

DRAFT P&Z MINUTES – September 7, 2017
PLANNING & ZONING COMMISSION

Hold A Public Hearing To Consider An **Ordinance Amending The Zoning** On An Approximately 10.5-Acre Tract Zoned PD-5 For The (LR-2) Local Retail District And Located On The Northeast Corner Of Old Denton Road And Raiford Road To Amend Planned Development District 5 To Allow For Multifamily, Townhomes, Restaurant, and Retail Mixed-Use With Development Standards; Amending The Official Zoning Map Accordingly. **Case No. 08-17Z1 Furneaux Creek Square (Raiford)**. Case Coordinator: Loren Shapiro.

Shapiro presented the case amend an existing PD basically zoned for retail. He stated the applicant proposes a 285 unit multi-family mixed-use development that would include commercial, retail and restaurant in addition to 26 townhome units. He provided a history of the site noting the resolution approved creating urban design standards for Raiford Road. In addition, in 2015 Council adopted an amendment to the Transportation Plan designating Raiford Road and McArthur Drive as a four lane TOD street. The west side of the property would have three buildings of multi-family with the first floor containing the commercial/retail/restaurant/office use and the second through fourth floors would contain multi-family. Within it would be a two-story parking garage that's within the overall three buildings to provide shared parking. On the east side of the property along Raiford Road would be the 26 condominium style townhomes that would also back to the trail system along Furneaux Creek and connect to Furneaux Creek. He stated the applicant provided a landscape plan and designed a streetscape that provides encouragement of pedestrian friendly wide sidewalks that would connect to the trail system at the south side of the creek. The elevations of brick and stone exceed the requirements. Staff recommended approval of the PD with the development standards proposed.

Dick Calvert, Calvert & Co. Architects, 1001 Main Street, stated he represents KY & JY Development which is a partnership. He advised that one of the partners is John Chong and stressed that he is not the same John Chong that is building the condominiums on Trinity Mills between Old Denton and I35. He stated the proposal includes 285 residential condominium units; 26 townhomes; 2 dedicated restaurant lease spaces and 22,239 sq ft of flexible retail lease space and explained all of the provisions, amenities and parking in great detail as listed in the case report. He stated the proposed project will prove to be a significant asset to the immediate area and to Carrollton as a whole. He stated they have reviewed and concur with staff comments and requested approval.

Chadwick asked about the expected price of the condominiums and townhomes and Mr. Calvert replied that they needed more cost factors but expect it could be between \$250,000 and \$300,000. He explained that the townhomes would be condominiums meaning they would not be individually platted fee simple lots and there would a different Association for the townhomes.

Denholm asked about the 4-story height feeling that it could have been taller and Mr. Calvert stated they were limited by ordinance. He added that if you get over 55 feet, it would be considered a high-rise which changes the construction costs considerably because it would trigger different building code requirements.

Chair Averett opened the public hearing and invited speakers to address the Commission; there being no speakers he opened the floor for discussion or a motion.

****Kiser moved to close the public hearing and approve Case No. 08-17Z1
Furneaux Creek Square (Raiford) with staff stipulations as required; second by
Kraus.***

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Chrisman thanked the applicant for the drawings noting these were some of the better drawings they've received to be able to review with regard to distances and how the project would look. Chair Averett added that he was excited about the quality of the proposed development.

The motion was approved with a unanimous 8-0 vote.