



discretion of the applicant to comply civilly and not enforced through the PD. Any regulations either through the PD or the Chisholm Trail Ranch design guidelines that require another City department to comment on can't be waived through the zoning process.

Below is a chart that illustrates the differences between the CR/MFD regulations and the proposed PD.

<b>Requirement</b>	<b>CR/MFD Standards</b>	<b>Proposed PD/CR</b>
Density	Maximum 16 units per acre	13-14 units per acre (complies)
Front Yard (no structures)	Minimum 20'	Screening wall proposed around entire <i>site</i> <b><i>(recommended Development Regulation Standard)</i></b>
Height	Maximum height 36'	24'-26' (complies)
Building Orientation	The longest length of the building shall be placed parallel adjacent to the street	The majority of the buildings do not meet <b><i>(recommended Development Regulation Standard)</i></b>
Minimum Parking Requirements	1 space per bedroom; 1 space per 250 square feet of office/amenity area	318 bedrooms – 318 spaces office/amenity (not provided and required) – unknown # spaces 318 spaces provided <b><i>(recommended Development Standard Regulation)</i></b>
Open Space	Minimum 60%	47.7% provided, open space between parking spaces and building shall be minimum 20 ft. to count <b><i>(recommended Development Regulation Standard)</i></b>
Signage	Not more than 50% of the total allowable sign area may be located in the front yard space along a dedicated street, no individual sign in such required yard space shall exceed 20 sq. ft. in sign area	Signage is proposed in front of the building <b><i>(recommended Development Regulation Standard)</i></b>
Setback adjacent to "A" or "B" zoning	Height transitional plane 3' setback for every 1' in height	NA
Façade Requirements	Buildings facing public accessible streets or open space must incorporate 2 scaling elements: floors, columns or foundations	Site plan indicates cementitious fiberboard siding, columns, water tables and variation in wall planes (complies)
MFD – Multifamily Design Standards Compliance	Submit MFD plan to meet standards	Waiver to MFD submission <b><i>(recommended Development Regulation Standard)</i></b>

**Site Information:**

Surrounding Zoning and Land Uses:

North "A-5" One-Family / undeveloped

East PD 971 Planned Development for D High Density Multifamily, "CF" Community Facilities / multifamily, community center  
 South "G" Intensive Commercial / undeveloped  
 West PD971A Planned Development for D High Density Multifamily / multifamily under construction

Zoning History: ZC-15-034 PD 971 for D High Density Multifamily; site plan required approved, effective 7/14/15, subject property to the west; SP-18-002 required site plan for multifamily, subject property to the west; SP-19-010 amended site plan for the multifamily to the west

**Site Plan Comments:**

The site plan as submitted is not in general compliance with the Zoning Ordinance regulations.

1. Front yard setbacks along ROW shown at a minimum 20ft, the proposed perimeter fence is within this setback and not flush with building. **(recommended Development Regulation Standard)**
  - **(analysis: Based on the proposed cottage community not being the typical multifamily layout) Staff supports the perimeter fencing.**
2. Site plan indicates 318 parking spaces for the cottage community, no parking indicated for the leasing or amenity area. **(recommended Development Regulation Standard)**
  - **(analysis: The site plan indicates 6 parking spaces in front of the leasing center, counted as the total number of parking spaces for the units) Staff supports the parking reduction.**
3. Site plan indicates 47.7% open space requirement with a minimum of 20 ft. between parking spaces and building to count towards. **(recommended Development Regulation Standard)**
  - **(analysis: Based on the configuration and layout for the cottage community) Staff supports the open space provided.**
4. Building orientation, the longest length of the building should face the public row. Several of the units don't comply. **(recommended Development Regulation Standard)**
  - **(analysis: Based on the proposed cottage community not being the typical multifamily layout) Staff supports the building orientation layout.**
5. MFD Multifamily Development submission required. **(recommended Development Regulation Standard)**
6. Provide the setback from the A-5 zoning district to the nearest building.

**(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)**

**Public Notification:**

300 foot Legal Notifications were mailed on August 21, 2020.

The following organizations were notified: (emailed August 21, 2020)

<b>Organizations Notified</b>	
Panther Heights NA	Streams and Valleys, Inc.
Summer Creek Ranch HOA	Trinity Habitat for Humanity
District 6 Alliance	Crowley ISD

Not located within a registered Neighborhood Association

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing to change the zoning to PD/CR for a cottage community. Surrounding uses consist of undeveloped land to the north and south, multifamily and community center to the east, proposed multifamily to the west.

The proposed cottage community **is compatible** with surrounding uses.

## **2. Comprehensive Plan Consistency – Far Southwest**

The 2020 Comprehensive Plan designates the subject property as Low Density Residential. The property will have access to Summer Creek Drive, a neighborhood connector on the Master Thoroughfare Plan, providing the multifamily use adequate access to high capacity roads and will not adversely affect any area residential uses. The below Comprehensive Plan policies apply to this proposal:

- Locate multifamily units adjacent to collector streets, arterial streets, or rail transit stations to provide the increased level of transportation services necessary for the greater number of residents.
- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.

Based on conformance with the policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

## **3. Economic Development Plan**

The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies in order to facilitate the success and growth of the City of Fort Worth. The below strategies apply to this project:

### **INITIATIVE 3.2. NEIGHBORHOOD ALIGNMENT**

Align neighborhood assets (people, businesses, and real estate) to benefit from and support citywide economic growth.

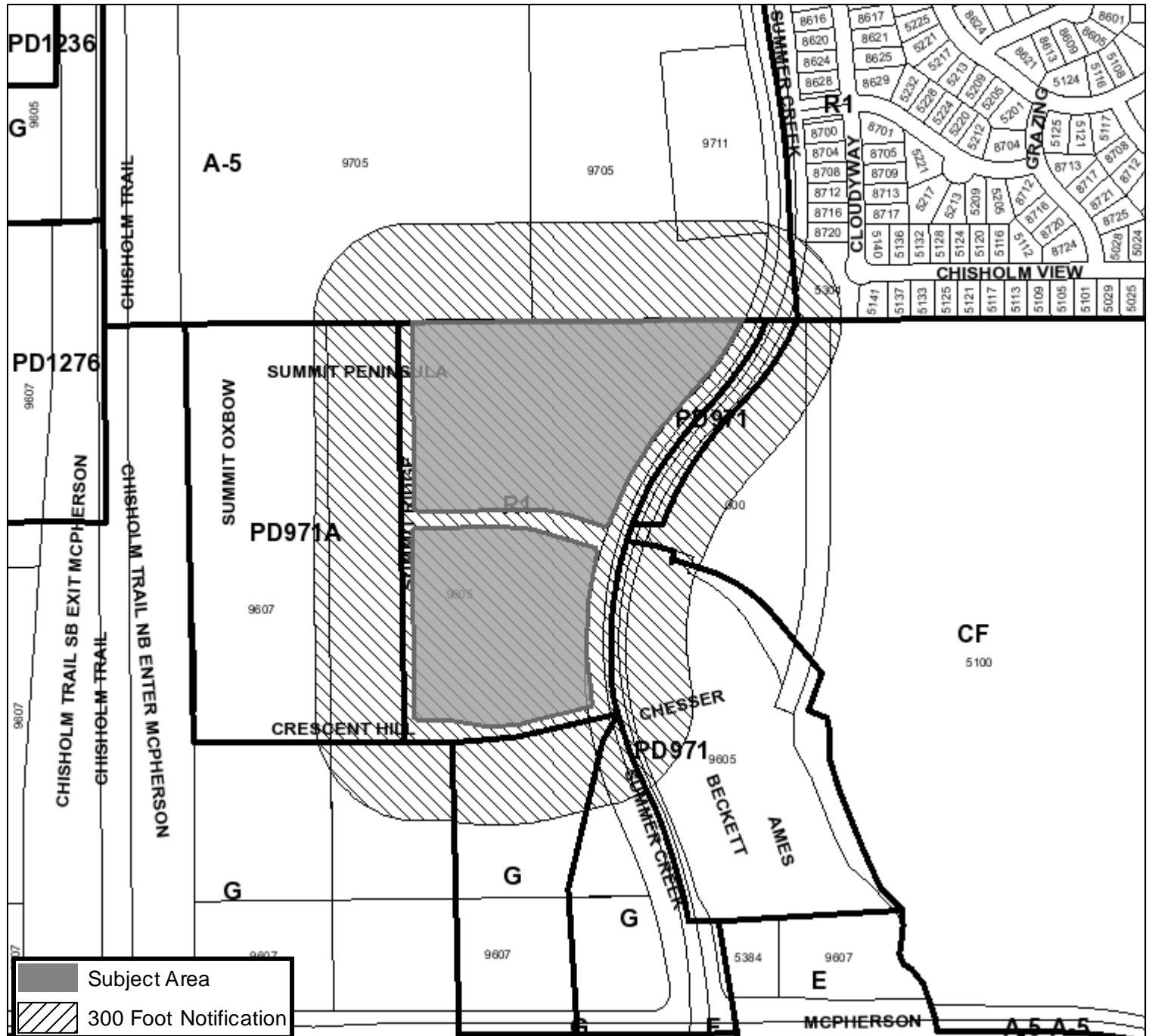
- 3.2.2.1. Provide developer incentives for the creation of new high-quality housing stock on vacant properties. These should include a range of housing types and price points such as single-family homes, townhomes, high-quality multi-family properties, and mixed-use developments with residential units on upper floors and retail/office space on ground floors.



### ***Attachments:***

- Area Zoning Map with 300 ft. Notification Area
- Site Plan
- Area Map
- Future Land Use Map
- Aerial Photograph

### Area Zoning Map

Applicant: SLF IV-Chisholm Trail LP  
 Address: 8900 - 9100 blocks Summer Creek Drive  
 Zoning From: R1  
 Zoning To: PD for CR uses plus cottage community with dev. regs.  
 Acres: 17.40929552  
 Mapsco: 102V  
 Sector/District: Far Southwest  
 Commission Date: 9/9/2020  
 Contact: 817-392-2495



 Subject Area  
 300 Foot Notification

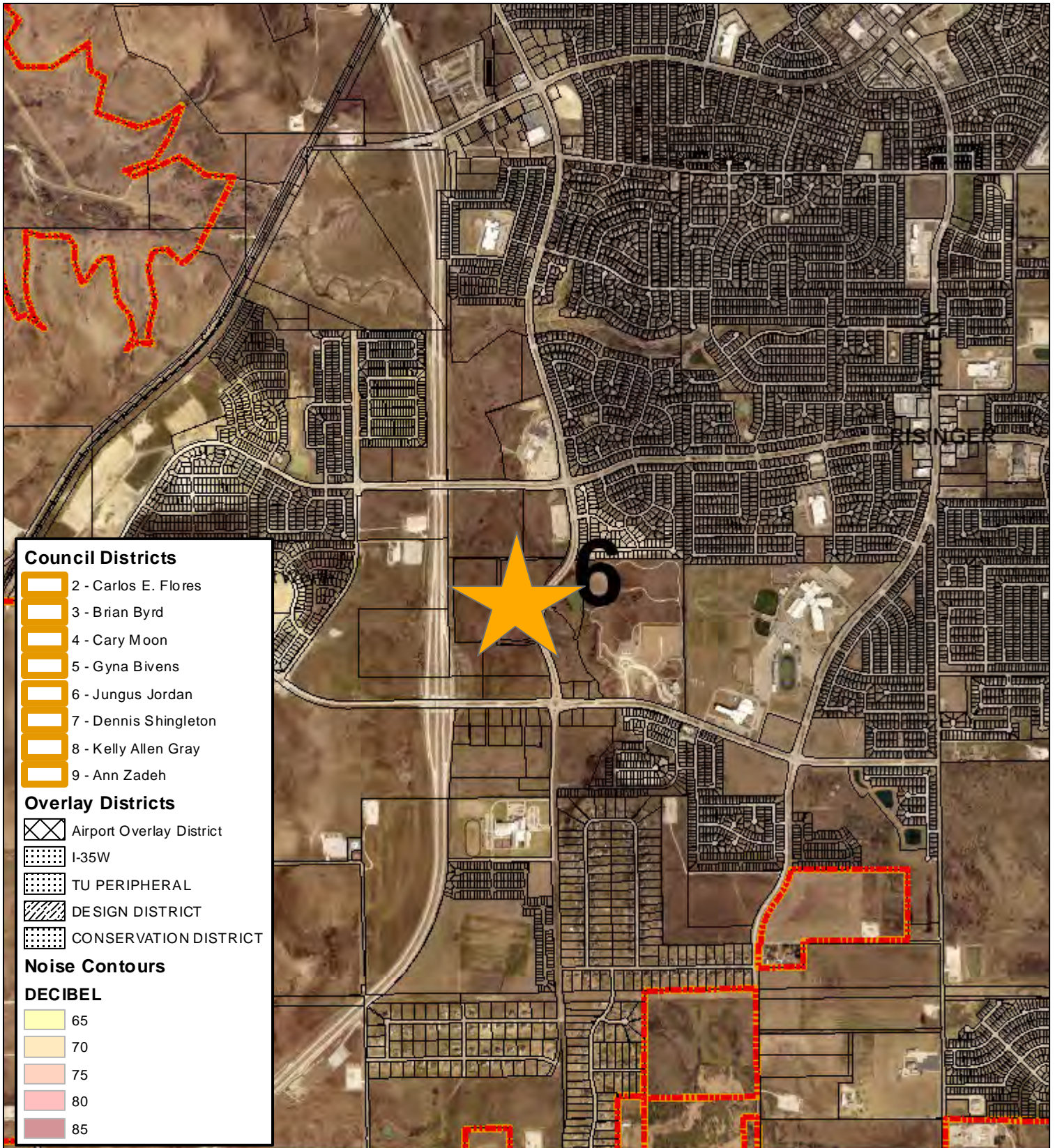
0 215 430 860 Feet





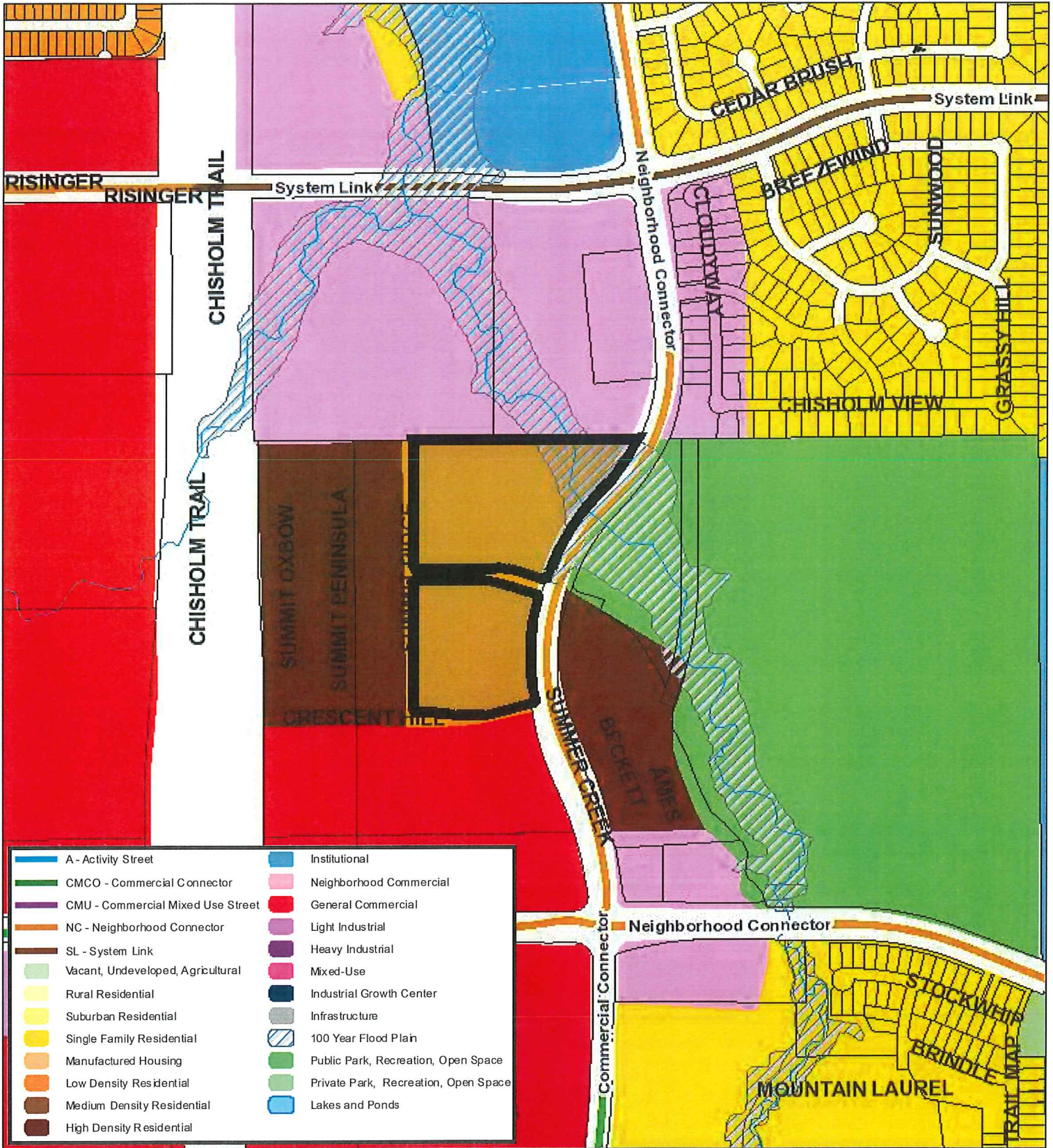


### Area Map





### Future Land Use



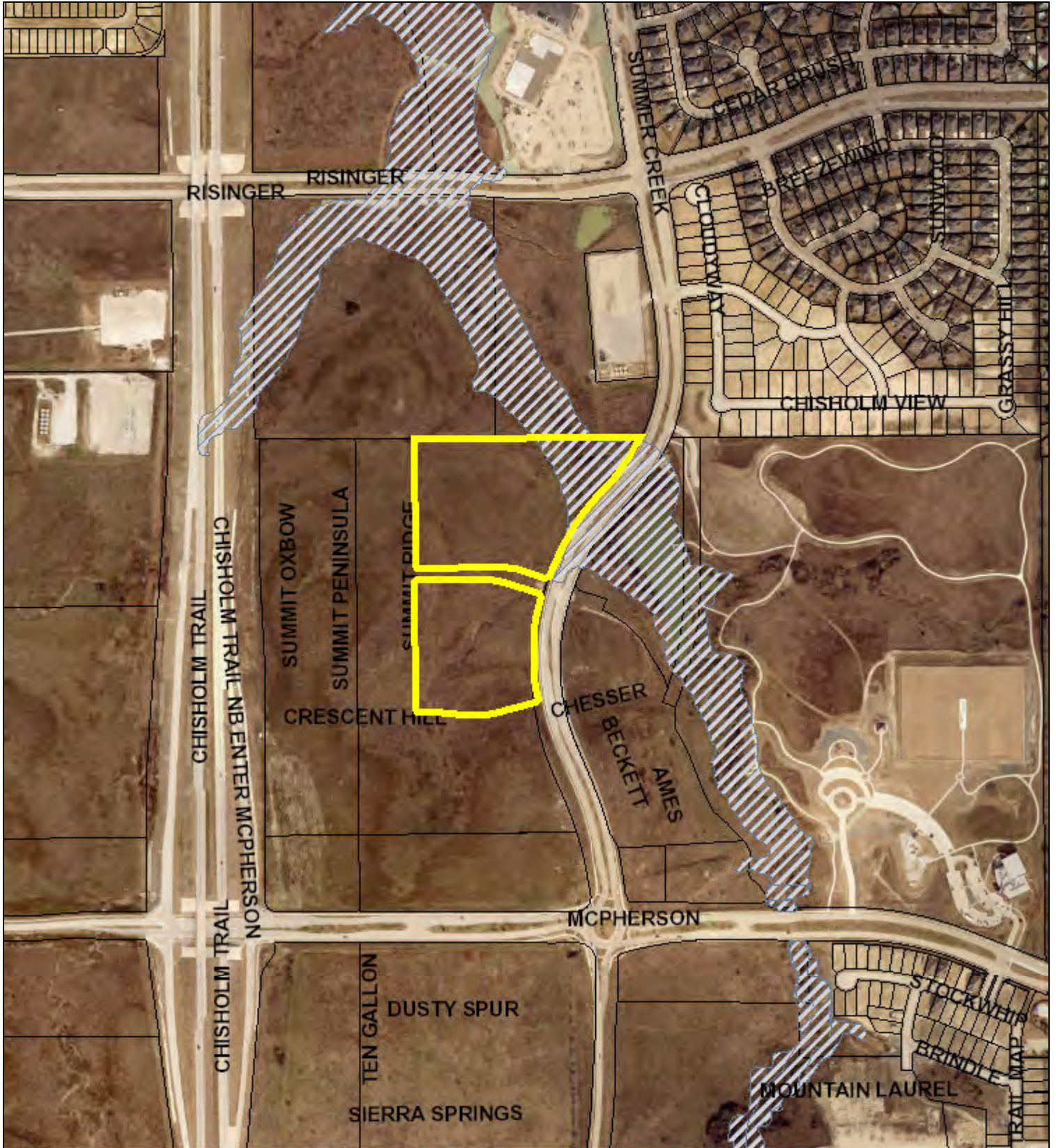
580 290 0 580 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005) Land use designations were approved by City Council on March 3, 2020





Aerial Photo Map



0 365 730 1,460 Feet

