



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
December 15, 2020

Council District 5

Zoning Commission Recommendation: Approval by a vote of 9-0 Opposition: None submitted Support: Two people spoke; 1 letter; Historic Stop Six	Continued	Yes ___	No <u>X</u>
	Case Manager	<u>Laura Evans</u>	
	Surplus	Yes ___	No <u>X</u>
	Council Initiated	Yes ___	No <u>X</u>

Owner / Applicant: Cavile Public Facility Corporation

Site Location: 5400 & 5420 E. Rosedale Street Acreage: 5.11

Proposed Use: Required Plan for PD 1262

UDC Recommendation: Approval

Staff Recommendation: Approval

Background:

The proposed site is along E. Rosedale between the intersections of Stalcup Road and Andrew Avenue. When the PD was first approved, Council approved revised development regulations for maximum building height, transitional height plane and minimum parking requirement with a site plan required. The applicant has submitted the required site plan for the development.

During the creation of the site plan, the applicant discovered additional changes need to the previously adopted PD/MU regulations in order to respond to site conditions. As such, the applicant has proposed four (4) additional regulation revisions from those initially approved in the original PD. Because no two sites are alike, these types of request are not unusual as a project moves from concept to an actual site plan.

The Urban Design Commission met on this case Thursday October 15th, and recommended approval for all four new regulations.

Below is a table outlining the requested site specific development standards.

Development Standard	MU-1	Proposed PD/MU-1	Revised Regulation Required
Primary and Side Street Setbacks	4.130 (d) (4) Setback Table, the primary street maximum setback is 20' and the side street maximum setback is 20'.	33' primary street maximum setback and 36' side street maximum setback to provide 18' clearance for overhead electrical lines on primary and side streets.	Yes
			Yes

Primary Street Frontage	4.130 (d) (2) a. Primary street frontage. Building facades shall be located within the area between the property line and the maximum setback for a minimum of 50% of the primary street frontage of the parcel.	30% primary street frontage to allow for guest entry court.	
Surface Parking Location	4.130 (e) (3) a. Surface parking shall not be permitted between a building front and the street	Allow 4 parking spaces between the building front and the street at the entry court and south parking area.	Yes
Individual Entries	4.130 (g) (6) d. 1. Apartments, condominiums and manor houses with street level units shall provide an individual street-oriented entry for each unit abutting the street frontage.	No individual street- oriented entry for each unit abutting the street frontage to allow for building security for proposed Senior Living residential use.	Yes

Surrounding Zoning and Land Uses:

North "E" Neighborhood Commercial / railroad
 East A-5" One Family / single family
 South "A-5" One Family / single family
 West "E" Neighborhood Commercial / multifamily

Recent Relevant Zoning and Platting History:

Zoning History: ZC-19-152 from PD 1088 to PD/MU-1; subject site
 ZC-19-116 Map Amendment for Stop Six Council-initiated rezoning for stop six overlay to require certain development standards approved by City Council 9-10-19.

Site Plan Comments:

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

1. The applicant is requesting a waiver from the maximum setback requirement for both the primary and side street frontages. The MU-1 ordinance requires a maximum setback of 20' along the primary and side street frontages. **(Revised Regulation Required)**
 - a. *The applicant has indicated that the additional setback is needed for clearance from existing overhead electrical lines that are along these frontages. Staff recommends approval.*
2. The applicant is requesting a waiver from primary street frontage requirement. The MU-1 ordinance requires buildings be located within the allowed setback area for a minimum of 50% of the primary street frontage. **(Revised Regulation Required)**
 - a. *The applicant has indicated that they are intending to have 30% of the building in this location in order to allow for a guest entry court. While this is not an ideal location for parking, staff feels the location will not have a significant effect on the surrounding uses or public realm.*
3. The applicant is requesting a waiver from the surface parking location requirement. The MU-1 ordinance does not allow for any surface parking space to be located between the building front and street. **(Revised Regulation Required)**
 - a. *The applicant is requesting four (4) parking spaces between the front of the building on Stalcup Road. Since Stalcup Road is the primary street for this development, the portion of the building facing this street is considered the front of the building. Because these spaces are located within a front entry courtyard, these spaces will have minimal impact on the pedestrian realm.*
4. The applicant is requesting a waiver from the screening requirements and location of service areas. The MU-1 ordinance requires apartments with street level units provide individual street-oriented entry for each unit along a street frontage. **(Revised Regulation Required)**
 - a. *The applicant has indicated that they are proposing to have all of the units have entries that are located internal to the development for additional building security. Staff does not have any concerns with this request*

(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 October 26, 2020.

The following organizations were notified: (emailed October 19, 2020)

Organizations Notified	
East Fort Worth Neighborhoods Coalition	Neighborhoods of East Fort Worth
Historic Stop Six NA*	Historic Rosedale Park NA
Historic Carver Heights NA	Handley NA
East Fort Worth, Inc.	Streams And Valleys Inc
Trinity Habitat for Humanity	Historic Handley Development Corporation
Southeast Fort Worth Inc	East Fort Worth Business Association

*Located within this registered Neighborhood Association

Attachments:

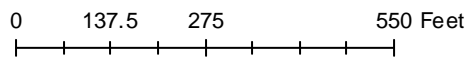
- Area Zoning Map with 300 ft. Notification Area
- Site Plan
- Area Map
- Future Land Use Map
- Aerial Photograph

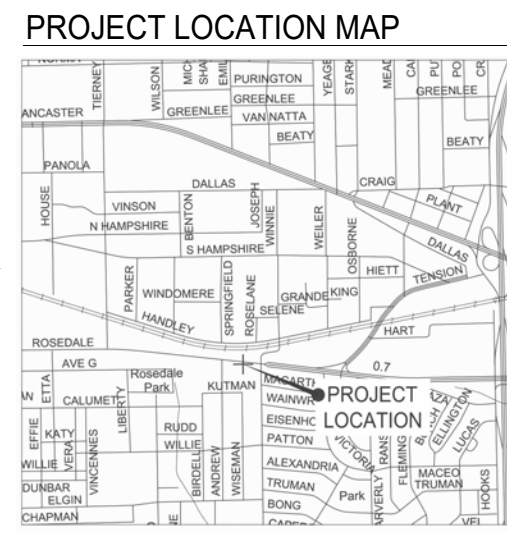
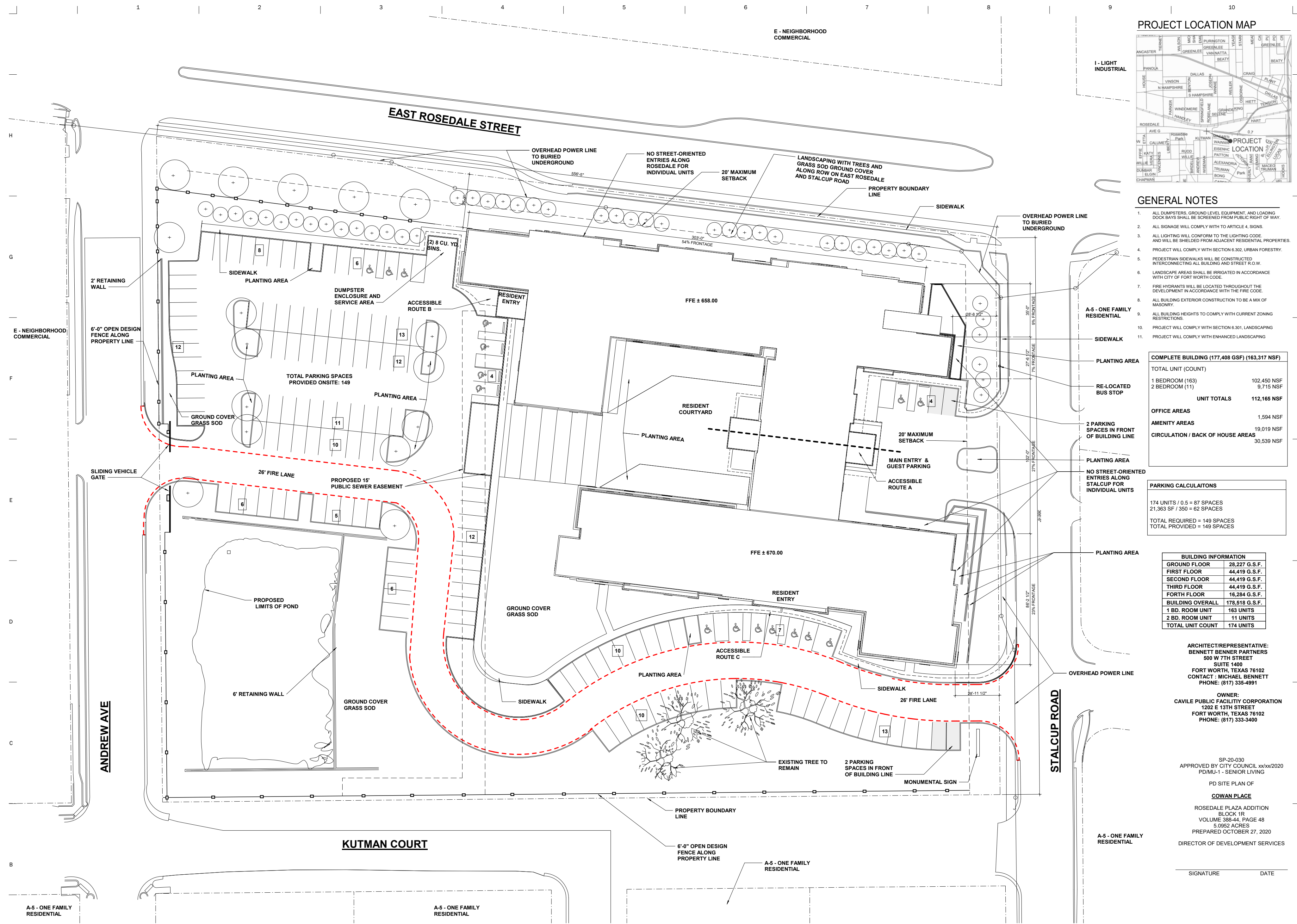
Area Zoning Map

Applicant: Cavile Public Facility Corporation
 Address: 5400 & 5420 E. Rosedale Street
 Zoning From: PD 1262
 Zoning To: Required Site Plan
 Acres: 5.11386435
 Mapsco: 79L
 Sector/District: Southeast
 Commission Date: 11/11/2020
 Contact: 817-392-8043



Subject Area
 300 Foot Notification





GENERAL NOTES

- ALL DUMPSTERS, GROUND LEVEL EQUIPMENT, AND LOADING DOCK BAYS SHALL BE SCREENED FROM PUBLIC RIGHT OF WAY.
- ALL SIGNAGE WILL COMPLY WITH ARTICLE 4, SIGNS.
- ALL LIGHTING WILL CONFORM TO THE LIGHTING CODE AND WILL BE SHIELDED FROM ADJACENT RESIDENTIAL PROPERTIES.
- PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
- PEDESTRIAN SIDEWALKS WILL BE CONSTRUCTED INTERCONNECTING ALL BUILDING AND STREET R.O.W.
- LANDSCAPE AREAS SHALL BE IRRIGATED IN ACCORDANCE WITH CITY OF FORT WORTH CODE.
- FIRE HYDRANTS WILL BE LOCATED THROUGHOUT THE DEVELOPMENT IN ACCORDANCE WITH THE FIRE CODE.
- ALL BUILDING EXTERIOR CONSTRUCTION TO BE A MIX OF MASONRY.
- ALL BUILDING HEIGHTS TO COMPLY WITH CURRENT ZONING RESTRICTIONS.
- PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
- PROJECT WILL COMPLY WITH ENHANCED LANDSCAPING.

COMPLETE BUILDING (177,408 GSF) (163,317 NSF)

TOTAL UNIT (COUNT)	NSF
1 BEDROOM (163)	102,450 NSF
2 BEDROOM (11)	9,715 NSF
UNIT TOTALS	112,165 NSF

OFFICE AREAS	NSF
AMENITY AREAS	1,594 NSF
CIRCULATION / BACK OF HOUSE AREAS	19,019 NSF
TOTAL PROVIDED	20,613 NSF

PARKING CALCULATIONS

174 UNITS / 0.5 = 87 SPACES
21,363 SF / 350 = 62 SPACES
TOTAL REQUIRED = 149 SPACES
TOTAL PROVIDED = 149 SPACES

BUILDING INFORMATION

GROUND FLOOR	28,227 G.S.F.
FIRST FLOOR	44,419 G.S.F.
SECOND FLOOR	44,419 G.S.F.
THIRD FLOOR	44,419 G.S.F.
FORTH FLOOR	16,284 G.S.F.
BUILDING OVERALL	178,518 G.S.F.
1 BD. ROOM UNIT	163 UNITS
2 BD. ROOM UNIT	11 UNITS
TOTAL UNIT COUNT	174 UNITS

ARCHITECT/REPRESENTATIVE:
 BENNETT BENNER PARTNERS
 500 W 7TH STREET
 SUITE 1400
 FORT WORTH, TEXAS 76102
 CONTACT: MICHAEL BENNETT
 PHONE: (817) 335-4991

OWNER:
 CAVILE PUBLIC FACILITY CORPORATION
 1202 E 13TH STREET
 FORT WORTH, TEXAS 76102
 PHONE: (817) 333-3400

SP-20-030
 APPROVED BY CITY COUNCIL 02/03/2020
 PDMU-1 - SENIOR LIVING

PD SITE PLAN OF
COWAN PLACE
 ROSEDALE PLAZA ADDITION
 BLOCK 1R
 VOLUME 388-44, PAGE 48
 5.0952 ACRES
 PREPARED OCTOBER 27, 2020
 DIRECTOR OF DEVELOPMENT SERVICES

SIGNATURE _____ DATE _____

Cowan Place
 E. Rosedale St. & Stalcup Rd.
 Fort Worth, Texas

CIVIL
 Kimley-Horn
 801 Cherry St. Unit 11
 Fort Worth, TX 76102
STRUCTURAL
 Dunaway Associates
 550 Bailey Ave #400
 Fort Worth, TX 76107

MEP
 Solare Engineering Unlimited
 1300 Summit Ave #514
 Fort Worth, TX 76102

10/23/2020
 Michael Bennett AIA, 12795
 Fort Worth, Texas 76102
 This drawing is the property of Bennett Benner Partners
 and may not be used for regulatory
 approval, permit, or construction.

BENNETT BENNER PARTNERS
 ARCHITECTURE + INTERIORS + PLANNING
 500 West Seventh Street, Suite 1400
 Fort Worth, Texas 76102
 Telephone: (817) 335-4991
 www.bbpx.com

Zoning Commission
 Project No: 20106.00
 Issue Date: 10/23/2020
 Rev Description Date

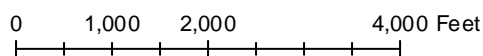
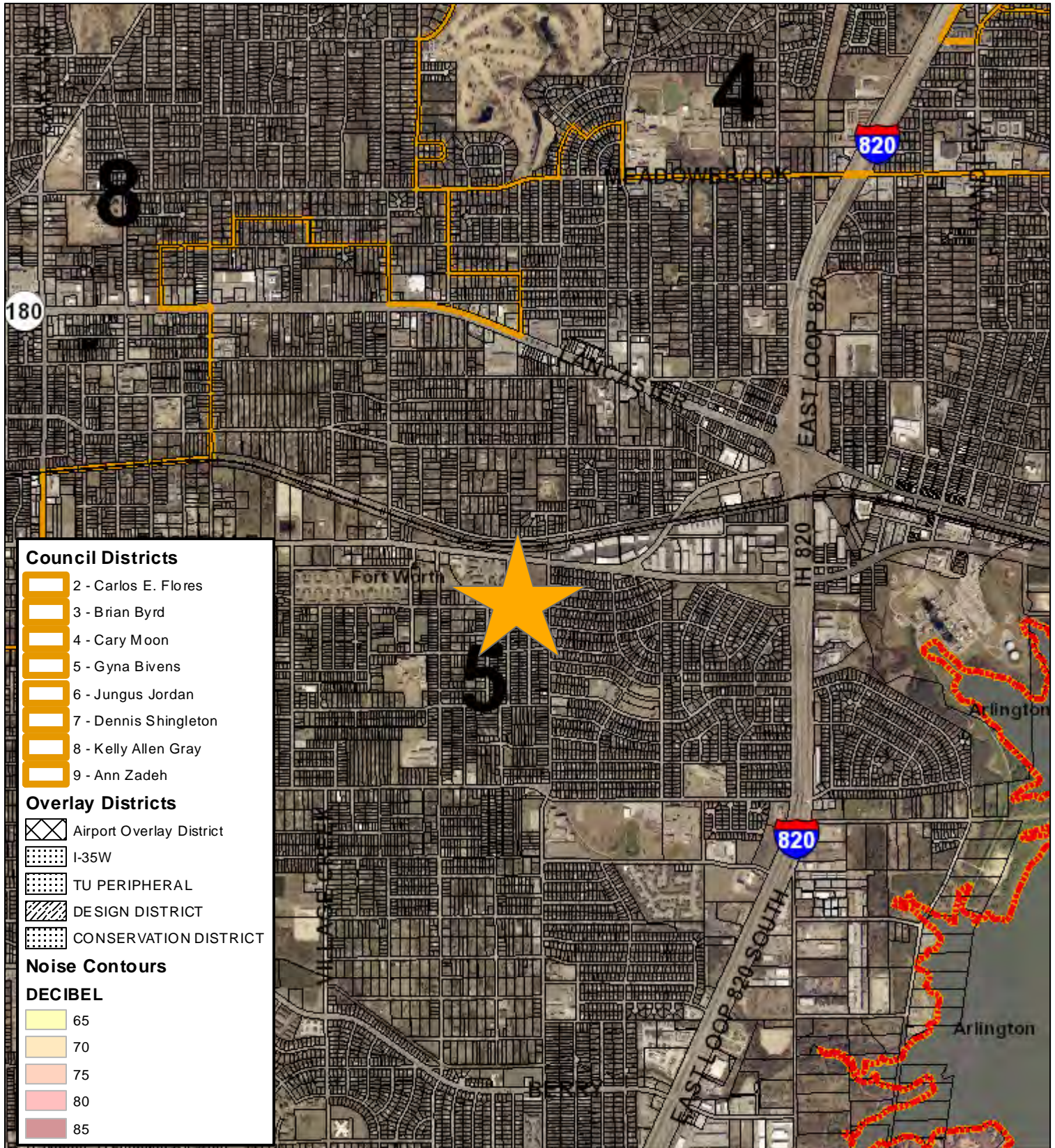
- Previously approved variances.
- Per 4.130 (d) (8) Maximum height single-use. Three stories or 45 feet, whichever is less as measured from the top of the finished slab at grade level to the top of the highest wall top plate.
 Approved variance: Maximum height single-use. Four stories of 45 feet, whichever is less as measured from the top of the finished slab at grade level to the top of the highest wall top plate
 - Per 4.130 (d) (10) a. Three stories, single use; maximum 40 units/acre with surface parking
 Approved variance: Four stories, single use; maximum 40 units/acre with surface parking
 - Per 4.130 (e) (2) Residential Parking Table, Apartment/Condominium: 0.75 to 1 off-street required per bedroom located behind the front building line; Plus, 1 space per 250 square feet of common areas, offices, and recreation (less hallways, laundry rooms, and storage)
 Approved variance: Apartment/Condominium: 0.5 off-street parking required per senior or age restricted dwelling unit located behind the front building line; plus 1 space per 350 square feet of common areas, offices, and recreation (less hallways, laundry rooms, and storage)
 - Per 4.130 (f) (1) d. A transitional height plane of 45 degrees shall apply to portions of a building above three stories, or 45 feet, whichever is less starting from the property line of the one- or two-family district.
 Approved variance: No transitional height plan requirements.
- Requested variance.
- Per 4.130 (d) (4) Setback Table, the primary street maximum setback is 20' and the side street maximum setback is 20'.
 Requested variance: 33' primary street maximum setback and 36' side street maximum setback to provide 18' clearance for overhead electrical lines on primary and side streets.
 - Per 4.130 (d) (2) a. Primary street frontage. Building facades shall be located within the area between the property line and the maximum setback for a minimum of 50% of the primary street frontage of the parcel.
 Requested variance: 30% primary street frontage to allow for guest entry court.
 - Per 4.130 (e) (3) a. Surface parking shall not be permitted between a building front and the street
 Requested variance: Allow 4 parking spaces between the building front and the street at the entry court and south parking area.
 - Per 4.130 (g) (6) d. 1. Apartments, condominiums and manor houses with street level units shall provide an individual street-oriented entry for each unit abutting the street frontage.
 Requested variance: No individual street-oriented entry for each unit abutting the street frontage to allow for building security for proposed Senior Living residential use.

1 SITE PLAN
 1" = 20'-0"

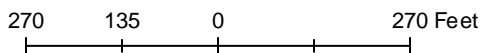
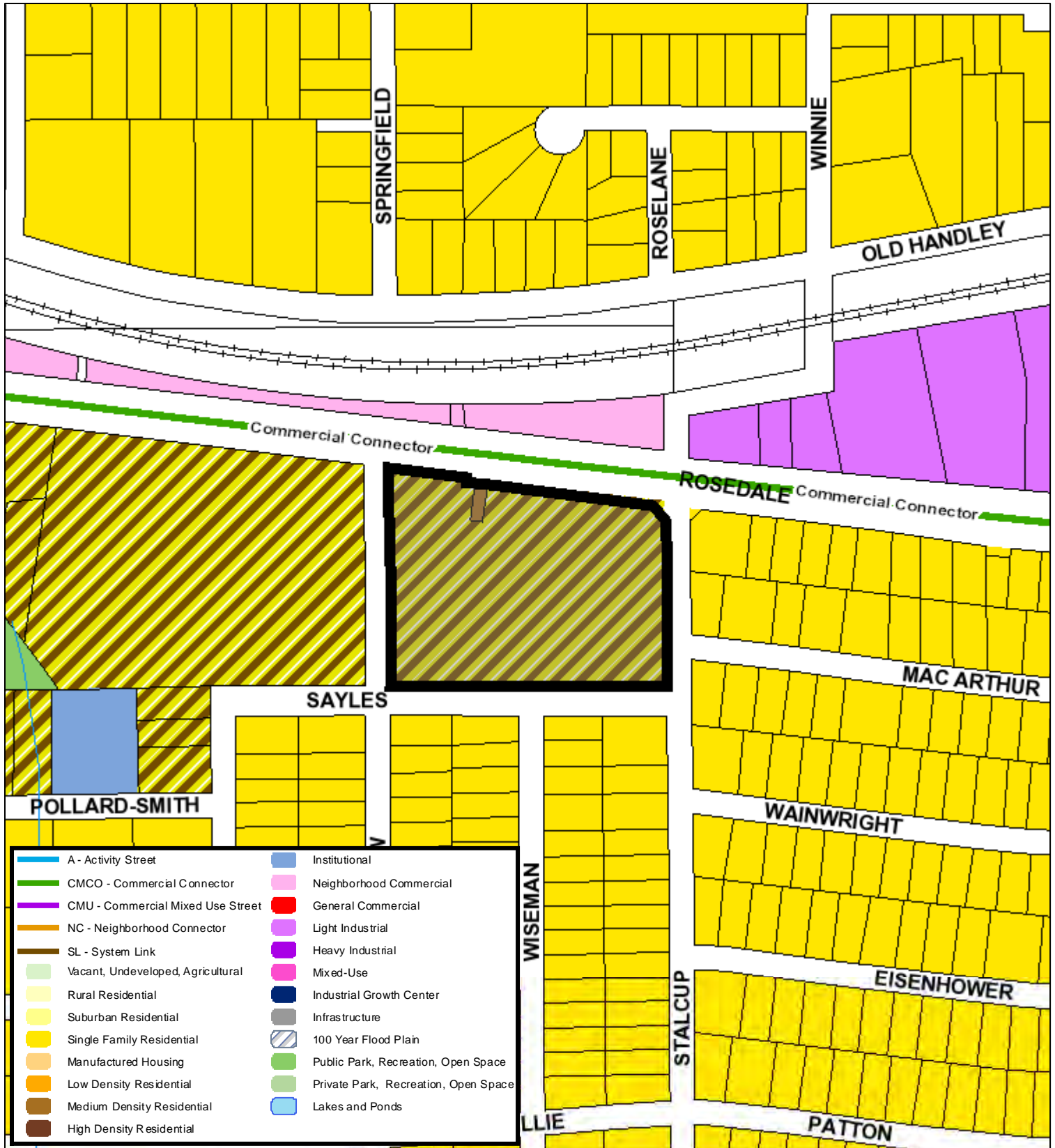
plot date/time: 10/27/2020 2:57:31 PM
SITE PLAN

SP100

Area Map



Future Land Use



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 6, 2018.



Aerial Photo Map



0 170 340 680 Feet

