



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
August 4, 2020

Council District 4

Zoning Commission Recommendation: Approval by a vote of 9-0 Opposition: One person spoke, one letter submitted Support: Summerfields NA	Continued	Yes ___	No <u>X</u>
	Case Manager	<u>Lynn Jordan</u>	
	Surplus	Yes ___	No <u>X</u>
	Council Initiated	Yes ___	No <u>X</u>

Owner / Applicant: HTP LP by Stephen Tobin

Site Location: 8101 N Riverside Drive Acreage: 10.83

Proposed Use: Multifamily

Request: From: "E" Neighborhood Commercial

To: "PD/D" Planned Development for all uses in "D" High Density Multifamily for independent living facility; site plan included

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent (Minor Boundary Adjustment).

Staff Recommendation: Approval

Background:

The applicant is requesting a zoning change from "E" Neighborhood Commercial to "PD/D" Planned Development for all uses in "D" High Density Multifamily for independent living facility; site plan included. Zoning does not regulate the type of multifamily proposed however, for independent living facility's there tends to be less parking. The property is located east of N. Riverside Drive and north of Summerfields Drive.

The new multifamily design standards were approved at the December 4th, 2018 City Council meeting. The new standards revised allowed height and units per acre and strengthened existing design standards for multifamily development by adding enhanced landscaping, façade variation, and building orientation. If the zoning is approved an MFD Multifamily Development plan will be required for submittal and approval prior to permitting.

A letter of support was received from the Summerfields neighborhood association.

Below is a table illustrating the differences between “D” zoning and the proposed PD/D development.

Regulation	D	PD/D	Conformance
Front Yard	20 ft.	20 ft.	Complies
Parking location	No parking or driveways shall be provided between a building and a public or private street.	No parking or driveways shall be provided between a building and a public or private street.	Complies
Carports	1.1 setback with 10 ft. minimum setback for one story garages and carports	1.1 setback with 10 ft. minimum setback for one story garages and carports	Complies
Landscaping	Landscape islands, linear landing strips, bio-swales or rain gardens shall be required in parking lots with 12 or more spaces	The site plan indicates they will be meeting this standard.	Complies
Setbacks adjacent to A or B zoning	Three feet for every one foot (3:1) as measured from slab to top of sill plate, or two feet for every one foot (2:1) in overall height when measured from lowest finished grade to the peak of the roof, whichever is greater; 30' minimum 1:1 setback with a 10' minimum setback for one-story garages and carports 20' minimum setback for dumpster enclosures and one-story accessory structures	91.2' required setback 93' shown	Complies
Height	Maximum 36'	The site plan indicates a maximum height of 30'41"	Complies
Open Space	Minimum 35% No space or area less than 25 feet in either dimension shall be counted as open space.	The site plan indicates a minimum open space of 41.5%	Complies
Density	Maximum 32 units per acre	The site plan indicates a maximum density of 27.06 units per acre	Complies
Parking count	1 space per bedroom plus 1 space per 250 sf of common area	306 bedrooms; 6560 sq. ft. of common space 27 spaces required 334 spaces provided	Complies
Façade Variation	Each new building	Each new building	Site plan indicates they

	oriented to a publicly accessible street or open space shall incorporate each of the following scaling elements associated with floors, columns and foundation refer to Section 4.710.D.5.2.a of the Zoning Ordinance	oriented to a publicly accessible street or open space shall incorporate each of the following scaling elements associated with floors, columns and foundation refer to Section 4.710.D.5.2.a of the Zoning Ordinance	will comply with the MFD Façade requirements
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Site Information:

Surrounding Zoning and Land Uses:

- North "C" Medium Density Multifamily / multifamily
- East "AR" One-Family Restricted / Single-Family
- South "AR" One-Family Restricted / Single-Family
- West "A-5" One-Family / undeveloped

Zoning History: None

Site Plan Comments:

The site plan as submitted is in general compliance with the Zoning Ordinance regulations.

(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 June 19, 2020.
The following organizations were notified: (emailed June 16, 2020)

Organizations Notified	
Summerfields NA*	Streams and Valleys Inc.
Trinity Habitat for Humanity	Keller ISD

*Located within this Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to change the zoning to PD/D for a multifamily development. Surrounding land uses consist of multifamily to the north, single family to the east and south, undeveloped land to the west.

The proposed multifamily is **compatible** with surrounding uses.

2. Comprehensive Plan Consistency – Far North

The 2020 Comprehensive Plan designates the subject property as neighborhood commercial. The proposed multifamily development is not consistent with the land designation however, it does meet the below policies within the Comprehensive Plan:

- Promote location of multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic generation.
- 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.

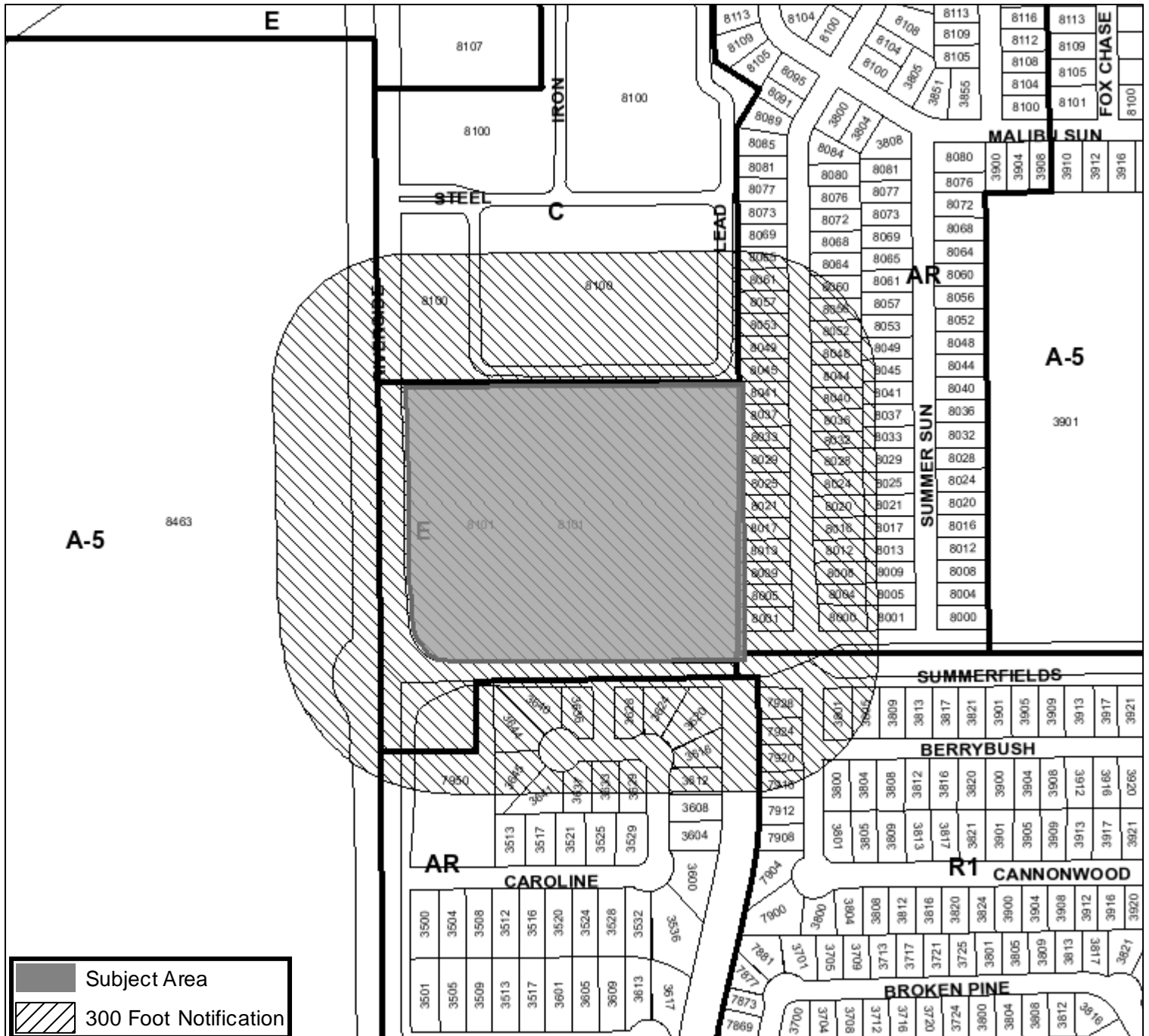
Based on conformance with the policies stated above, the proposed zoning **is consistent** (Minor Boundary Adjustment) with the Comprehensive Plan.



Attachments:

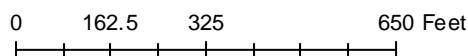
- Area Zoning Map with 300 ft. Notification Area
- Site Plan
- Area Map
- Future Land Use Map
- Aerial Photograph

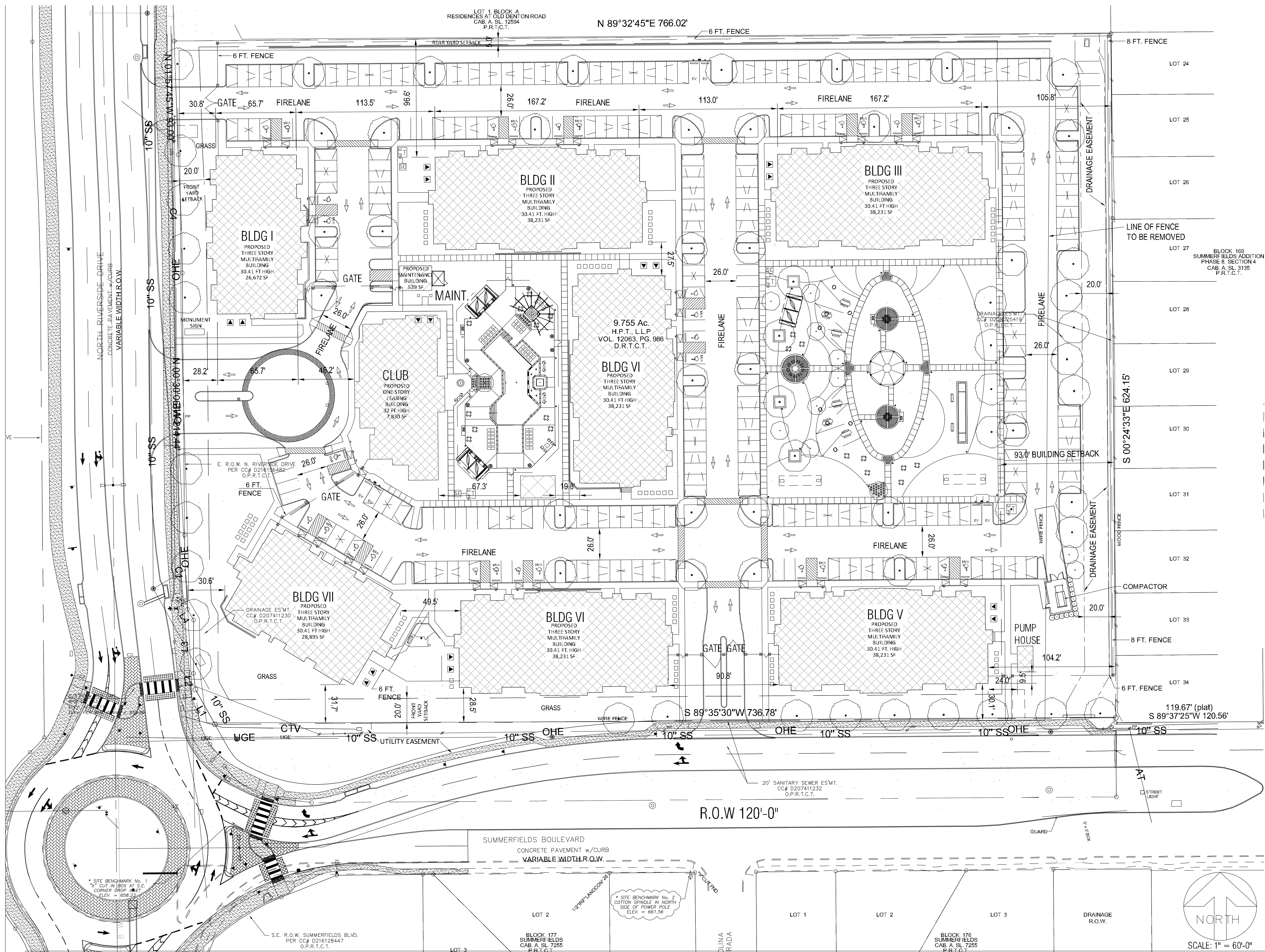
Area Zoning Map

Applicant: HTP LP by Stephen Tobin
 Address: 8101 N. Riverside Drive
 Zoning From: E
 Zoning To: PD/D for independent living facility
 Acres: 10.83307337
 Mapsco: 35LM
 Sector/District: Far North
 Commission Date: 7/8/2020
 Contact: 817-392-2495



	Subject Area
	300 Foot Notification





- GENERAL NOTES:
1. THE PROJECT WILL COMPLY WITH THE MULTIFAMILY DESIGN STANDARDS (MFD)
 2. ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE
 3. ALL SIGNAGE WILL COMPLY WITH SECTION 4.710.D.1.1 SIGNS OF THE MFD.
 4. ALL LANDSCAPING WILL COMPLY WITH ENHANCED LANDSCAPING SYSTEM OF THE MFD.
 5. WILL COMPLY WITH FAÇADE VARIATION OF THE MFD.
 6. THE PROJECT WILL COMPLY WITH SECTION 6.302. URBAN FORESTRY
 7. ALL BUILDINGS TO BE WOOD FRAME CONSTRUCTION CLAD WITH STONE, BRICK AND STUCCO WITH TILE ROOFS.
 8. PARKING STALLS MEASURE 9'-0" X 18'-0"
 9. INTERIOR ROADWAYS WILL BE 8" 3500 PSI CONCRETE
 10. SIDEWALKS WILL BE 4" CONCRETE PAVING
 11. WE RESERVE THE RIGHT TO ADD TO THE SITE PLAN ANY ITEM THAT ARE REASONABLY REQUIRED BY THE FIRE MARSHALL AND ARE DETERMINED AT A LATER DATE.

ZONING :	PLANNED DEVELOPMENT(PD)
PROPOSED USE:	MULTIFAMILY APARTMENT
LOT AREA:	9.755AC (424,928 S.F.)
OPEN SPACE:	4.05 ACRES (41.5%)
NUMBER OF UNITS:	264 UNITS
UNITS PER ACRE:	27.06

- CARPORTS
- PAD MOUNTED HVAC CONDENSORS

TABULATION	PARKING REQUIRED		
E1 (0 BED/1BATH)	66	E1 (@ 1 / BED)	66
A1 (1 BED/1 BATH)	156	A1 (@ 1 / BEDROOM)	156
B1 (2 BED/2 BATH)	42	B1 (@ 1/ BEDROOM)	84
	264	SUB-TOTAL	306
CLUB/LEASING: 6,560 sqft.		CLUB/LEASING	28
6,560 / 250 = 27 parking spaces		TOTAL PARKING	334

PARKING PROVIDED		1.27 SPACES / UNIT
PARKING RATIO (@ 1 PER BEDROOM)		1.27 SPACES / UNIT
APARTMENT - SURFACE STANDARD PARKING		47
APARTMENT - SURFACE ACCESSIBLE PARKING		2
APARTMENT - SURFACE COVERED PARKING		242
APARTMENT - SURFACE COVERED ACCESSIBLE PARKING		22
APARTMENT - SUBTOTAL PARKING		313
CLUB & LEASING - STANDARD PARKING		19
CLUB & LEASING - ACCESSIBLE PARKING		2
CLUB & LEASING - SUBTOTAL PARKING		21
TOTAL		334



- TEXAS SURVEYING, INC. 208 S.FRONT ST., ALEDO, TEXAS 76008 (817)441-5263
- MULTATECH 2821 WEST 7TH STREET, SUITE 400, FORT WORTH, TEXAS 76107 (817) 289-2060
- HODGES ARCHITECTURE 13642 OMEGA RD., DALLAS, TEXAS 75244 (972) 372-1000
- TX RIVERSIDE SENIORS, LP 16812 DALLAS PARKWAY, DALLAS, TEXAS 75248 (972) 701-5558

FORT WORTH
PLANNING & DEVELOPMENT
CITY OF FORT WORTH, TEXAS

APPROVAL DATE: _____

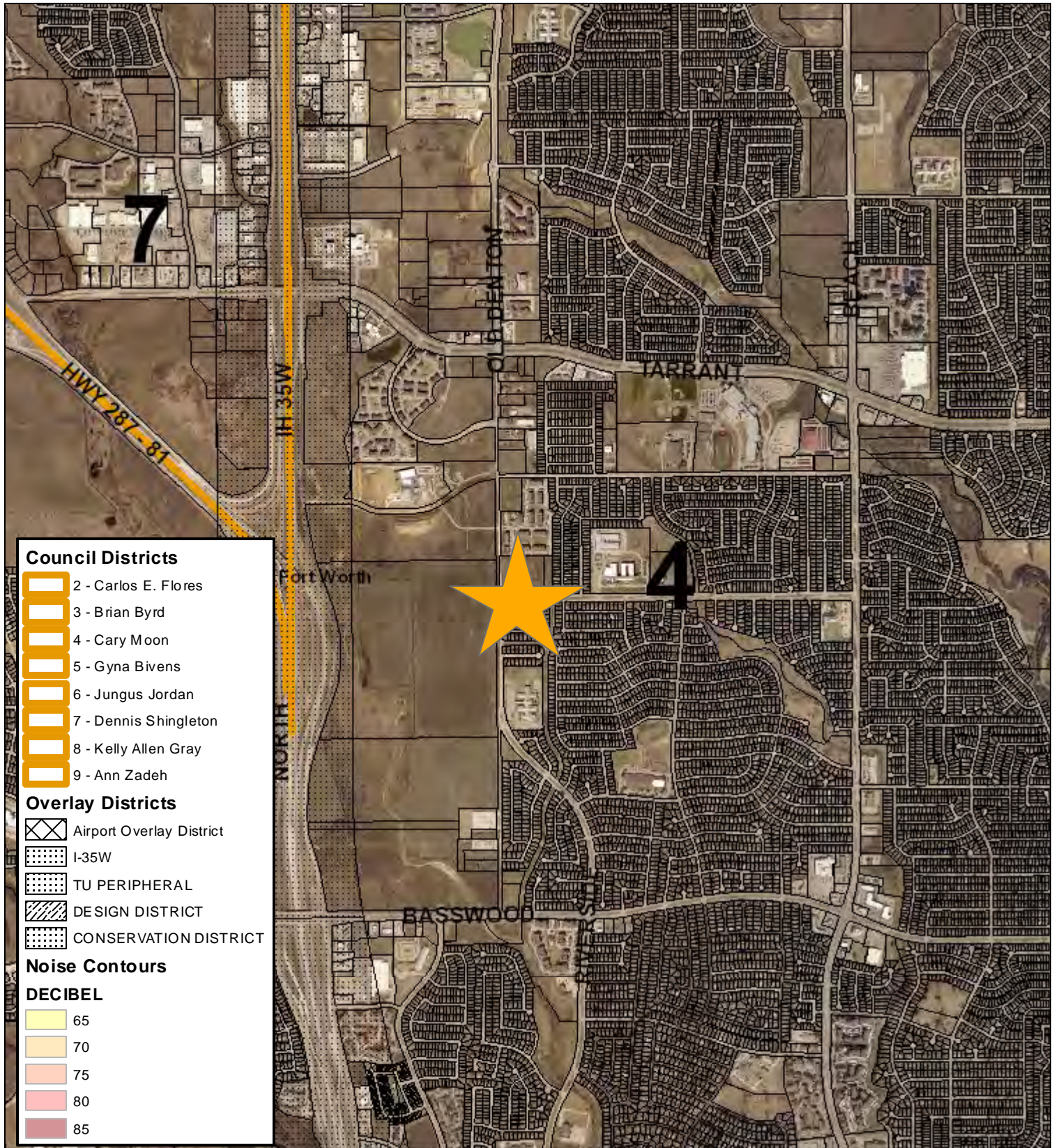
DIRECTOR OF DEVELOPMENT SERVICES

HODGES
Lifestyle | Wellness | Distribution
A division of HODGES Architecture
www.hodgesllp.com 972.367.1000
13642 Omega, Dallas, TX 75244

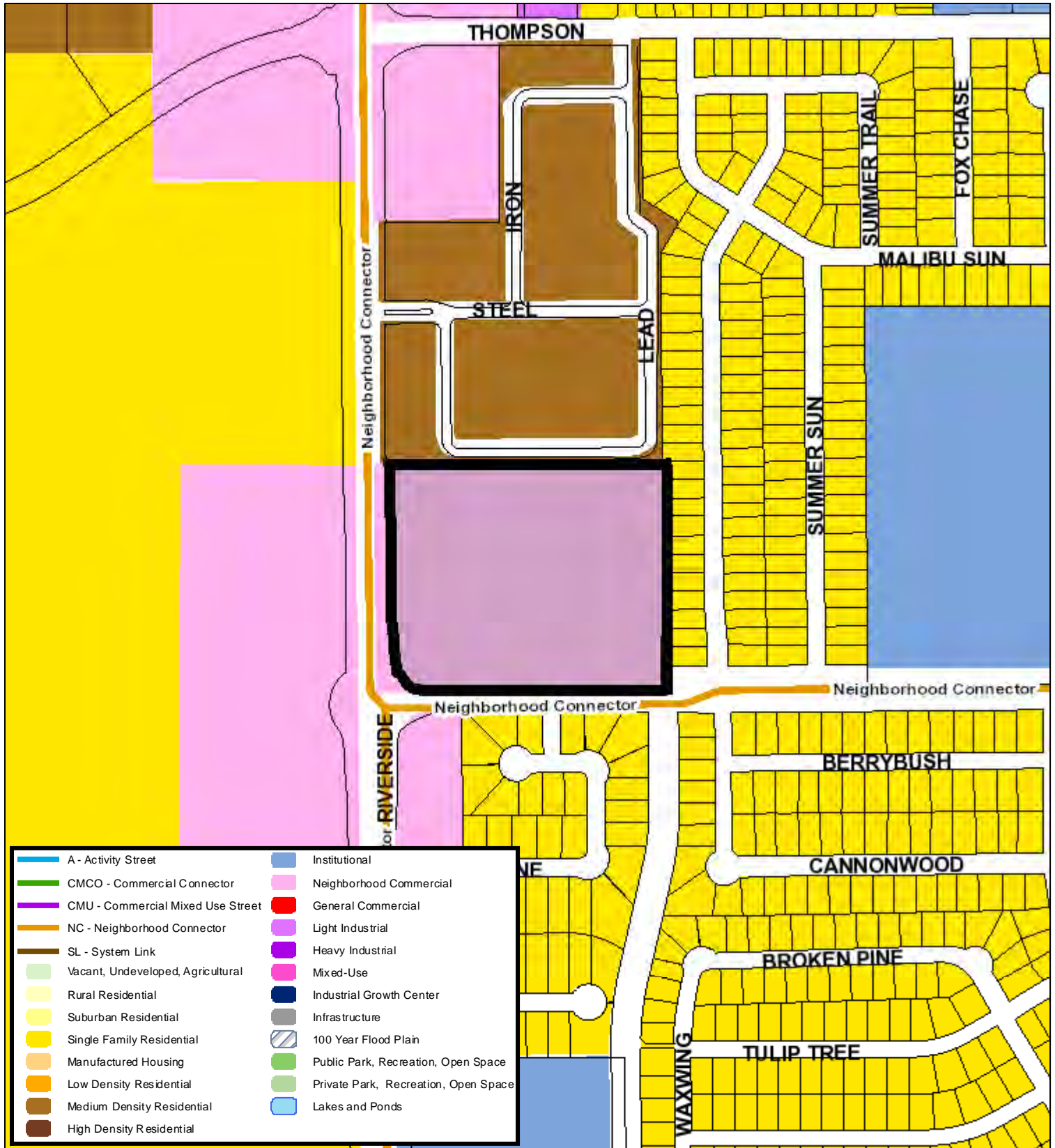
LEGACY RIVERSIDE
SENIOR LIVING COMMUNITY
N. RIVERSIDE DR. & SUMMERFIELDS BLVD., FORT WORTH, TEXAS

SITE PLAN
DATE: 03 JUNE, 2020
A1.01
PROJECT NUMBER: 19077-02

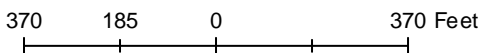
Area Map



Future Land Use



	A - Activity Street		Institutional
	CMCO - Commercial Connector		Neighborhood Commercial
	CMU - Commercial Mixed Use Street		General Commercial
	NC - Neighborhood Connector		Light Industrial
	SL - System Link		Heavy Industrial
	Vacant, Undeveloped, Agricultural		Mixed-Use
	Rural Residential		Industrial Growth Center
	Suburban Residential		Infrastructure
	Single Family Residential		100 Year Flood Plain
	Manufactured Housing		Public Park, Recreation, Open Space
	Low Density Residential		Private Park, Recreation, Open Space
	Medium Density Residential		Lakes and Ponds
	High Density Residential		



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 5, 2019.



Aerial Photo Map



0 235 470 940 Feet

