of Furneaux Creek.

HISTORY: The subject property was annexed into the city in April 1990. At that time the current zoning was established.

The tract has never been platted.

The tract is currently vacant. Prior to its demolition in 2008 the site was the location of a single, single-family residence. The date of construction of the residence is unknown.

COMPREHENSIVE PLAN: Single Family Detached Uses

THOROUGHFARE PLAN: Old Denton Road is designated as an (A8D) Eight-Lane Divided Arterial at this location. Raiford Road is designated as an (A4D) Four-Lane Divided Arterial.

The Transportation Plan calls for Cemetery Hill Road to be extended to the west to intersect with Old Denton Road opposite Nottingham Drive.

The Plan also calls for a hike and bike trail to be built alongside Furneaux Creek. This is currently under construction by the City.

OWNER: City of Carrollton

REPRESENTED BY: Christopher Barton; City of Carrollton

STAFF ANALYSIS

PROPOSAL

A request to create a new Planned Development District (PD-194) out of a portion of PD-5, based on the (SF-5/12) Single-Family Residential District, with modified development standards.

The approximately 80-acre site is located on the east side of Old Denton Road, just north of Raiford Road and is currently zoned PD-5 for the (SF-8.4/16) Single Family Residential District.

ORDINANCE HISTORY

1. The subject tract was annexed into Carrollton in April 1990.
2. In May 1990 Ordinance No. **1626** incorporated the subject tract into PD-5. There have been no changes to the zoning on the subject tract since that date.

CURRENT ORDINANCE REQUIREMENTS

- Any use permitted in the (SF-8.4/16) Single-Family Residential District is permitted on this site. Any use permitted upon approval of a Special Use Permit in the (SF-8.4/16) Single-Family Residential District is permitted on this site upon approval of the SUP.
- Development standards under the existing ordinance allowing for residential development and which are different from the “base” (SF-8.4/16) Single-Family Residential District standards are:
 - i. Minimum dwelling size is 2,000 square feet (“base” zoning is 1,600 square feet)
 - ii. A screening wall along Old Denton Road is not required, but if one is provided, it shall be of brick or stone.

Development under the current standards could therefore result in a very average single-family residential subdivision.

PROJECT BACKGROUND

Upon acquiring the 110-acre *Raiford* site in January 2008, the City Council Redevelopment Subcommittee directed staff to sell the site to developers that would create a premier development and create a new destination in Carrollton.

In February 2008, the City hired Carter-Burgess to conduct a planning study to review the decades-old zoning and recommend new zoning for the property and PD-5. Carter-Burgess

recommended development should primarily be residential uses to the north of Furneaux Creek and primarily non-residential on the south side of the creek at densities greater than those contemplated under the then-existing zoning.

In February 2008, the City contracted with The Staubach Company to conduct a market study and represent the City on the sale of the property. Residential market research indicated support for single-family housing, market-rate apartments, townhomes, and senior housing for the site. Hotel market research indicated support for at least one hotel.

In September 2008, the Redevelopment Subcommittee recommended pursuing denser development along Raiford Road.

In August 2008, the *Villas at Raiford Road* project submitted plans for 188 units of senior housing on Raiford Road.

In October 2008, City released a *Request for Proposals* for the sale of the subject property. No responsive bids were received.

In April 2010, the City released a second *Request for Proposals* seeking a unified and master-planned development theme that created a 'signature place' for the community. The Redevelopment Subcommittee interviewed four respondents including *Arcadia Realty*.

In September 2010, The City rejected all bids and elected to sell a portion of the property to *Lowen Holdings* for at least one hotel and the western portion to *Arcadia Realty*.

In November 2010, the City contracted with *TBG* to develop design standards for the area. On the advice of *Arcadia Realty*, City directed *TBG* to develop design standards in context with the surrounding neighborhoods.

In December 2010, the City rezoned the southeastern portion of the property to allow for an eight-story hotel and two six-story hotels. In February 2011, the City approved the contract to sell *Lowen Holdings* the hotel site with the urban design standards attached to the contract.

In May 2011, the Planning & Zoning Commission heard a presentation on the development of the *Raiford Road Overlay Strategic Vision* and *Raiford Road Urban Design Standards*.

In September 2011 staff presented the *Raiford Road Urban Design Standards* to the Redevelopment Subcommittee, and the Standards were formally adopted by City Council as a guiding document for future development in the area on December 6, 2011 (Resolution 3503).

Arcadia Realty continued to work with the City Council Redevelopment Subcommittee to develop and refine a vision for the single-family development north of Furneaux Creek. The result is a shared vision incorporating the following elements:

- Designed as a traditional neighborhood with an integrated, dense and complete network of streets, and organized around open space (both internal to the development and adjacent to it (e.g. Furneaux Creek).
- “Traffic calming” street design (e.g. narrower than standard pavement width, small curve radii at intersections and a large number of intersections). Slower traffic speeds reduce both the likelihood and severity of accidents, which in turn encourages pedestrian activity.
- Significant open space/landscaping along Old Denton Road, and organizing the streets and blocks to “open up” the neighborhood to Old Denton, creating visual appeal and an “invitation” to passers-by.
- Open space is fronted by homes and accessible to the public (including the larger community of Carrollton).
- A variety of home types and styles, leading to a diverse mix of family types (singles, couples, families, “empty-nesters”). Included in the home designs being developed are “gifts to the street.” These are optional home design elements the City pioneered in The Homestead (still one of the more successful and desirable neighborhoods in the city) which provide visual appeal to the neighborhood and lessen the “cookie cutter” effect of multiple homes with the same floor plan. Examples of these “gifts” are covered porches, bay and bow windows, and “sunrooms.”
- Strict design review and architectural control incorporated into deed restrictions for the neighborhood.

ELEMENTS TO CONSIDER

- A. The site has never developed.
- B. Access will be provided from Old Denton Road. Secondary access will be provided from an extension of Cemetery Hill Road.
- C. The Transportation Plan calls for a roadway connection to be made from the current terminus of Cemetery Hill Road to Old Denton Road. The precise location and route of this is not specifically established. The proposal does provide for this connection.
- D. The subject tract is currently owned by the City of Carrollton. It’s sale and development as an exceptional residential development has been a high priority of the City Council for quite some time.
- E. The proposed developer – Arcadia Realty Corp. – has been working with the City Council on this project since September 2010. The result is the development of vision for a premier development shared by the City Council.

- F. The realization of the Council vision may require flexibility and alternate development standards, particularly with some aspects of the Comprehensive Subdivision Ordinance and General Design Standards.

Examples include some lots which do not directly front on a public street (although there is precedent for this in the Austin Waters development) and streets that are narrower and without “bulb-outs” at corners.

Those ordinances are not part of the Comprehensive Zoning Ordinance, and so will not be discussed in detail as part of this case.

- G. Alternate development standards which are part of the Comprehensive Zoning Ordinance (for example; smaller than standard building setbacks) are written into the proposed ordinance language, later in this case report.
- H. The overall intent of this project is to create a development which is very different from anything around it, so that higher prices – and thus value to the community - can be justified and supported by market analysis and “comps.” The hope is that the excellence of this development will help to “lift up” the surrounding values.

UPDATES SINCE P&Z MEETING

Subsequent to the meeting of the Planning & Zoning Commission on April 4, Bill Gietema of Arcadia Realty (proposed developer, also acting as a consultant to the City on this project) and City staff have continued to work together to refine and improve the proposed ordinance. That effort has led to several proposed changes which were not discussed at the Planning & Zoning Commission meeting.

1. Language dealing with the exterior façade material content was erroneously omitted for the section dealing with townhouse lots. This language duplicates the language for the detached lots (see stipulation 12 in the proposed ordinance) which was included in the case report for the Planning & Zoning Commission meeting. The intent is for both townhouse and detached houses to have the same façade materials for visual consistency in the development.

Staff and Mr. Gietema recommend that a new development regulation be added to the Townhouse Lots subsection reading:

Minimum exterior façade masonry content shall be 90%. For the purposes of this ordinance, “masonry” shall include brick, natural stone, cast stone, stucco (but not EIFS) and cementitious fiberboard in a horizontal “lap board” siding or with a decorative pattern (see examples as Exhibit E).

2. It was noted that although there is a specific regulation dealing with detached garages and how close their garage doors could be to the alley, there was no similar regulation for attached garages. Stipulations 11 and 20 set a minimum rear setback of 3 feet for any building, but this is clearly too close to the alley for a garage door.

Staff and Mr. Gietema recommend that new language be added to Stipulations 11 and 20 so that these stipulations read:

Minimum rear setback shall be 3 feet, provided however that garage doors facing the alley shall be placed between 7 and 9 feet, or at least 17 feet from said alley right-of-way.

3. Staff is requesting that Mr. Gietema revise Exhibit D Street Cross Sections to remove the trees from the residential alley detail. Although there is no plan to plant street trees in the alleys, showing trees on this detail may cause confusion as to the intent.
4. Mr. Gietema has revised two exhibits (Exhibit E *Conceptual Site Plans for Individual Lots* and Exhibit H *Townhouse Conceptual Site Plan*) to incorporate information found in Exhibits I & J (specifically setbacks and “gift to the street” encroachments). Thus, these

latter two exhibits no longer serve a purpose. Staff and Mr. Gietema recommend that they be deleted.

CONCLUSION

The proposed zoning change appears appropriate for the site.