

CARRAWAY RESIDENTIAL PHASE III

Conditional Zoning Application



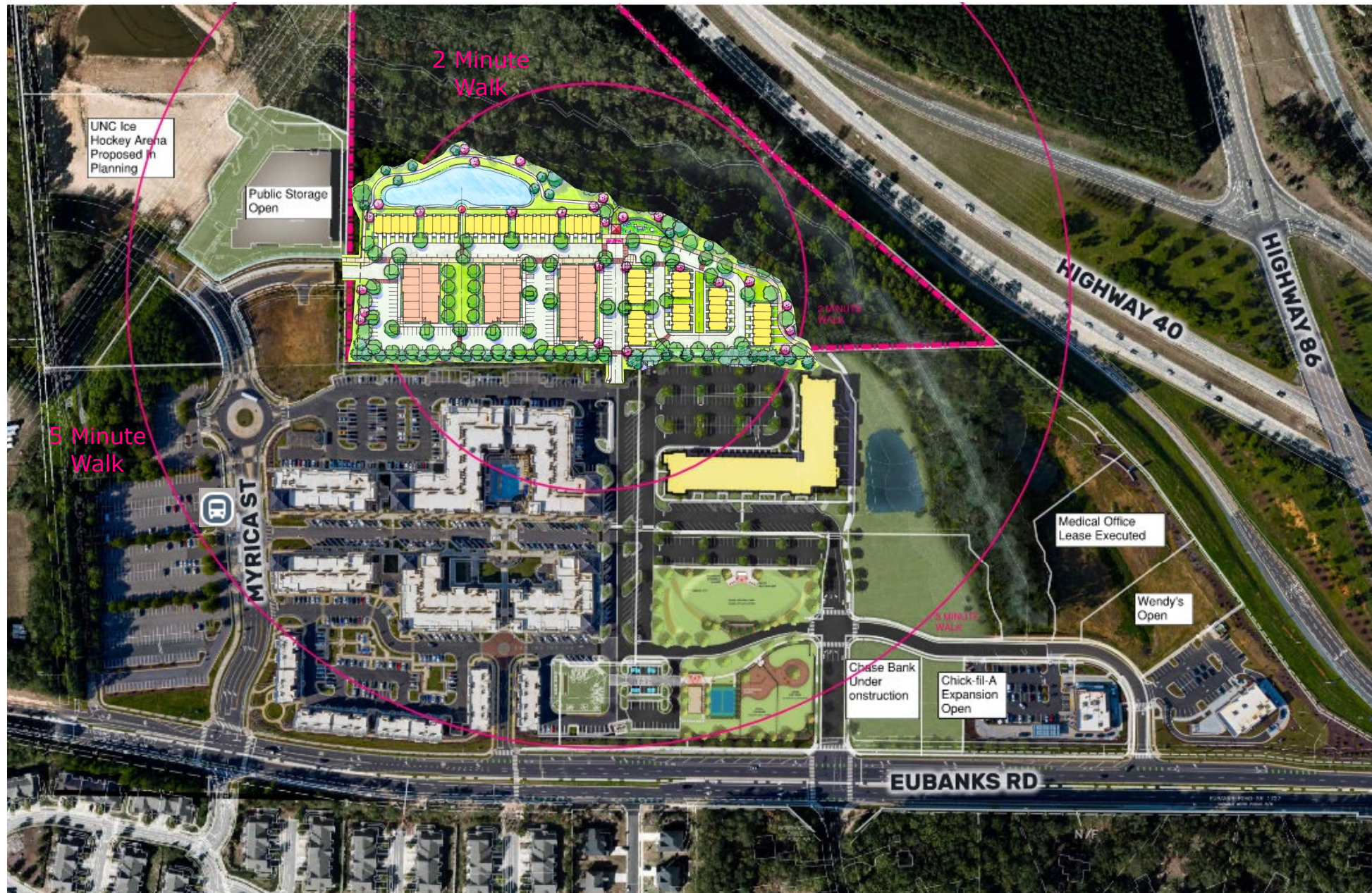
Town Council
24 September 2025



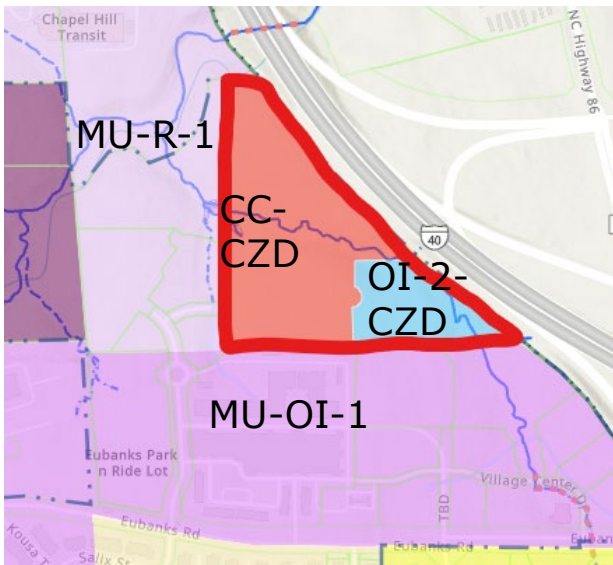
- Development stays south of the stream
- Forested buffer against I-40 to remain
- Forest north of the stream to remain

Area Map

Carraway Residential Phase III



Proposed Development in Carraway Carraway Residential Phase III

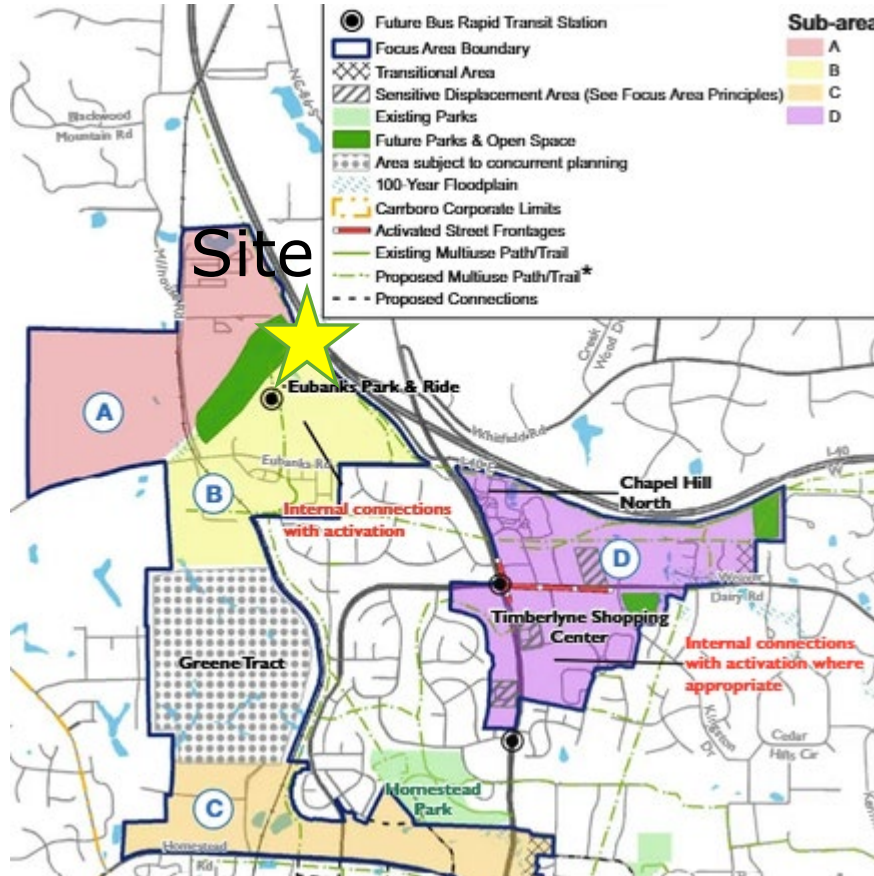


CURRENT ZONING

CC and OI-2

PROPOSED ZONING

R-6-CZD



Character Types and Height in 2050: North MLK Boulevard

● Primary (predominant land uses) ○ Secondary (appropriate, but not predominant) ⊖ Discouraged

	Sub-Area A	Sub-Area B	Sub-Area C	Sub-Area D
Multifamily, Shops & Offices	⊖	●	○	●
Multifamily Residential	⊖	●	●	●
Commercial/Office	⊖	○	⊖	●
Parks and Green/Gathering Spaces	○	●	○	●
Townhouses & Residences	⊖	○	●	○
Institutional/University/Civic	●	●	○	○
Light Industrial	●	○	⊖	⊖
Typical Height	4-6 stories	6 stories	4-6 stories	4-6 stories
Transitional Area Height	N/A	Up to 4 stories	2-4 stories	Up to 4 stories
Activated Street Frontage Height	N/A	N/A	6 stories	6 stories

FUTURE LAND USE

North MLK Boulevard focus area
Sub area B

Supports uses of multifamily residential(primary) and townhome residential (secondary)

Plan Alignment with Town Goals
Carraway Residential Phase III



Concept Plan Carraway Residential Phase III





PROPOSED ZONING: R-6-CZD

PROPOSED ELEMENTS:

- Multi-family buildings and Townhomes (155-170 units)
- Multi-use path connecting existing path on Chapel Point Road (west) and greenway trail at Carraway II (southeast)
- Playground
- Storm mitigation pond sized for 100-year event
- Community Green Spaces
- Connectivity to public transit
- Connectivity to recreation amenities in previous Carraway phases

Culmination of working closely with Town's Urban Designer

Site Layout Plan Carraway Residential Phase III



COMPLETE COMMUNITIES ELEMENTS

PROJECT OFFERING

Diverse Housing

Rental multi-family and townhomes
Affordable housing will be offered in the multi-family buildings

Mixed Use

Previous phases include retail and commercial and multiple recreation amenities, and this and earlier phases will function as a single mixed-use village.

Walkability / Transit

Public transit within easy walking distance – Park-Ride facility will also serve as the proposed NS BRT northern terminus.
Residents can walk to restaurants and recreation offerings
The project includes a multi-modal path connecting two existing greenway segments.

Green strategies

LED lighting. All-electric appliances. Energy Star rated appliances. Installation of EV Charging Stations, L3 vehicle charging located at south entrance.
Supports use of public transit and greenway and bicycle alternative transportation modes. Maintains large areas of natural forest. Stormwater treatment for 100-year event.

Placemaking and Public Realm

A central gathering space with playground and picnic shelter which will be available to the residents of this project plus earlier Carraway phase residents.
Nature trail to provide access to undeveloped wooded areas on site.

CONCEPT PLAN COMMENT

PROJECT RESPONSE

Higher Density Housing, single family homes not supported so close to public transit hub

Single family homes have been removed, additional multi-family. Density has increased by 33% (126 units to 169 units)

Support for smaller unit sizes

The unit mix isn’t finalized but the multi-family will skew toward smaller unit sizes.

Move the pond out of the RCD

The pond has been shifted south. In a balance to increase density and reduce RCD intrusion, the density has been increased by 33% and the RCD impacts reduced by 15%. The portion of the pond itself in the RCD upland zone has decreased by 73%.

Increase community space

Community space has been increased to include a playground and gazebo space in the central part of the site, a mews between townhome clusters, a large green between multi-family buildings giving half those residents views onto green space, and a pond overlook.

Items they support:

- Greenway connector
- Small unit size in multi-family offering
- Pond as amenity
- Unit types vary from current offerings in Carraway (Townhomes)

These items are still included in the project.



Existing Carraway Village Residential
– Phases I and II

Carraway Residential Phase III



NORTHWOOD RAVIN

THANK YOU



Proposed Development in Overall Context Carraway Residential Phase III



The following comments are in reference to the Carraway Village Phase 3 site plan, dated 06-02-25. Design meetings have been held several times with the applicant team during the development of the plan.

1. The current (06-02-25) plan has some major modifications from the earlier Concept Plan (08-29-24). Previous comments suggested the applicant reconsider certain aspects of the Concept Plan, namely increasing density by replacing the previous plan's single-family homes with another housing type, and to consider ways to decrease the project's impact on the RCD area. The current plan has positively incorporated both of those suggestions.
 - a. The single-family home area has been replaced by a grouping of townhouse units. This appropriately increases the project's density, which is especially noteworthy for a development within walking distance of a significant transit stop.
 - b. A re-working of the site layout has lessened the impact of the stormwater pond upon the RCD zone.
2. Another new feature is the provision of a small neighborhood gathering space. This space is in a key location, at the terminus of the entrance street that provides access from the current Carraway Village parking lot, which will likely be the main entrance to the project. A small gazebo or shelter structure is indicated, which would help create a focal point for the community. From here, one can access informal nature trails that lead around the stormwater pond, and northward, into the preserved forested area.
3. The multi-use trail, which was provided as part of the Carraway apartment tower project, and currently dead ends to the north of the existing apartment building, will be extended westward through the neighborhood, past the community green, and along the main street, continuing to connect with the existing segment in front of the storage building. This is a well-placed route for the trail, as it brings it through the heart of the community.
4. The revised plan includes two "mews" spaces, linear greens which housing units front upon. These spaces can help enhance the sense of community and provide places for informal gathering.
5. The three multi-family buildings have been oriented in a North/South position, with the short ends of the buildings facing the existing Carraway apartment building to the south, reducing their visual impact from the existing apartments.
6. The changes made to this plan have improved the sense of community and connectivity of the project and will serve to add additional housing diversity within the larger Carraway Village community, all being key aspects of the Town's Complete Community initiative.

Town Urban Planner Review

Carraway Residential Phase III

