



Zoning Staff Report

Date: May 10, 2022

Case Number: ZC-22-019

Council District: 4

Zoning Map Amendment & Site Plan

Case Manager: [Brett Mangum](#)

Owner / Applicant: Hazel Ventures LP / Bryan Freel, Empire Group of Companies LLC

Site Location: 3800 & 3820 Golden Triangle Blvd., 10700 N. Riverside Drive Acreage: 31.65 acres

Request

Proposed Use: Detached Multifamily - Medium Density & Commercial

Request: From: "FR" General Commercial Restricted & PD 426B for FR uses & grease recycling
To: "FR" General Commercial Restricted & "PD" Planned Development with a base of "C" Medium Density Multifamily, with development standards for front yard fencing, building orientation, and open space; Site Plan included

Recommendation

Land Use Compatibility: Requested change for "PD-C" portion is **compatible**
Requested change for "FR" portion is **compatible**

Comprehensive Plan Consistency: Requested change for "PD-C" portion is **not consistent (technical inconsistency)**
Requested change for "FR" portion is **consistent**

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 9-0**

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Project Description and Background

This is a proposed detached multifamily development along Golden Triangle Blvd. in northern Fort Worth in Council District 4. This type of detached multifamily development shares characteristics of an apartment community and a single-family neighborhood, but is considered to be a hybrid of the two. These are also sometimes referred to as ‘cottage communities’.

The overall 31.65 acre site is proposed to be zoned with two distinct zones. 29.411 acres are to be rezoned as a “PD” Planned Development with a base zoning district of “C” Medium Density Multifamily. A total of 322 units are included in the proposed development, resulting in a density of 11 dwelling units per acre, below the “C” maximum of 24 dwelling units per acre. There will be a mixture of one-, two- and three-bedroom units, along with a Leasing Center & Clubhouse. The development would be gated and fenced based on the Site Plan submitted by the applicant. Nearly $\frac{3}{4}$ of the parking is open surface parking. Roughly $\frac{1}{4}$ would be garage parking, all of which are detached from the units. A small portion totaling 2.238 acres fronting Golden Triangle Blvd. would be rezoned to “FR” General Commercial Restricted, and would feature a shared driveway aligned with an existing median cut to provide the main access point to the residential community.

The existing development along Golden Triangle is operating as a grease recycling facility. The grease recycling facility is proposed to become defunct with the construction of this development. All buildings will be removed, and the site will be scraped and cleaned. Additionally, please note that the drainage easement shown on the current Site Plan is intended to be removed during the platting process, in conjunction with proposed drainage improvements to the site. No residential units will be constructed in a drainage easement.

Surrounding Zoning and Land Uses

North “FR” General Commercial Restricted, PD 426C, “CF” Community Facilities / auto sales, body shop, tattoo shop, retail, animal hospital, undeveloped
East “C” Medium Density Multifamily / duplexes
South “K” Heavy Industrial / industrial park
West “FR” General Commercial Restricted / undeveloped

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on February 25, 2022.
The following organizations were emailed on February 25, 2022:

| Organizations Notified | |
|------------------------|----------------------------------|
| Crawford Farms HOA* | North Fort Worth Alliance |
| Sunset Hills HOA | Villages of Woodland Springs HOA |
| Northwest ISD | Streams and Valleys Inc |
| Keller ISD | Trinity Habitat for Humanity |

* Located nearest to this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

There are a variety of land uses in the vicinity of this site. To the north and south are commercial and industrial areas annexed into the City of Fort Worth around 2000 that were developed in the 1980's to county standards in place at that time. To the east is a duplex development zoned "C" Medium Density Multifamily, which is not connected to the subject property. To the west is land that is currently undeveloped and zoned "FR" which is generally in line with the Comprehensive Plan, so it is reasonable to assume that the area to the west will fill in with commercial development in the future.

The portion proposed for rezoning to "PD-C" is **compatible** with the current surrounding land uses.

The 2.238 acre portion proposed for rezoning to "FR" is **compatible** with the current surrounding land uses.

Comprehensive Plan Consistency – Far North

The 2021 Comprehensive Plan designates a majority of the "PD-C" proposed area as Low Density Residential on the Future Land Use Map. Zoning that matches the Comprehensive Plan designation would be "B" Two Family, "R-1" Zero Lot Line/Cluster, or "R-2" Townhouse/Cluster zoning. "C" Medium Density Multifamily would require a categorization of Medium Density Residential or General Commercial in order to be fully in alignment with the Comprehensive Plan.

LAND USE AND ZONING CLASSIFICATIONS

| LAND USE | DEFINITION | ZONING |
|--------------------------------|---|---|
| RESIDENTIAL | | |
| Rural Residential | 1+ acre single-family | A-2.5A, A-43 |
| Suburban Residential | 1/2+ acre single-family | A-21 |
| Single-Family Residential | 3,500+ sq. ft. lot single-family | A-10, A-7.5, A-5, AR |
| Manufactured Housing | Manufactured home parks and subdivisions | MH |
| Low Density Residential | 2,500+ sq. ft. lot single-family, two-family, patio homes, townhouses, cluster housing | B, R1, R2 |
| Medium Density Residential | Up to 36 units/acre multifamily | CR, C, D |
| High Density Residential | >36 units/acre multifamily, mixed-use multifamily in growth centers | UR, MU-1, MU-2, Form-Based Codes |
| Institutional | Schools, churches, government, human services, utilities, community centers, day cares | Schools and Churches: ALL Others: CF |
| Urban Residential | Higher density, residential only, pedestrian-oriented development for use between higher and lower intensity uses | UR |

This is noted as a **technical inconsistency** because a small portion of the 29.411 acre "PD-C" site is marked for future General Commercial, which suggests that multifamily is appropriate in that section, which only comprises about 9 of the 322 total units (3% of units), or 1.78 acres of the 29.411 acres (6% of the land area of the proposed residential community).

The section proposed to be rezoned to “PD-C” zoning **is not consistent (technical inconsistency)** with the adopted Comprehensive Plan. If the change of zoning is approved, staff suggests that the Comprehensive Plan be updated to reflect the change.

The section proposed to be rezoned to “FR” zoning **is consistent** with the adopted Comprehensive Plan.

Economic Development Plan

The 2018 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The site is not within any of the six target areas that were studied in depth for their redevelopment potential. The Economic Development Plan does not address housing specifically, and is tailored towards addressing the growth strategies for commercial and industrial properties.

Site Plan Comments

Zoning and Land Use (all comments addressed as of 3/4)

- ~~Parking provided exceeds minimum required, however clubhouse parking is not accounted for in the requirements. 2,400 square foot clubhouse would increase the parking requirements by +10, from 595 spaces to 605 spaces, based on the current unit counts.~~
- ~~Appears to comply with 36' max height, but confirm that heights shown in chart for 3 bedroom units are correct (21' height but 1 story?)~~
- ~~1 parking space (9'x18') per bedroom, plus 1 parking space per 250 per club or office space. Tire stops are not required if the parking lot has a curb, but if you are installing any tire stops, please depict those on the site plan & ensure 18' measurement is measured from tire stop back. Add a note to the effect of confirming all parking spaces will meet minimum dimensions found in COFW Zoning Ordinance Section 6.202.~~
- ~~Correct signature line to "Director of Development Services"~~
- ~~Provide comparison chart on Site Plan. Utilize existing "C" table with all line items, adding a comparison column showing PD standards and notation showing compliance ("Complies") or waiver ("Does not comply" & list variance).~~
- ~~Note 10 Strike note. Staff is not supportive of straying from the definition of Open Space contained in 4.711.d.7 of the COFW Zoning Ordinance. If the Open Space falls below 45%, simply request a waiver through the PD for the lower amount.~~
- ~~Note 11 Remove private yards from Open Space calculations. Staff is not supportive of counting private yards in the calculations for Open Space. If the Open Space falls below 45%, simply request a waiver through the PD for the lower amount. The amount shown currently of 52.1% less private yards at 8.7% would give you 44.2%, which is less than a percentage point from meeting the minimum of 45%. Numbers may shift below 44.2% based on comment above regarding note 10.~~
- ~~Provide separate exhibit (upload to Accela) showing Open Space diagram with green shading as well as calculations. Refer to COFW Zoning Ordinance Section 4.710.d.7.g for what areas count towards calculation of Open Space.~~
- ~~Remove Monument Sign from Site Plan (note on plan showing compliance should be sufficient)~~
- ~~Amend height in comparison table to capture clubhouse @ 23' 2"~~
- ~~Double check & possibly correct south & east setbacks~~
- ~~Upload Revisions to Accela (can email me a copy as well just to be sure)~~

Fire Department

FWFD - (Lt. Donna York, donna.york@fortworthtexas.gov)

1. Two points of ingress/egress required. (two points are not shown as compliant)

IFC 2015/CFW Adopted Amendments Jan 1, 2017 Section 503.1.7 Secondary Access-Multiple-family Residential

Minimum turn radius for fire lanes is a minimum of 25' inside and 51' outside. (inside radius shown as compliant)

IFC 2015/CFW Adopted Amendments Jan 1, 2017 Section 503.2.4 Fire Lane Turn Radius

Where divided by a median, fire lanes must be a minimum of 20' on either side of the median.

IFC 2015/CFW Adopted Amendments Jan 1, 2017 Section 503 Fire Lane Specifications

Each building will have its own address. Each building address shall be clearly visible from the corresponding street or marked fire lane. ("stacked" buildings will be difficult to locate)

CFW Fire Department Planning and Addressing Standards Section VI.4 Apartment Signage

Units farther than 25' from the curb line, the numbers shall not be less than 6" in height.

CFW Fire Department Planning and Addressing Standards Section VI.10 Posting of an Address, Rear Structures

Vehicle gates are required to be a minimum of 20' wide when fully opened and equipped with Knox Locks. Access Control Permits through the Fire Department are required.

IFC 2015/CFW Adopted Amendments Jan 1, 2017 Section 503.6 Security Gates

Additional hydrants will be required.

IFC 2015/CFW Adopted Amendments Jan 1, 2017 Reference Sections 507.5.1, 507.5.4, 5, and 6 Fire Hydrants

Streets within this subdivision will need to be named on the final plat/s. All street names in the City of Fort Worth must be approved by the Fire Department. Email FWFDStreets@fortworthtexas.gov to request approval for street names prior to FINAL PLATTING. Please include the subdivision name and plat number in the subject line.

FYI COMMENTS:

Failure to recognize violations of the fire code by the fire code official does not waive the requirement of meeting minimum requirements of the fire code in the future.

It is the applicant's and the owner's responsibility to meet all minimum fire code requirements at all times.

The City of Fort Worth has adopted the 2015 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted amendments (January 1, 2017 version) to this code. The Fort Worth Fire Code Amendments can be found online at www.fortworthtexas.gov/Fire/ (click on Bureau of Fire Prevention)

Stormwater

Contact: sds@fortworthtexas.gov

FYI, an accepted drainage study is required prior to platting, infrastructure review, grading permit issuance, and building permit issuance.

(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.)

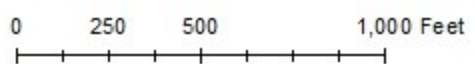
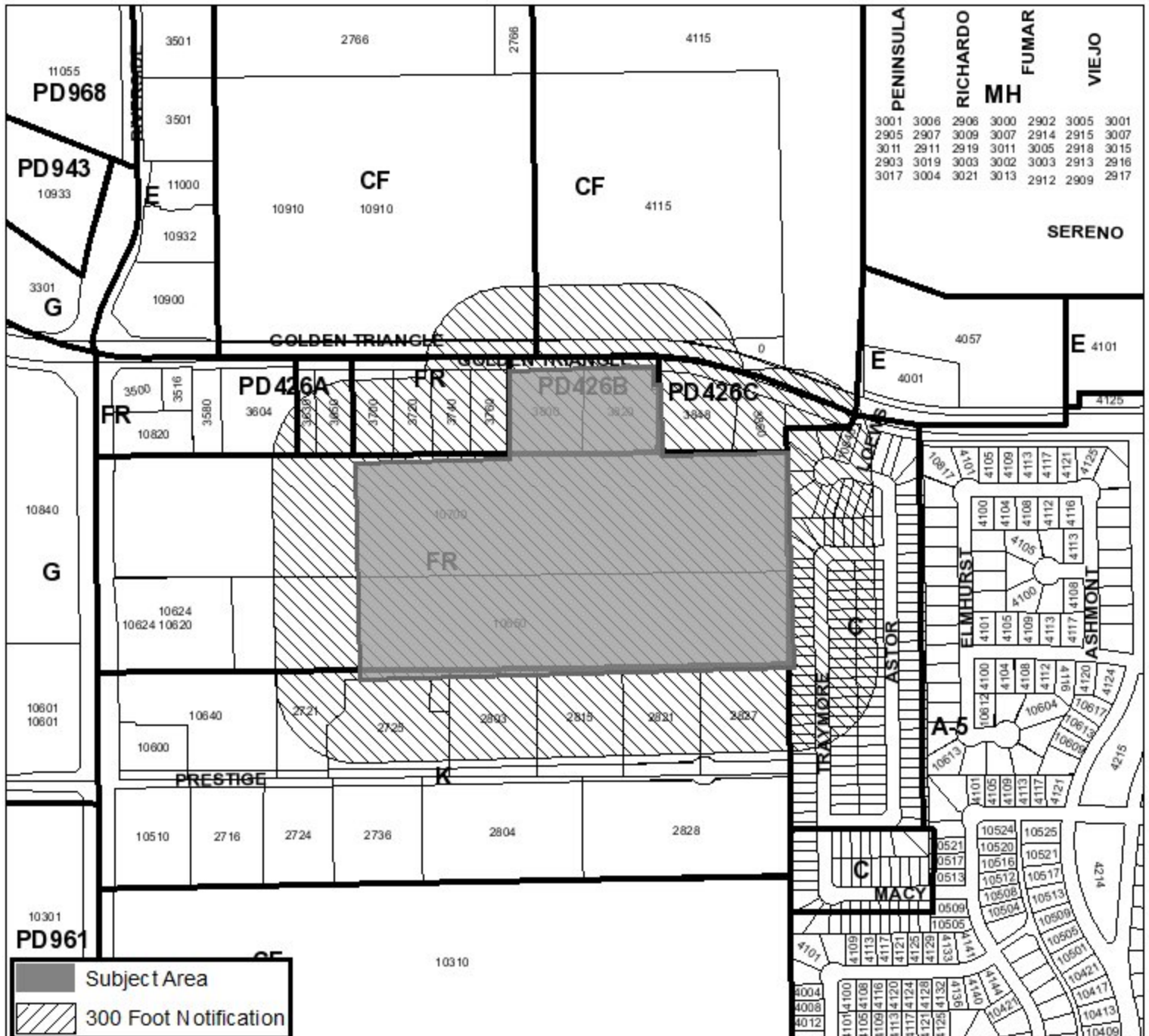




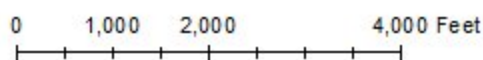
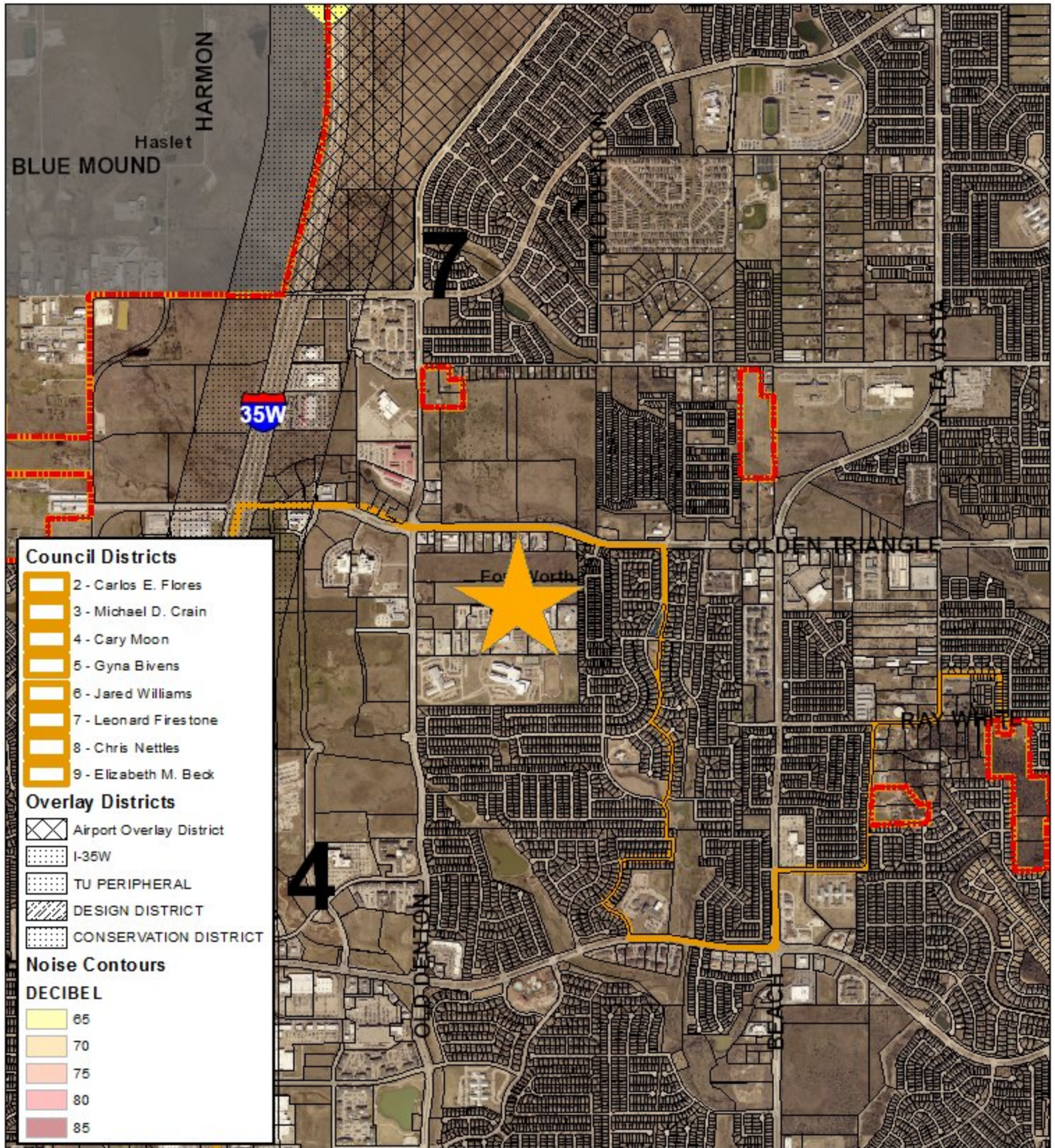
ZC-22-019

Area Zoning Map

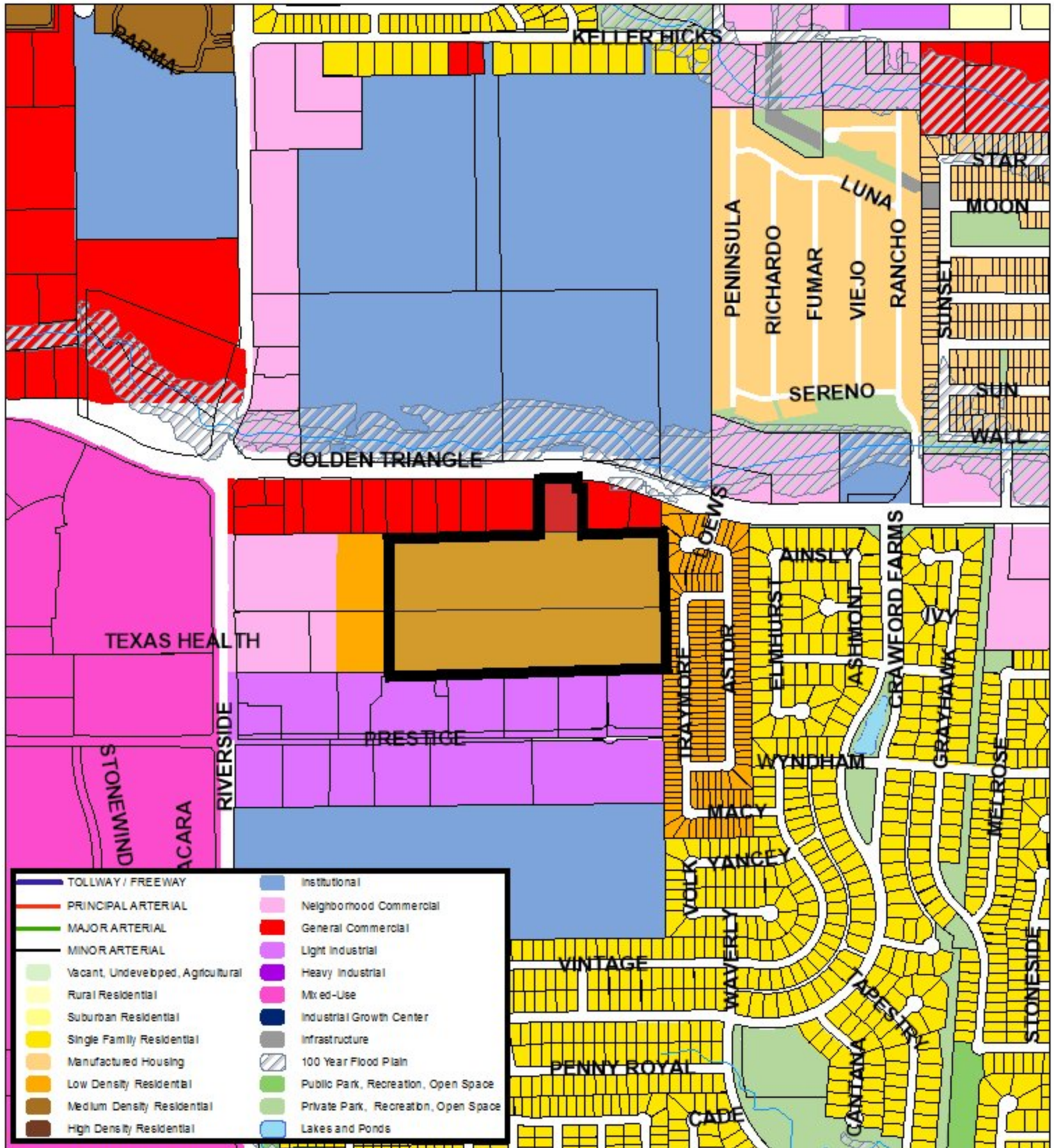
Applicant: Hazel Venture/Cox Family Tr/Alliance Processors
 Address: 3800 & 3820 Golden Triangle, 10650 Old Denton Rd, 10700 N. Riverside
 Zoning From: FR, PD 426B for FR uses plus grease recycling
 Zoning To: FR, PD for C uses plus detached multifamily
 Acres: 31.65055059
 Mapsco: 21MR
 Sector/District: Far North
 Commission Date: 3/9/2022
 Contact: 817-392-8043



Area Map



Future Land Use

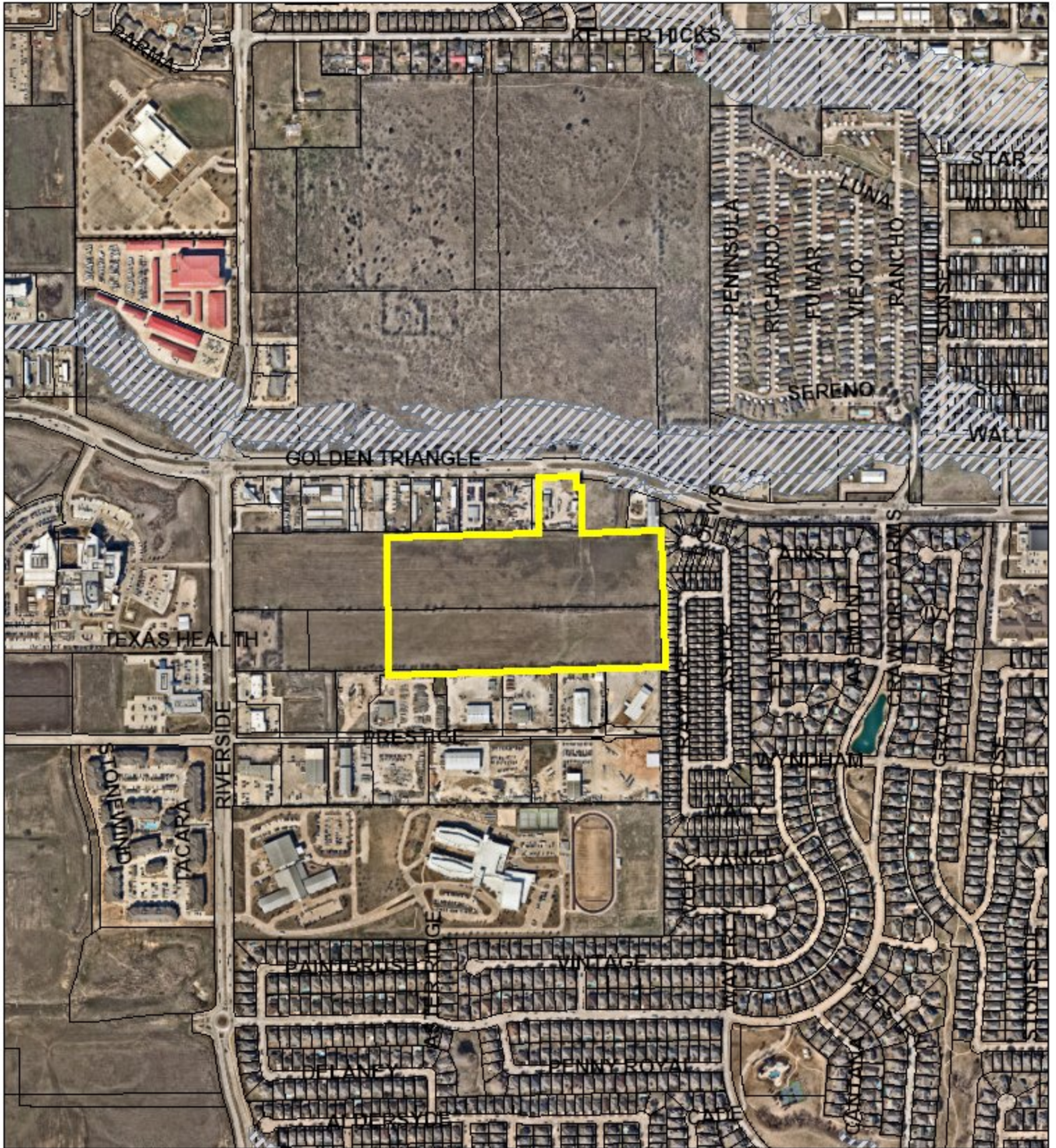


750 375 0 750 Feet

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 6, 2018.



Aerial Photo Map



0 470 940 1,880 Feet



GOLDEN TRIANGLE BOULEVARD

N. RIVERSIDE DRIVE

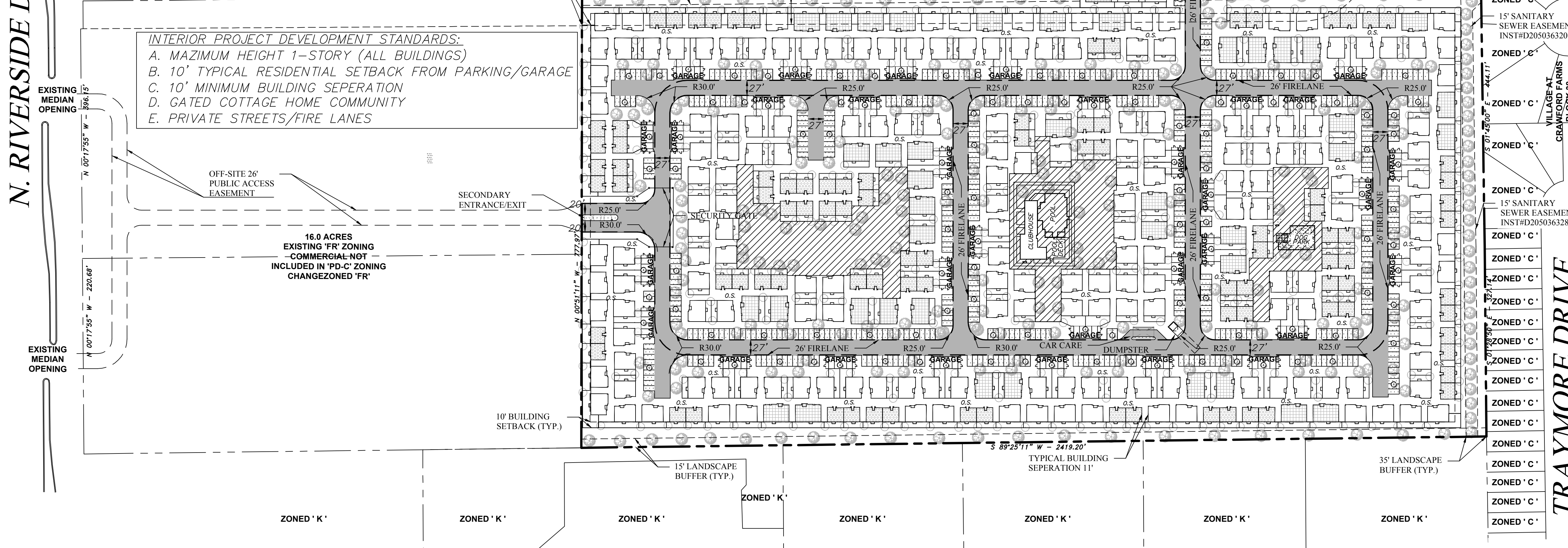
EXISTING MEDIAN OPENING

EXISTING MEDIAN OPENING

| | | | | | |
|-------------------------------|------------|-------------|--------------------------------|-----------|-------------|
| Plan 1 (1 Bedroom) - 96 Units | | | Plan 2 (2 Bedroom) - 183 Units | | |
| Height | 16'-2" FT | | Height | 17'-8" FT | |
| Stories | 1 | | Stories | 1 | |
| Total Gross SF: | 680 | SF Per Unit | Total Gross SF: | 1,011 | SF Per Unit |
| Plan 3 (3 Bedroom) - 43 Units | | | Leasing Office | | |
| Height | 17'-10" FT | | Height | 20'-1" FT | |
| Stories | 1 | | Stories | 1 | |
| Total Gross SF: | 1,283 | SF Per Unit | Total Gross SF: | 993 | SF Per Unit |
| Mailbox Plaza | | | Clubhouse | | |
| Height | 6'-0" FT | | Height | 23'-2" FT | |
| Stories | 1 | | Stories | 1 | |
| Total Gross SF: | 75 | SF Per Unit | Total Gross SF: | 2,400 | SF Per Unit |

INTERIOR PROJECT DEVELOPMENT STANDARDS:
 A. MAXIMUM HEIGHT 1-STORY (ALL BUILDINGS)
 B. 10' TYPICAL RESIDENTIAL SETBACK FROM PARKING/GARAGE
 C. 10' MINIMUM BUILDING SEPERATION
 D. GATED COTTAGE HOME COMMUNITY
 E. PRIVATE STREETS/FIRE LANES

16.0 ACRES EXISTING 'FR' ZONING - COMMERCIAL NOT INCLUDED IN 'PD-C' ZONING CHANGE ZONED 'FR'



VICINITY MAP
 NOT TO SCALE
 OWNER/DEVELOPER: The Empire Group of Companies, LLC
 6617 N. Scottsdale Rd 101
 Scottsdale, AZ 85250
 ARCHITECT: McGoough Adamson
 535 E. McKellips Rd, Suite 131
 Mesa, AZ 85203
 ENGINEER / PLANNER / SURVEYOR: Dunaway Associates
 550 Bailey Ave., Suite 400
 Fort Worth, TX 76107

LEGEND

- PROPERTY LINE
- EXISTING RIGHT OF WAY (R.O.W.)
- BUILDING SETBACK
- PROPOSED PAVED AREAS
- PROPOSED PARKING
- PROPOSED AMENITY OPEN SPACE
- PROPOSED OTHER OPEN SPACE
- PARKING COUNT
- 1 BEDROOM LAYOUT (1 BEDROOM UNITS, 2 UNITS ATTACHED/DUPLEX)
- 2 BEDROOM LAYOUT (2 BEDROOM UNITS, DETACHED SINGLE FAMILY)
- 3 BEDROOM LAYOUT (3 BEDROOM UNITS, DETACHED SIGNL FAMILY)

| Requirement | C Standards | Proposed PD/C (Provided per site plan) |
|------------------------------|--|--|
| Density | Maximum 24 units per acre | 12 units per acre Provided (Complies) |
| Height | Maximum height 36' slab to top plate | 16' - 23' Provided (Complies) |
| Required Yards | Front Yard: 20' minimum Rear Yard: 5' minimum Interior Side Yard: 5' minimum Corner lot side yard: 20' minimum adjacent to side street | Front Yard (along Golden Triangle Blvd.): 20' Provided (Complies) Rear Yard (south property line): 15' - 30' Provided (Complies) Interior Side Yard (east property line): 35' - 40' Provided (Complies) Interior Side Yard (north property line): 15' - 30' Provided (Complies) Interior Side Yard (west property line): 15' Provided (Complies) |
| Bufferyard | Where adjacent to one or two-family district a five-foot bufferyard and minimum six-foot screen fence shall be placed on the property line and should be landscaped per point system | N/A |
| Fences | Fences shall only be located in the area between building facades and the property line | Screening fences proposed on Model Home private patio along Golden Triangle Blvd. (requires Development Regulation Standard) |
| Minimum Parking Requirements | 1 space per bedroom; 1 space per 250 square feet of office/amenity area | Spaces provided: 661 (56 extra) Complies |
| Open Space | Minimum 45% | Per COFOW minimum open space criteria 14.2% Provided (requires Development Regulation Standard) |
| Landscaping | Must meet 20 points of enhanced landscaping | Per note on site plan, project will comply with landscaping requirements for "C" per 4.711 (d)(6), including enhanced landscaping |
| Urban Forestry | Must comply with Urban Forestry ordinance requirements | Per note on site plan, project will comply with section 6.302, Urban Forestry |
| Building Orientation | Buildings located on public streets must face the street with the longest length of the building placed parallel/adjacent to the street | Model home units facing lease office (requires Development Regulation Standard) |
| Facade Variation | Must meet selection of facade variation elements | Will be reviewed upon MFD/building permit submittal |
| Multifamily Design Standards | Submit MFD plan to meet standards | Will submit application for MFD permit to meet standards |

Overall Site Breakdown

| Area | Square Footage | Acres |
|------------------------------|------------------|-----------|
| Residential Site Area 'PD-C' | 1,293,732 | 29.7 |
| Commercial Site Area 'FR' | 797,148 | 18.3 |
| Total Area | 2,090,880 | 48 |

Site Breakdown (To Be Rezoned)

| Area | Square Footage | Acres |
|------------------------------|------------------|-----------|
| Residential Site Area 'PD-C' | 1,293,732 | 29.7 |
| Commercial Site Area 'FR' | 100,188 | 2.3 |
| Total Area | 1,393,920 | 32 |

Canopy Tree Legend

| Common Name | Size |
|----------------------------|---------|
| Small Canopy Tree | 45 Gal. |
| Medium - Large Canopy Tree | 4" CAL. |

Open Space

| Area | Square Footage | Percent (%) |
|--|----------------|-------------|
| Required Open Space | 581,175 | 45 |
| Amenity Open Space | 88,963 | 6.9 |
| COFOW Open Space (25' X 25' or more) | 94,889 | 7.3 |
| Total Open Space Per COFOW Minimum Guidelines | 183,852 | 14.2 |
| Private Patios Open Space | 137,203 | 10.6 |
| Other Open Space (All Spaces Less Than 25' X 25') | 361,971 | 28 |
| Total Proposed Open Space | 683,026 | 52.8 |

SITE INFORMATION

| | | |
|-----------------|---------|---|
| Gross Lot Area | (SF) | 2,090,880 |
| | (AC) | 48 |
| Net Lot Area | (SF) | 1,393,920 |
| | (AC) | 32 |
| Gross Density | (DU/AC) | 6.7 |
| Net Density | (DU/AC) | 10.8 |
| Zoning District | | PD-C |
| Proposed Use | | Single Family For Lease/Detached Multi-Family |

LANDSCAPING SHOWN IS CONCEPTUAL.
 ENHANCED LANDSCAPING FOR "C" ZONING. 20 POINTS REQUIRED
 STREETS TREES TO BE PROVIDED AT 1 PER 35' OF STREET FRONTAGE - 10 POINTS
 DOG PARK PROVIDED - 5 POINTS
 PEDESTRIAN-SCALED LIGHTING AT 1 PER 60' OF STREET FRONTAGE - 10 POINTS
 25 POINTS PROVIDED

PARKING INFORMATION

| Bedroom Breakdown | # of Units | # of Beds/Unit | # of Beds |
|-------------------|------------------|----------------|-----------------|
| Plan 1 (680 SF) | 96 | 1 | 96 |
| Plan 2 (1,011 SF) | 183 | 2 | 366 |
| Plan 3 (1,283 SF) | 43 | 3 | 129 |
| Sub-totals | 322 Units | | 591 Beds |

Residential Parking Required

| | | |
|---------------------------------|---------|-------------------------------|
| Total SF of Leasing Office | 993 SF | 1 Space Per 250 SF: 4 Spaces |
| Leasing Office Parking Required | | 4 Spaces |
| Total SF of Clubhouse | 2400 SF | 1 Space Per 250 SF: 10 Spaces |
| Clubhouse Parking Required | | 10 Spaces |
| Total Parking Required | | 605 Spaces |

Parking Provided

| | |
|-------------------------------|-------------------|
| Leasing Office | 13 Spaces |
| Clubhouse | 10 Spaces |
| Detached Garage | 128 Spaces |
| Surface Parking Spaces | 510 Spaces |
| Total Parking Provided | 661 Spaces |

*Handicap Parking Required (2% of Total Provided) Spaces

- NOTES**
- ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS
 - BUILDING MATERIALS - STUCCO, STONE, BRICK, FIBER CEMENT, PANEL AND SIDING, COMPOSITE SHINGLE, STANDING SEAM ACCENTS, AND OTHER MATERIALS PERMITTED BY THE CITY OF FORT WORTH CODE OF ORDINANCES GUIDELINES.
 - LIGHTING WILL CONFORM TO LIGHTING CODE.
 - SITE LIGHTING TO BE DETERMINED AT A LATER DATE. ALL SITE LIGHTING SHALL COMPLY WITH CITY OF FORT WORTH STANDARDS AND SPECIFICATIONS.
 - PROJECT WILL COMPLY WITH SECTION 6.301 LANDSCAPING REQUIREMENTS FOR "C" ZONED DISTRICTS INCLUDING ENHANCED LANDSCAPING.
 - PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY. DUE TO THE FORM OF DETACHED MULTIFAMILY, THE TREES WILL BE SPREAD THROUGHOUT THE DEVELOPMENT IN A FASHION SIMILAR TO SINGLE FAMILY, WITH TREES IN THE FRONT AND BACK YARDS.
 - SITE WILL COMPLY WITH MULTIFAMILY DESIGN STANDARDS FOR "C" ZONED DISTRICTS.
 - DUMPSTER SCREENING WALL SHALL BE 8' TALL BRICK VENEERED WALL.
 - PEDESTRIAN SIDEWALKS AND TRAILS WILL MEANDER WITHIN OPEN SPACE AREAS.
 - ALL PARKING SPACES WILL MEET THE MINIMUM DIMENSIONS IN COFOW ZONING ORDINANCE SECTION 6.202.

ZC-22-019
 DIRECTOR OF DEVELOPMENT SERVICES
 DATE

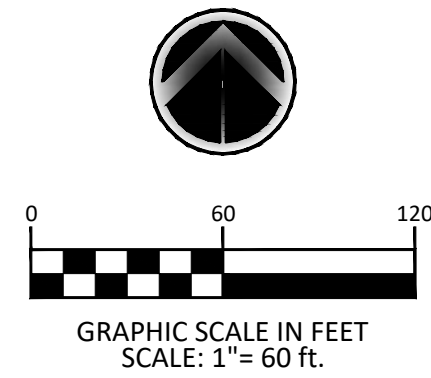
VILLAGE AT GOLDEN TRIANGLE
 29.7 ACRES OUT OF THE
 WILLIAM MCCOWAN SURVEY, ABSTRACT NO. 999
 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

DUNAWAY
 550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
 Tel: 817.266.1172
 Fax: 817.266.1142

Date Prepared: February 07, 2022 Date Updated: March 02, 2022 DA B007692.001

LEGEND

- OPEN SPACE (MIN 25'X25' AREA)
TOTAL = 94,889 S.F. (7.3%)
- AMENITY OPEN SPACE
TOTAL = 88,963 S.F. (6.9%)
- OPEN SPACE PER COFW GUIDELINES = 183,852 S.F. (14.2%)**
- OTHER OPEN SPACE (PRIVATE PATIOS)
TOTAL = 137,203 S.F. (10.6%)
- OTHER OPEN SPACE (ALL SPACES LESS THAN 25' X 25')
TOTAL = 361,971 S.F. (28.0%)
- TOTAL OTHER OPEN SPACE = 499,174 S.F. (38.6%)**
- COMBINED TOTAL OPEN SPACE = 683,026 S.F. (52.8%)**



PLOTTED BY: Joshua Cantrell ON: Wednesday, March 02, 2022 AT: 8:29 AM FILE PATH: G:\Production\4000000000\5500\5500\001\Project_Management\Correspondence\Zoning\PD_Site_Plan\Open_Space_Exhibit\Open_Space_Exhibit.dwg

ZC-22-019, Village at Golden Triangle

Project Narrative

March 2, 2022

Project Context and Description

The Property is situated East of N. Riverside Drive and South of Golden Triangle Boulevard. The proposal is for a zoning change to create a “cottage community”, a multifamily use that will include multiple individual, separate structures on one lot, shared community space and a leasing office on site. As none of the City’s districts can accommodate this form at this time, a PD/C is necessary with certain waivers in order to allow the cottage community form.

This gated community, which will be professionally managed and maintained, will provide a high-demand housing option complete with luxury amenities. The development will offer one, two, and three-bedroom configurations. The two-bedroom and three-bedroom homes within the community will be detached, and the one-bedroom homes will be organized in a duplex-style configuration. The site plan provides for 322 total units which is made up of 96 one-bedroom units, 183 two-bedroom units, and 43 three-bedroom units. Every home in the community will be single-story with a modern, open floor plan design, including vaulted ceilings, abundant natural light, and a private outdoor patio and backyard.

The community will offer a high quality of life through ample amenities such as resort-style community pool and spa, barbeque areas, lush green dog park, multiple community open areas for recreational activities, and a stand-alone community center outfitted with a state-of-the-art fitness center and gathering space for community and/or private events. Most importantly, the community management will be responsible for all maintenance of amenities and landscaping including individual patios and backyard areas. Other amenities will include a car wash area, car-charging stations, pet-wash area, trash compactors to minimize refuse container eye-sores, and valet refuse service. Every home will also include a doggy-door access to the backyard along with smart home technology packages (video door bells, keyless entry systems, and remote controlled security and HVAC systems).

Parking throughout the community includes a mix of uncovered, covered, garage, and accessible spaces and exceeds the total parking requirements. Garage structures will be designed to complement the homes – in architectural style and colorization. Storage units available for residents to rent are located at the ends of the garage structures. All parking shade canopies will be painted to complement the project color scheme.

This detached multifamily form will provide an option to the typical large building multifamily structures by creating individual “homes” with small yards under a rental structure with no resident maintenance requirements.

Land Use Compatibility

Surrounding land uses include mixed commercial development to the north, hospital/medical uses to the west, mixed industrial uses to the south and duplex residential development to the east. The proposed PD cottage community (single family for lease/detached multi-family) provides for a mix of single family detached and duplex residential units with landscape buffers areas around the perimeter. The proposed “missing middle” cottage home community should be considered as compatible with the surrounding land uses.

Comprehensive Plan Consistency

The 2021 Comprehensive Plan designates the subject property as Low Density Residential. While the requested based zoning of C is not technically deemed low density residential, the PD development standards impose a density limit of under 12 units per acre, which is less dense (more restrictive) than the other zoning classification which the Comprehensive Plan qualifies as Low Density Residential. Both Golden Triangle Blvd. and N. Riverside Drive are Commercial Connector arterial roadways in the Master Thoroughfare Plan, providing the proposed detached multifamily use adequate access to high-capacity roads and will not adversely affect any area residential uses. Further, the policies listed below from the Comprehensive Plan and the strategies from the Economic Development Plan apply to this proposed use and project:

- 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.
- Encourage Urban Residential and Low Density Residential as transitional uses between Single Family Residential and high density uses.
- Support diverse housing options, including duplexes, fourplexes, townhomes, and small courtyard apartments to promote walkable communities, access to neighborhood services, and multimodal transportation options, while ensuring compatibility with the form, sale, and design of existing neighborhoods..

While the proposed use is not consistent with the future land use map, based in the policies stated above, the proposed zoning is functionally consistent with the Comprehensive Plan.