



Zoning Staff Report

Date: January 10, 2023

Case Number: ZC-22-208

Council District: 2

Zoning Map Amendment & Site Plan

Case Manager: [Brett Mangum](#)

Owner / Applicant: Fossil Ridge, Ltd. / Versa Development, Daniel Hendren

Site Location: 2832 Sedona Ranch Drive

Acreage: 6.8518 acres

Request

Proposed Use: Amend the existing PD to provide a new site plan and unit mix – Senior Apartments

Request: From: PD-1095, Planned Development with a base of “C” Medium Density Multifamily

To: “PD-C” Planned Development for all uses in "C" Medium Density Multifamily, plus nursing home and assisted living facility, with development standards for density, parking, fencing, and height; Site Plan included

Recommendation

Land Use Compatibility:

Requested change **is compatible**

Comprehensive Plan Consistency:

Requested change **is consistent**

Staff Recommendation:

Approval

Zoning Commission Recommendation:

Approval by a vote of 7-0

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Project Description and Background

This is a proposed senior living multifamily development on an undeveloped site off Old Denton Road near the intersection of Loop 820 and I-35W in Council District 2. Total acreage to be rezoned is just under 7 acres. For additional details regarding this rezoning request, see narrative provided by developer in the application below:

Summary

PD-1095 was approved in 2016 under zoning case ZC-16-040 allowing memory care, assisted living, and independent living units to occupy the property located at 2832 Sedona Ranch Drive (formerly 2800 Sedona Ranch Drive). The building contained 123 units - 64 independent living, 39 assisted living, and 20 memory care. Density of 29 units per acre was approved, along with a building height of 43'.

Today the community is planned to include 198 senior independent living units with services. The community seeks to maintain flexibility in the future by keeping memory care and assisted living uses in place. This combination of uses, the approved density of 29 units per acre, and the requested building height of 48' cannot be accommodated under the base C multifamily zoning district.

The community will deliver an expanse of high-quality curated amenities to include a full-service commercial kitchen with two separate dining areas, coffee bar, bistro, grab and go prepared meals, group exercise area, conservatory/green house, wellness center with clinic, salon, library with business center, art studio, and various gathering and seating areas. Outdoor amenities will include an exterior lounge and dining porch, outdoor grill, pool, game yard, pickleball court, and dog park.

Site Plan Updates

The site plan has been updated from the previously approved version to accommodate a greater number of units, larger floorplans, additional parking, as well as a unified single courtyard. The storm water detention system is to be moved underground to allow greater connectivity with the adjacent property, improve aesthetics, and increase flexibility in design layout. Open space has been increased in comparison to the previous site plan.

Waivers Requested

- Building Height - The request is to increase allowable building height from 43' to 48' to accommodate portions of the building being 4-stories. The setback requirements from adjacent properties will be followed based on current standards.
- Parking - Requesting a reduced number of parking spaces due to nature of the development. Currently there is no distinction between senior and family-oriented multifamily developments regarding parking. Given experience with past senior communities, we have found that a parking ratio between 1.1 to 1.2 spaces per unit is adequate.
- Fencing - Request that fencing be allowed to secure ground floor units along Sedona Ranch Drive. As a community serving seniors, it is imperative that the residents feel safe and secure. Along the north of the building there are units with private balconies on the ground floor where limited access would be sought. The fence along Sedona Ranch Drive is set back a significant distance from the street and is consistent with the surrounding properties.
- Density - When seeking to develop a thriving place for seniors to call home, it is imperative to have enough residents to build a sense of community, common pride, and encourage participation in engagement activities. The number of units per acre requested is 29. PD-1095 incorporates an allowed density of 29 units per acre for senior independent living. Based on tract acreage of 6.85 acres, and proposed 198 units, the DU/acre is 28.9.

Surrounding Land Uses

The proposed community aligns with surrounding land uses. There are senior independent living properties to the east and west and a multifamily property is located to the north across Sedona Ranch Drive. The Crossing at Fossil Creek single-family home community is located to the south.

Surrounding Zoning and Land Uses

North "C" Medium Density Multifamily / apartments
East "C" Medium Density Multifamily / senior living
South "AR" One-Family Residential / single family residential
West "C" Medium Density Multifamily / senior living

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on December 1, 2022.
The following organizations were emailed on December 1, 2022:

| Organizations Notified | |
|-----------------------------------|------------------------------|
| The Crossing at Fossil Creek HOA* | |
| Alexandra Meadows HOA | Fairway Bend HOA |
| Streams and Valleys Inc | Trinity Habitat for Humanity |
| Keller ISD | Eagle Mountain-Saginaw ISD |

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The subject site is currently undeveloped but is surrounded by existing developments. To the east and west are part of a senior living campus (Sedona Place/Sedona Village). To the north is an apartment complex (Landry at Cross Creek), and to the south is a single family residential neighborhood. The primary ingress/egress is from Old Denton Road. The development standards for the Planned Development, are listed below:

Sedona Ranch

2832 Sedona Ranch Drive

ZC-22-208

Requested Waivers

Waiver No. 1 – Reduce parking minimums (§6.201)

- Request to reduce the required number of parking spaces
From:
 - 1 BR – 112 units @ 1 space per BR = 112 spaces
 - 2 BR – 86 units @ 1 space per BR = 172 spaces
 - Administration space – 810sf @ 1 space per 250sf = 4 spaces
 - Community space – 16,246sf @ 1 space per 250sf = 65 spaces
 - Total spaces required = 353 spacesTo:
 - 1 BR – 112 units @ 1 space per unit = 112 spaces
 - 2 BR – 86 units @ 1 space per unit = 86 spaces
 - Administration Space – 810sf @ 1 space per 250sf = 4 spaces
 - Community Space – 16,246sf @ 1 space per 500sf = 33 spaces
 - Additional Guest Parking = 3 spaces
 - Total spaces requested = 238 spaces

Being an independent senior living community, 2-bedroom units are more likely to be occupied by older couples having or needing only one vehicle. Further, since the Community Spaces are for resident use exclusively, parking those areas at 1 space per 250sf would provide much more than needed. Based on past project experience, the target parking ratio for a senior living community is between 1.0 and 1.2 spaces per unit. In this instance the parking ratio is 1.2 (238 spaces/198 units).

Waiver No. 2 – Increase Building Height (§6.100(c))

- The current approved building height per PD-1095 is 43 feet from the finished slab to the top of the highest wall plate. We are requesting to increase portions of the building height to 48 feet in order to allow for a 4-story building.

Waiver No. 3 – Fencing (§4.711(d)(4)(b))

- Request that fencing be allowed to secure ground floor units along Sedona Ranch Drive. As a community serving seniors, it is imperative that the residents feel safe and secure. Along the north of the building there are units with private balconies on the ground floor where limited access would be sought. The fence along Sedona Ranch Drive is set back a significant distance from the street and is consistent with the surrounding properties.

Waiver No. 4 – Density (§4.711(c)(2)(a))

- Density – When seeking to develop a thriving place for seniors to call home, it is imperative to have enough residents to build a sense of community, common pride, and encourage participation in engagement activities. The number of units per acre requested is 29. PD-1095 incorporates an allowed density of 29 units per acre for senior independent living. Based on tract acreage of 6.85 acres, and proposed 198 units, the DU/acre is 28.9.

The request to rezone to “PD-C” is **compatible** with the current surrounding land uses. Staff does not take issue with any of the development standards listed, but the Zoning Commission or City Council can look at each individually and propose changes if necessary.

Comprehensive Plan Consistency – Far North

The 2022 Comprehensive Plan designation is Mixed-Use. Areas designated for future Mixed-Use would consider the following zoning classifications to be consistent:

| COMMERCIAL | | |
|------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Mixed-Use/ Mixed-Use Growth Center | Retail, services, offices, entertainment, mixed uses, and multifamily residential; Community Growth Centers are less intensive, and Regional Growth Centers are more intensive | AR, B, R1, R2, CR, C, D, UR, All Commercial, MU-1, MU-2, Form-Based Codes |

The proposal to rezone to “PD-C” is **consistent** with the adopted Comprehensive Plan.

Economic Development Plan

The 2017 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 most recent update to this plan was approved by the City Council in January 2022. The Economic Development Plan does not address housing specifically, and is tailored towards addressing the growth strategies for commercial and industrial properties.

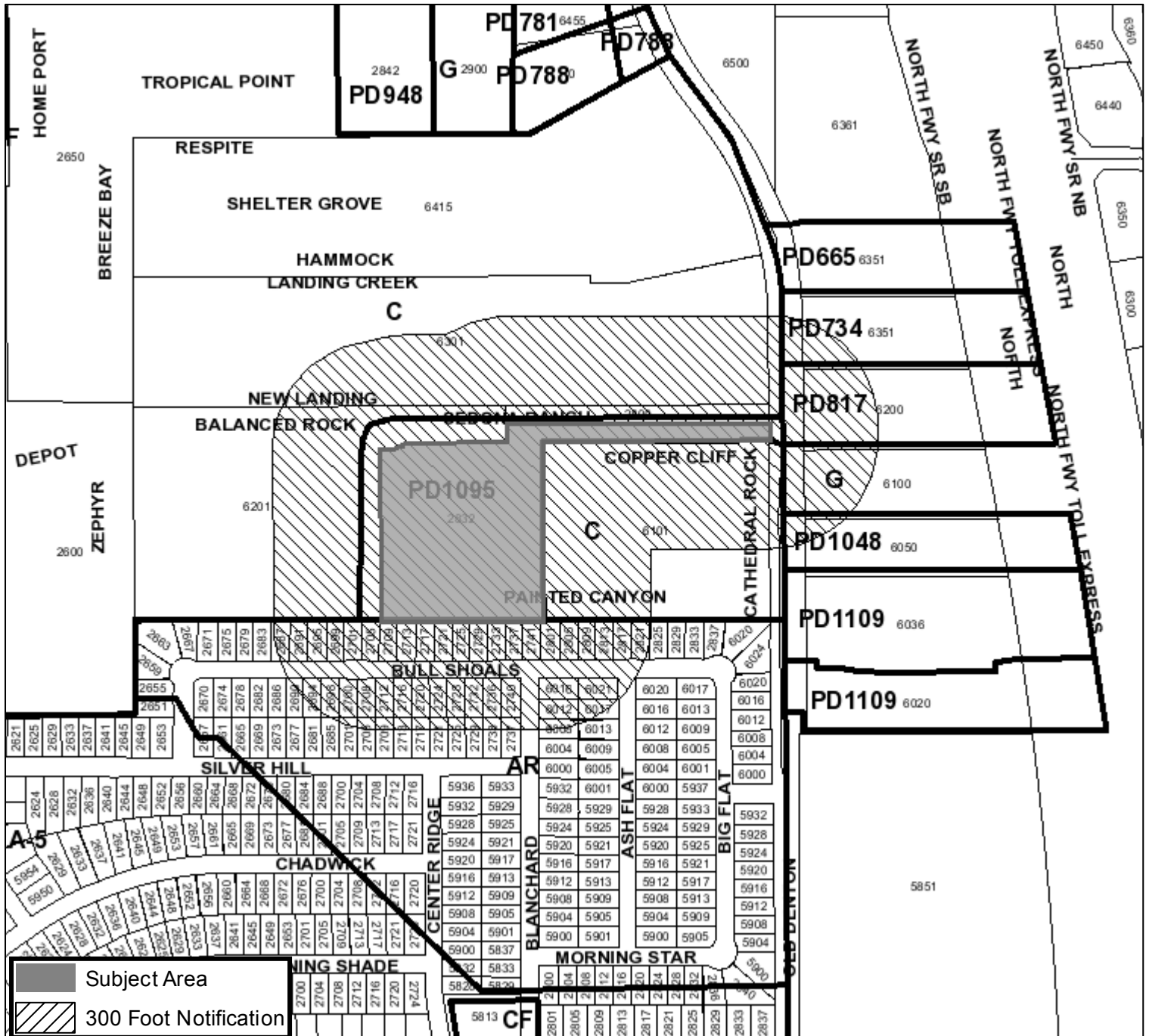
Site Plan Comments

Zoning and Land Use (greyed out since they have been addressed)

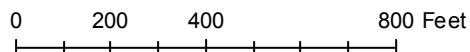
- Strike “MF” from Zoning line on Site Data Summary Table – should read “PD #1095 Base C”
- Proposed Use line should read “Senior Independent Living – Multifamily”
- Density line should read “28.90 units/acre – Waiver Requested”
- Building height line should read “48’ to top of highest plate – Waiver Requested”
- Parking Provided line should have “Waiver Requested” added to right column
- Add “C” setbacks from Section 4.711 Zoning Ordinance to Site Data Summary Table and list setbacks for the building. The setbacks for this flag lot will all be side setbacks (5’ minimum)
- Add fencing line to Site Data Summary Table requesting perimeter fencing and notate with “Waiver Requested”
- Add case reference to bottom of page “ZC-22-208”
- Remove Revision block from bottom right corner
- Since you are requesting a PD/Planned Development, you will need to be sure that you have confirmed with Urban Forestry staff on the front end that you can meet the Urban Forestry requirements before going through Zoning Commission & City Council. If you can’t meet their requirements then a waiver for Urban Forestry would need to be added to the PD submittal. If you need additional time to discuss this with our Urban Forestry team, then you can request a 30 or 60 day continuance at the December 14th Zoning Commission meeting to provide that time, if needed.

Area Zoning Map

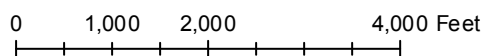
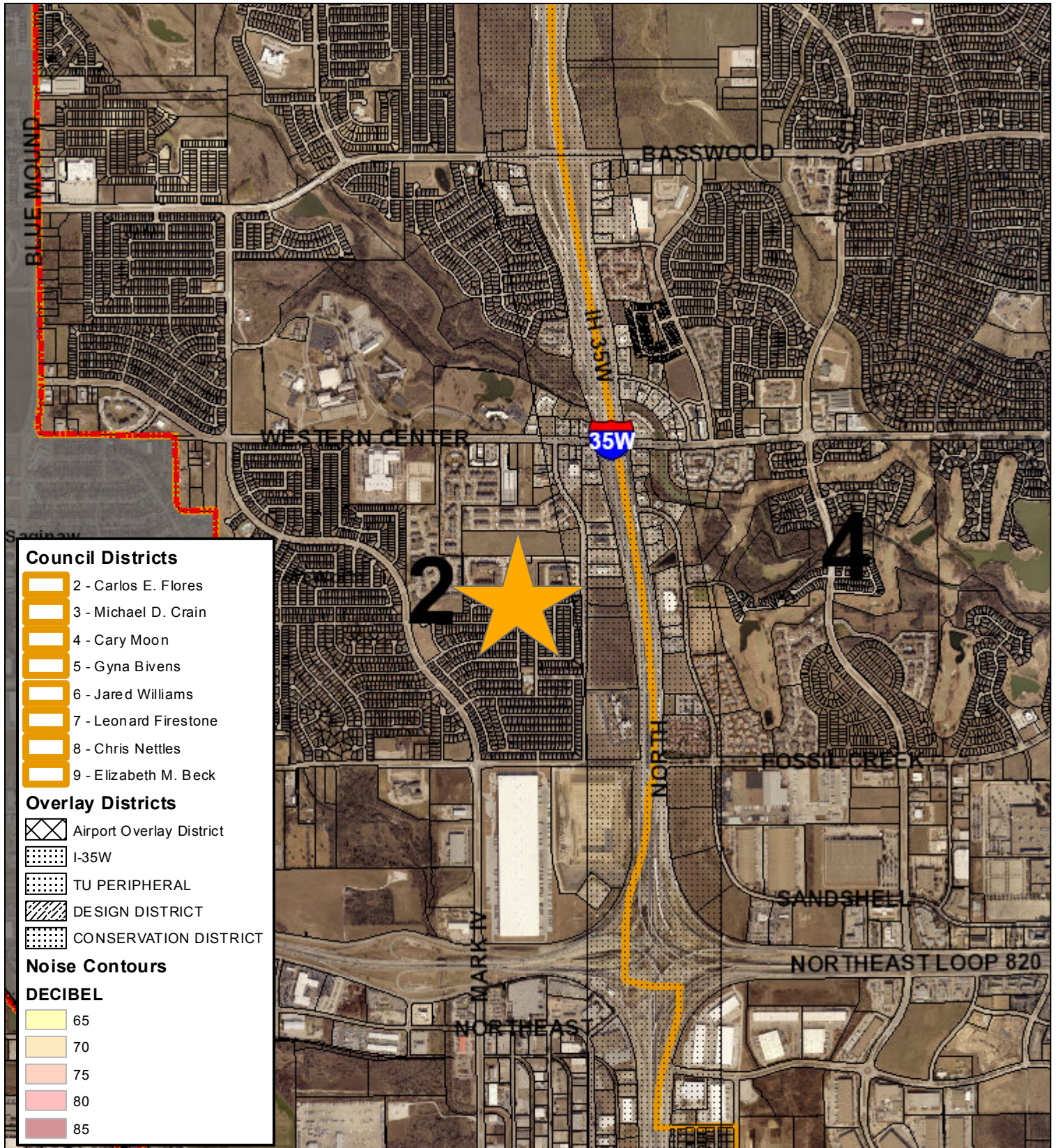
Applicant: Fossil Ridge Ltd.
 Address: 2832 Sedona Ranch
 Zoning From: PD-1095
 Zoning To: Amend Site Plan and add waivers
 Acres: 6.00264118
 Mapsco: 035X
 Sector/District: Far North
 Commission Date: 12/14/2022
 Contact: 817-392-8043



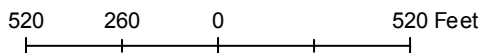
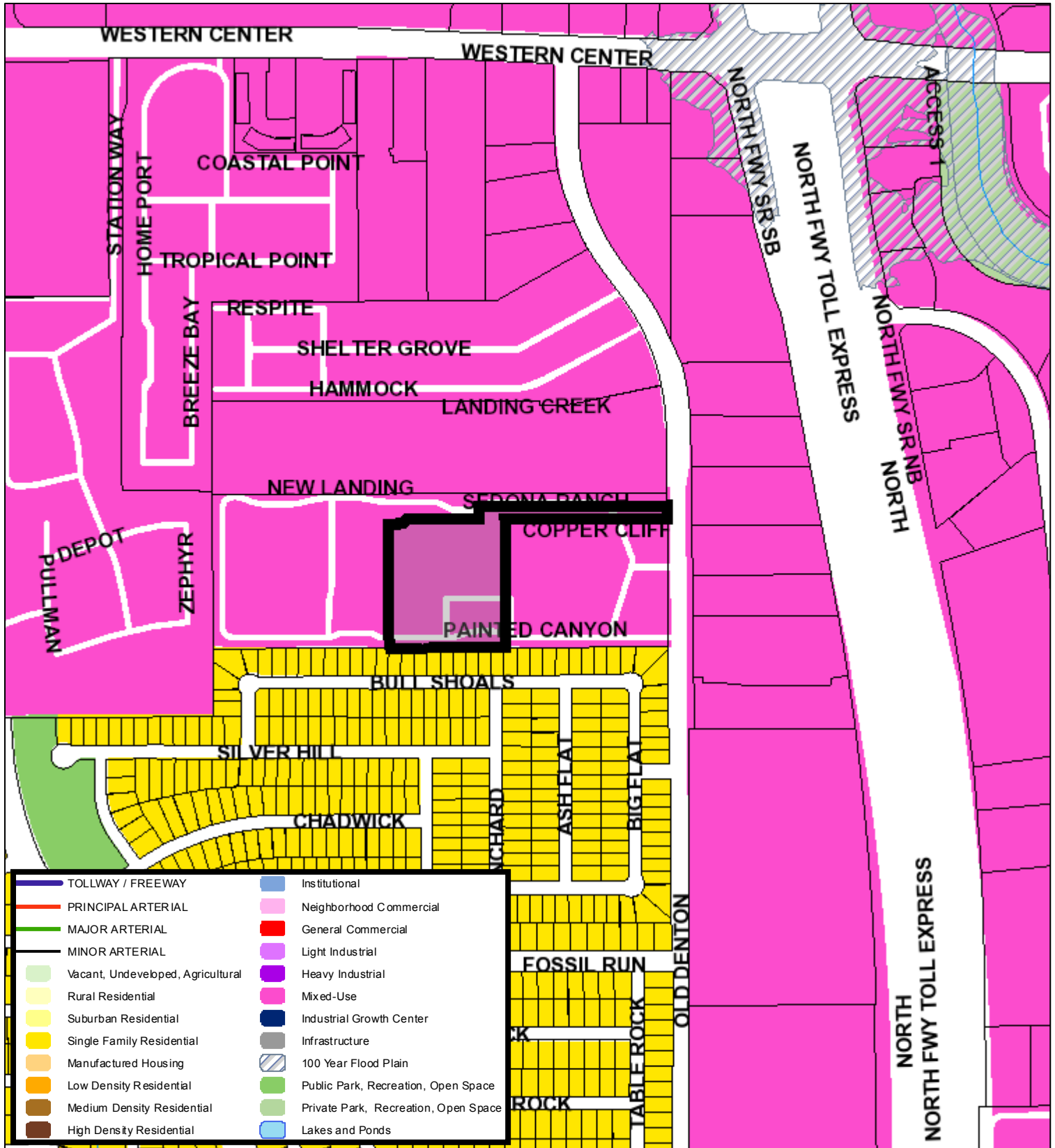
Subject Area
 300 Foot Notification



Area Map



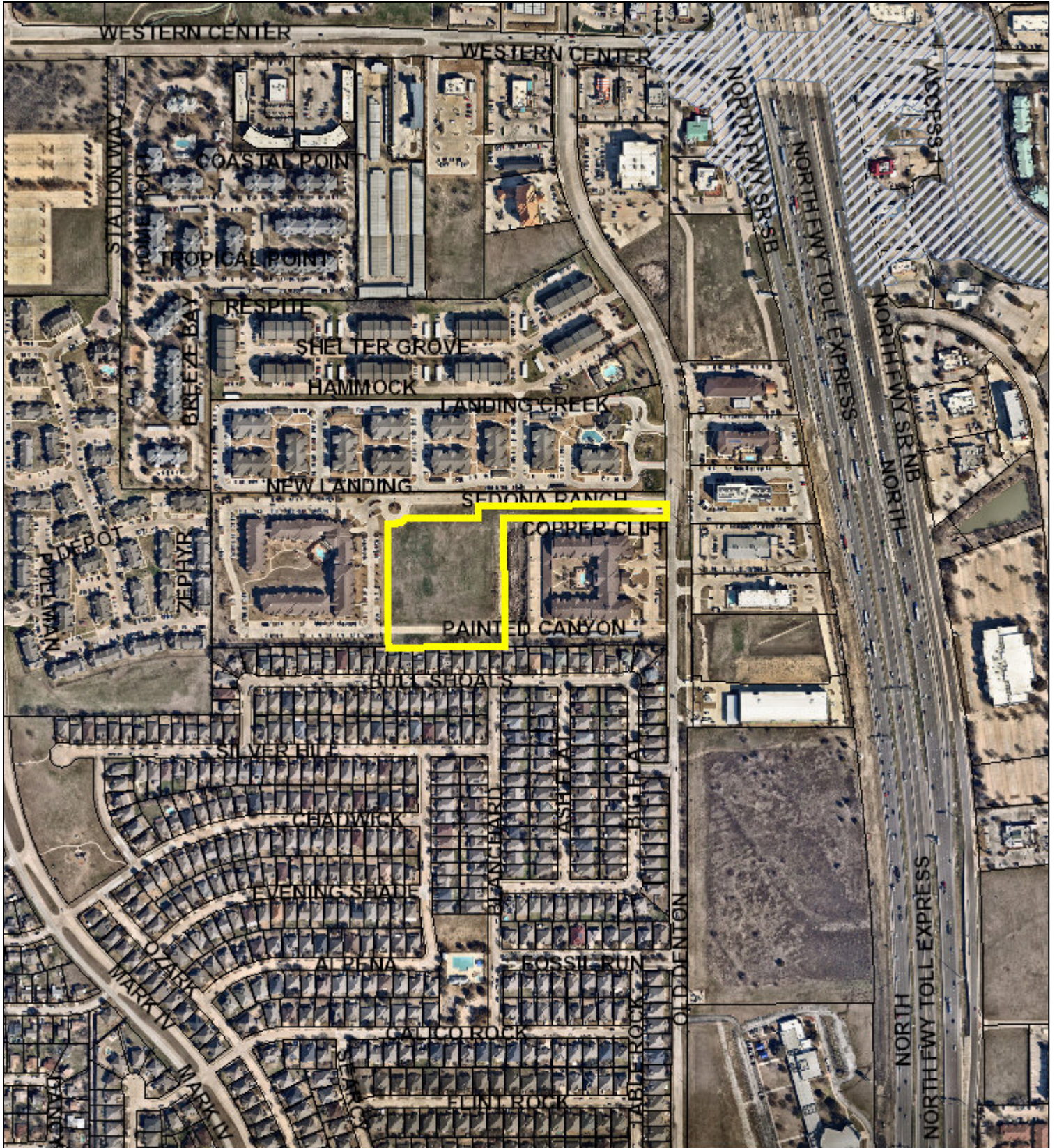
Future Land Use



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.

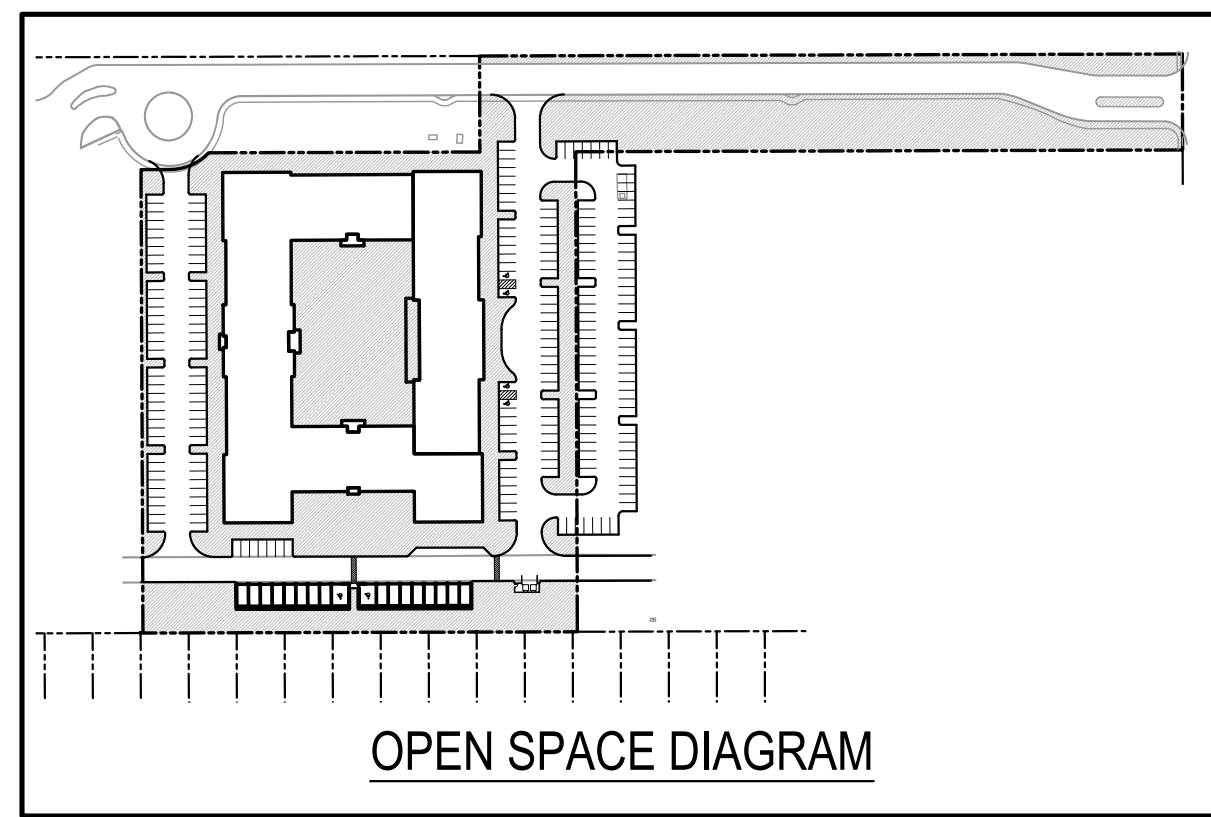


Aerial Photo Map



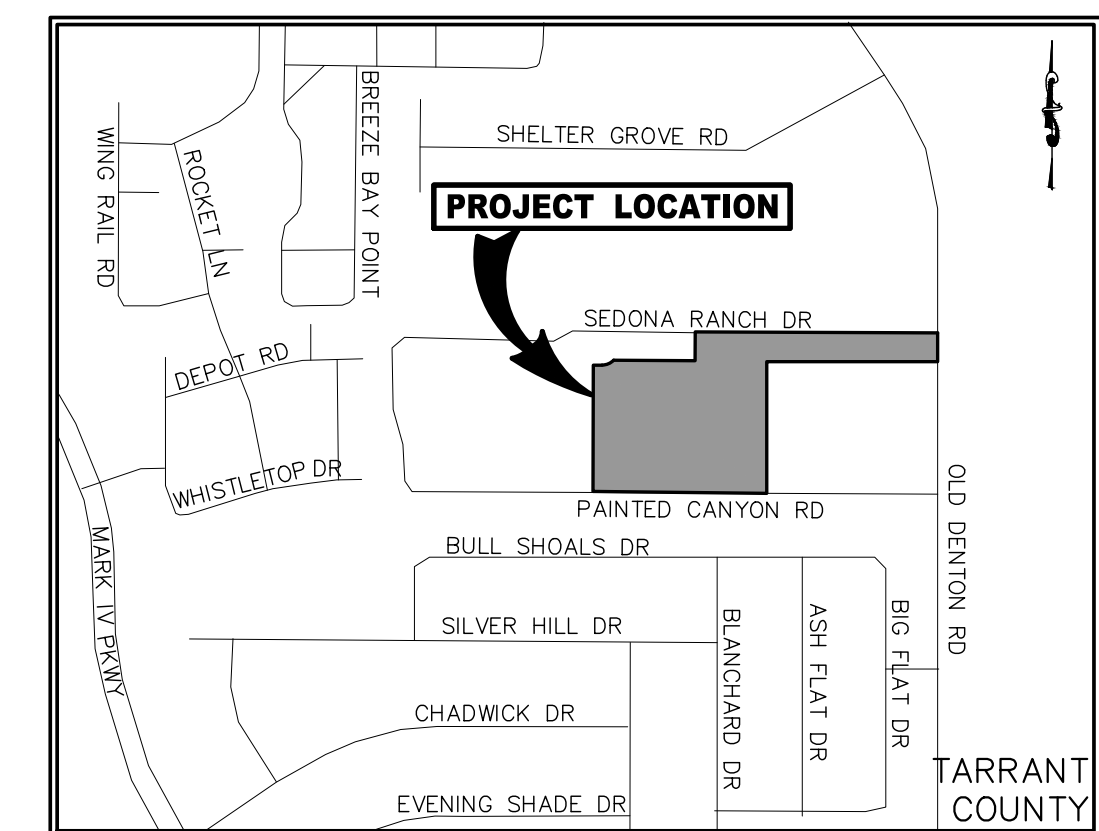
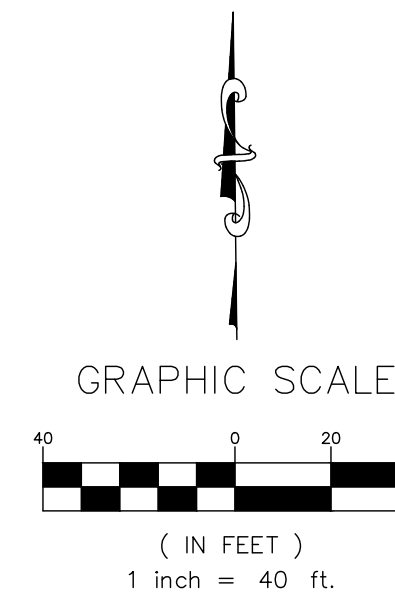
0 325 650 1,300 Feet



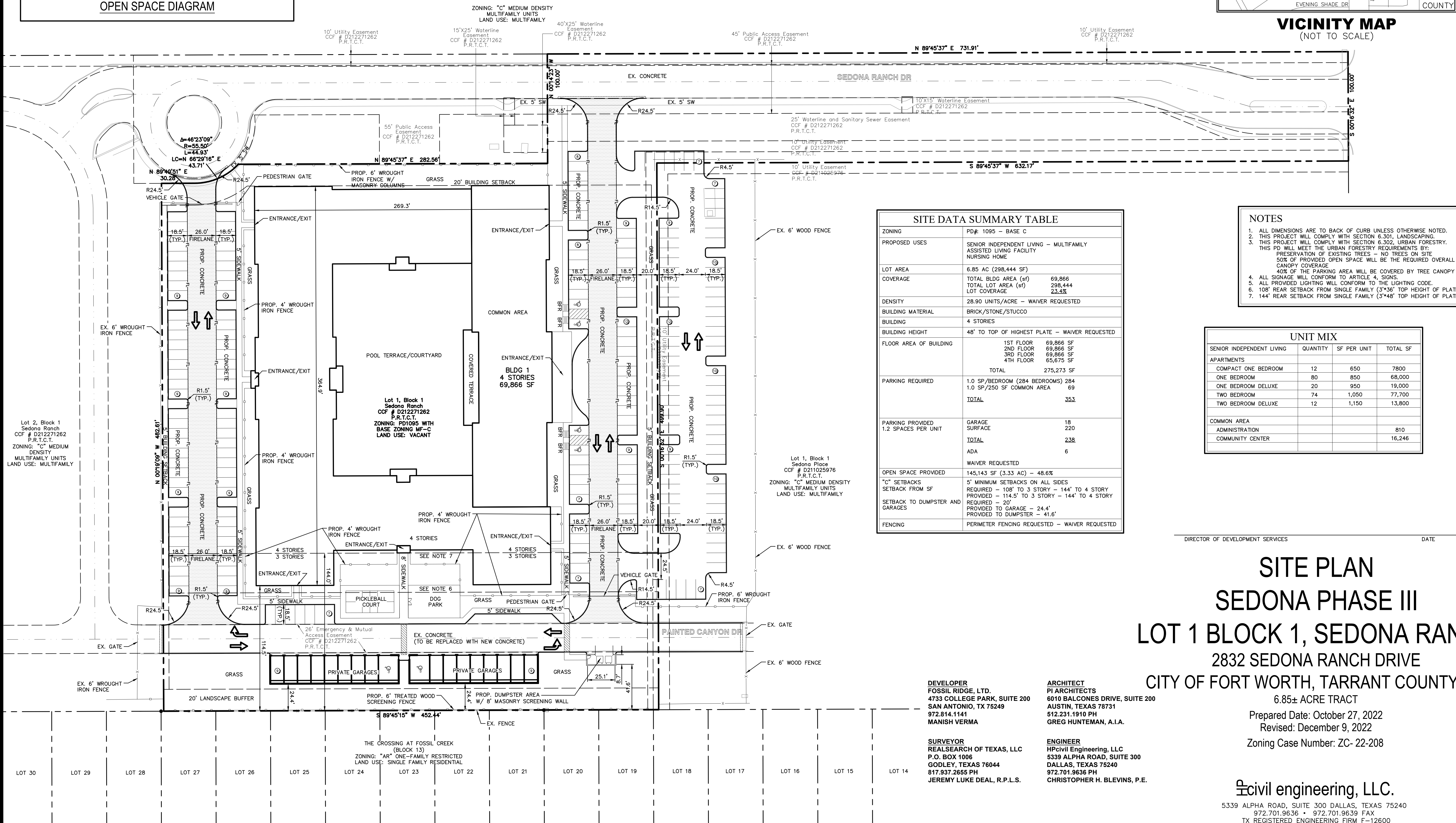


LEGEND

- - - 1:33 EX. CONTOUR
- PROPERTY LINE
- - - RIGHT-OF-WAY LINE
- - - EXISTING FENCE
- - - PROPOSED FENCE
- PARKING COUNT
- FL PROPOSED FIRELANE
- TRAFFIC FLOW ARROW



VICINITY MAP
(NOT TO SCALE)



SITE DATA SUMMARY TABLE

| | |
|---------------------------------|------------------------------------------------------------------------------------------------------------------------------------|
| ZONING | PD# 1095 - BASE C |
| PROPOSED USES | SENIOR INDEPENDENT LIVING - MULTIFAMILY ASSISTED LIVING FACILITY NURSING HOME |
| LOT AREA | 6.85 AC (298,444 SF) |
| COVERAGE | TOTAL BLDG AREA (sf) 69,866 TOTAL LOT AREA (sf) 298,444 LOT COVERAGE 23.4% |
| DENSITY | 28.90 UNITS/ACRE - WAIVER REQUESTED |
| BUILDING MATERIAL | BRICK/STONE/STUCCO |
| BUILDING | 4 STORIES |
| BUILDING HEIGHT | 48' TO TOP OF HIGHEST PLATE - WAIVER REQUESTED |
| FLOOR AREA OF BUILDING | 1ST FLOOR 69,866 SF 2ND FLOOR 69,866 SF 3RD FLOOR 69,866 SF 4TH FLOOR 65,675 SF TOTAL 275,273 SF |
| PARKING REQUIRED | 1.0 SP/BEDROOM (284 BEDROOMS) 284 1.0 SP/250 SF COMMON AREA 69 TOTAL 353 |
| PARKING PROVIDED | GARAGE SURFACE 18 TOTAL 238 ADA 6 |
| OPEN SPACE PROVIDED | 145,143 SF (3.33 AC) - 48.6% |
| *C* SETBACKS | 5' MINIMUM SETBACKS ON ALL SIDES REQUIRED - 108' TO 3 STORY - 144' TO 4 STORY PROVIDED - 114.5' TO 3 STORY - 144' TO 4 STORY |
| SETBACK TO DUMPSTER AND GARAGES | REQUIRED - 20' PROVIDED TO GARAGE - 24.4' PROVIDED TO DUMPSTER - 41.6' |
| FENCING | PERIMETER FENCING REQUESTED - WAIVER REQUESTED |

- NOTES**
- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
 - THIS PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
 - THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY. THIS PD WILL MEET THE URBAN FORESTRY REQUIREMENTS BY: PRESERVATION OF EXISTING TREES - NO TREES ON SITE
50% OF PROVIDED OPEN SPACE WILL BE THE REQUIRED OVERALL CANOPY COVERAGE
40% OF THE PARKING AREA WILL BE COVERED BY TREE CANOPY
 - ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
 - ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.
 - 108' REAR SETBACK FROM SINGLE FAMILY (3'x36' TOP HEIGHT OF PLATE).
 - 144' REAR SETBACK FROM SINGLE FAMILY (3'x48' TOP HEIGHT OF PLATE).

UNIT MIX

| SENIOR INDEPENDENT LIVING | QUANTITY | SF PER UNIT | TOTAL SF |
|---------------------------|----------|-------------|----------|
| APARTMENTS | | | |
| COMPACT ONE BEDROOM | 12 | 650 | 7800 |
| ONE BEDROOM | 80 | 850 | 68,000 |
| ONE BEDROOM DELUXE | 20 | 950 | 19,000 |
| TWO BEDROOM | 74 | 1,050 | 77,700 |
| TWO BEDROOM DELUXE | 12 | 1,150 | 13,800 |
| COMMON AREA | | | |
| ADMINISTRATION | | | 810 |
| COMMUNITY CENTER | | | 16,246 |

SITE PLAN
SEDONA PHASE III
LOT 1 BLOCK 1, SEDONA RANCH
2832 SEDONA RANCH DRIVE
CITY OF FORT WORTH, TARRANT COUNTY, TX

DEVELOPER
FOSSIL RIDGE, LTD.
4733 COLLEGE PARK, SUITE 200
SAN ANTONIO, TX 75249
972.814.1141
MANISH VERMA

ARCHITECT
PI ARCHITECTS
6010 BALCONES DRIVE, SUITE 200
AUSTIN, TEXAS 78731
512.231.1910 PH
GREG HUNTEMAN, A.I.A.

ENGINEER
HPCivil Engineering, LLC
5339 ALPHA ROAD, SUITE 300
DALLAS, TEXAS 75240
972.701.9636 PH
CHRISTOPHER H. BLEVINS, P.E.

SURVEYOR
REALSEARCH OF TEXAS, LLC
P.O. BOX 1006
GODLEY, TEXAS 76044
817.937.2655 PH
JEREMY LUKE DEAL, R.P.L.S.

6.85± ACRE TRACT
Prepared Date: October 27, 2022
Revised: December 9, 2022
Zoning Case Number: ZC-22-208

HPCivil engineering, LLC.
5339 ALPHA ROAD, SUITE 300 DALLAS, TEXAS 75240
972.701.9636 • 972.701.9639 FAX
TX REGISTERED ENGINEERING FIRM F-12600
www.hpcivileng.com

FILE: X:\Projects\2022\08_Fossil Ridge\Drawings\Sheet\Site\PLAN 22-008.dwg
USER: scabana DATE/TIME: Dec 09, 2022 10:30am