Yes

Yes

Lynn Jordan

Yes \_\_\_ No \_

No X\_



# ZONING MAP CHANGE STAFF REPORT

City Council Meeting Date: Council District

September 15, 2020

**Zoning Commission Recommendation:** 

Approval by a vote of 7-0

**Opposition:** none submitted **Support:** none submitted

Owner / Applicant: SLF IV-Chisholm Trail LP

Site Location: 8900 – 9100 blocks Summer Creek Drive/9605 block Old Granbury Road

Acreage: 17.40

Continued

Surplus

Case Manager

Council Initiated

Proposed Use: Detached Multifamily/Cottage Community

Request: From: "R1" Zero Lot Line/Cluster

<u>To:</u> PD/CR Planned Development for all uses in "CR" Low Density Multifamily plus

cottage community with development regulation standard to MFD Multifamily Development submittal, building orientation, open space, parking, fencing within the front yard setback, facade requirements; site plan included for cottage community

only

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Staff Recommendation: Approval

#### Background:

The property is located west of Summer Creek Drive and just south of Risinger Road. The applicant is requesting 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. The proposed development consists of 198 detached dwelling units. There is a mix of one, two, and three bedroom units, all within one- and two-story buildings. The site will be meeting parking requirements of one space per bedroom along with the required parking for the leasing office area.

This multifamily form provides an alternative to typical large multifamily structures by creating individual "homes" with small yards under a rental structure. Some non-attached garages are provided as well as covered parking, but otherwise all parking is in parking lots accessed through private driveways internal to the development.

The applicant has indicated they will be incorporating the Chisholm Trail Ranch design guidelines into the project. The design guidelines are associated with the HOA and cannot be enforced through zoning, it can be tied to the PD language. Staff is only reviewing what is in the Zoning Ordinance related to "CR" multifamily development regulations. Any regulations outside of the Zoning Ordinance will be at the

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.

| Requirement   | CR/MFD Standards  | Proposed PD/CR  |
|---|---|---|
| Density   | Maximum 16 units per acre   | 13-14 units per acre (complies)   |
| Front Yard<br>(no structures)                             | Minimum 20'   | Screening wall proposed around entire site (recommended Development Regulation Standard)  |
| Height  | Maximum height 36'  | 24'-26' (complies)  |
| Building<br>Orientation                                   | The longest length of the building shall be placed parallel adjacent to the street  | The majority of the buildings do not meet  (recommended Development Regulation Standard)  |
| Minimum Parking<br>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 (recommended Development Standard Regulation) |
| Open Space  | Minimum 60%   | 47.7% provided, open space between parking spaces and building shall be minimum 20 ft. to count (recommended Development Regulation Standard)             |
| 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 (recommended Development Regulation Standard)  |
| Setback adjacent<br>to "A" or "B"<br>zoning               | Height transitional plane 3' setback for every 1' in height   | NA  |
| Façade<br>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 –<br>Multifamily<br>Design<br>Standards<br>Compliance | Submit MFD plan to meet standards   | Waiver to MFD submission (recommended Development Regulation Standard)  |

## 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 <u>not</u> 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.
- 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 <u>cannot be waived</u> 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)

| Organizations Notified |                              |  |
|------------------------|------------------------------|--|
| 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



Applicant:

Address: 8900 - 9100 blocks Summer Creek Drive

Zoning From:

PD for CR uses plus cottage community with dev. regs. Zoning To:

17.40929552 Acres:

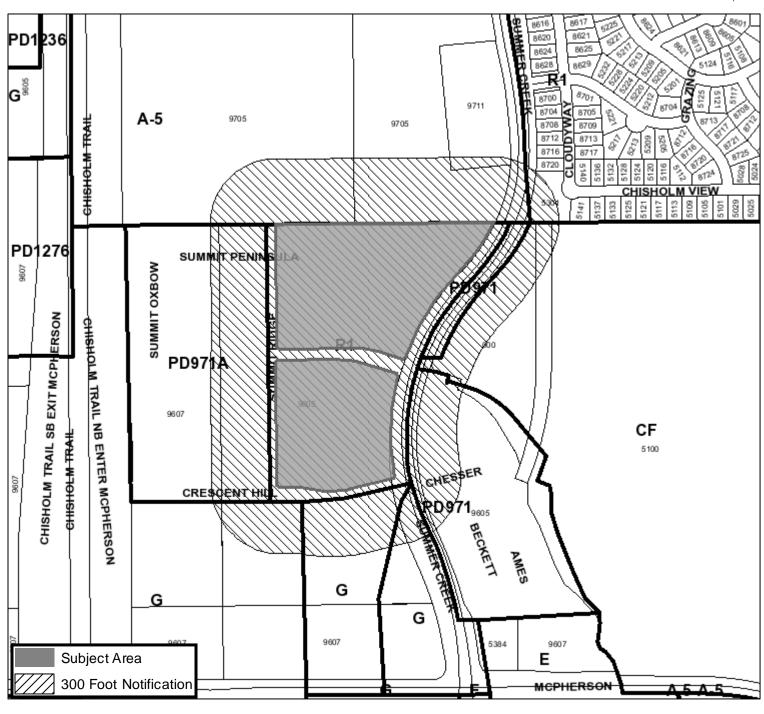
102V Mapsco:

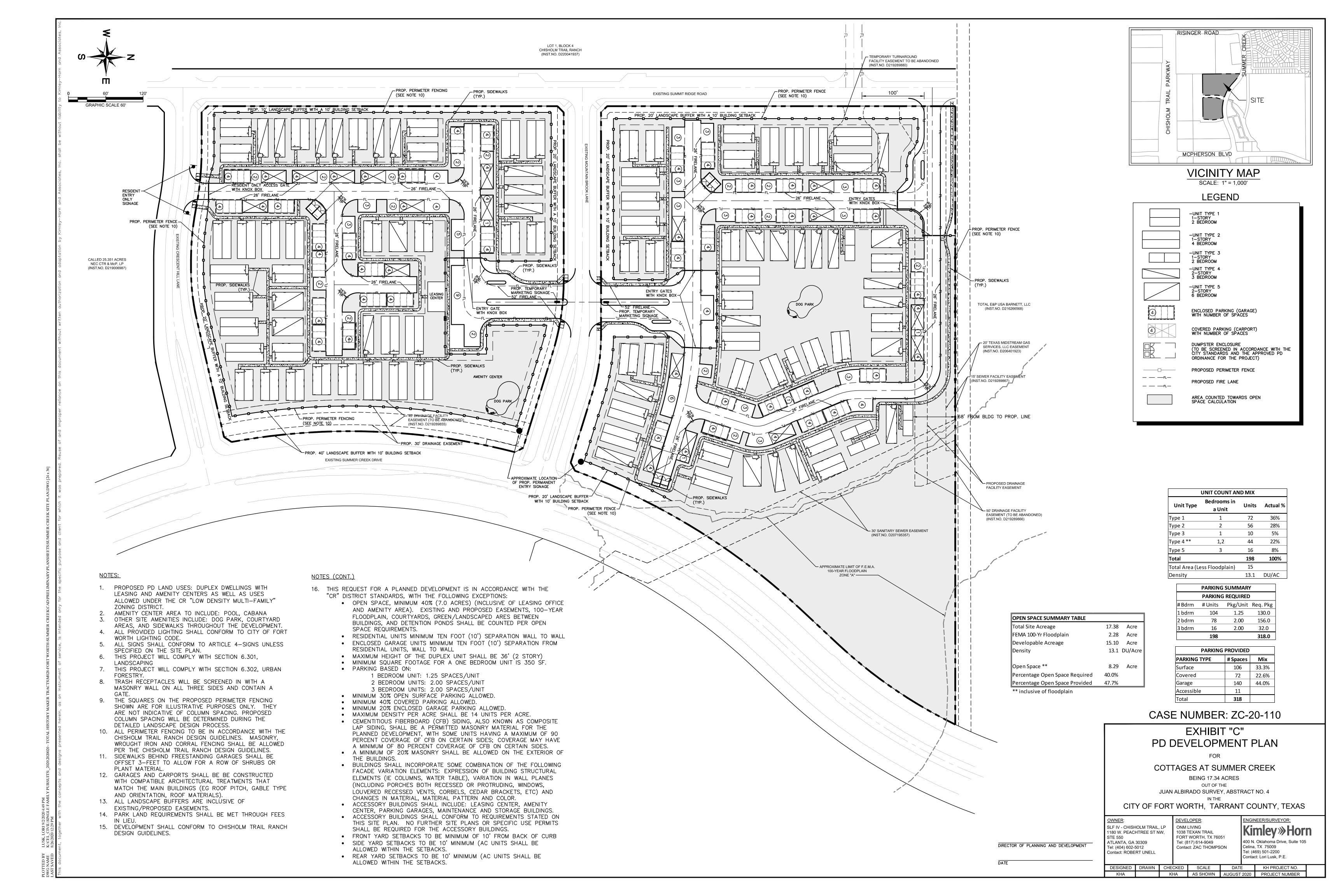
Far Southwest Sector/District:

Commission Date: 9/9/2020

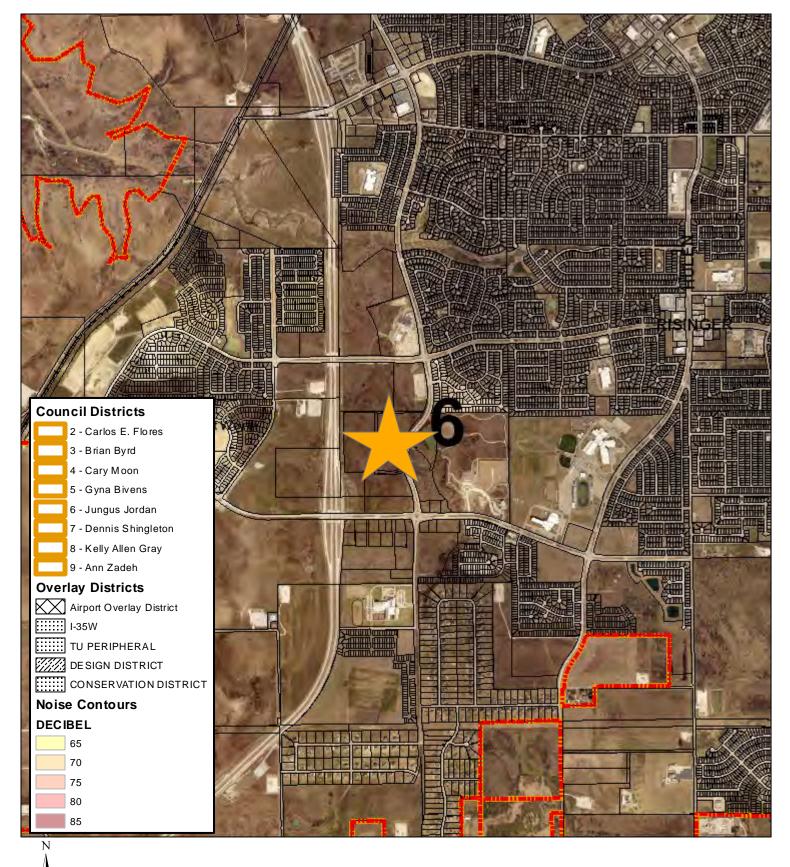
Contact: 817-392-2495





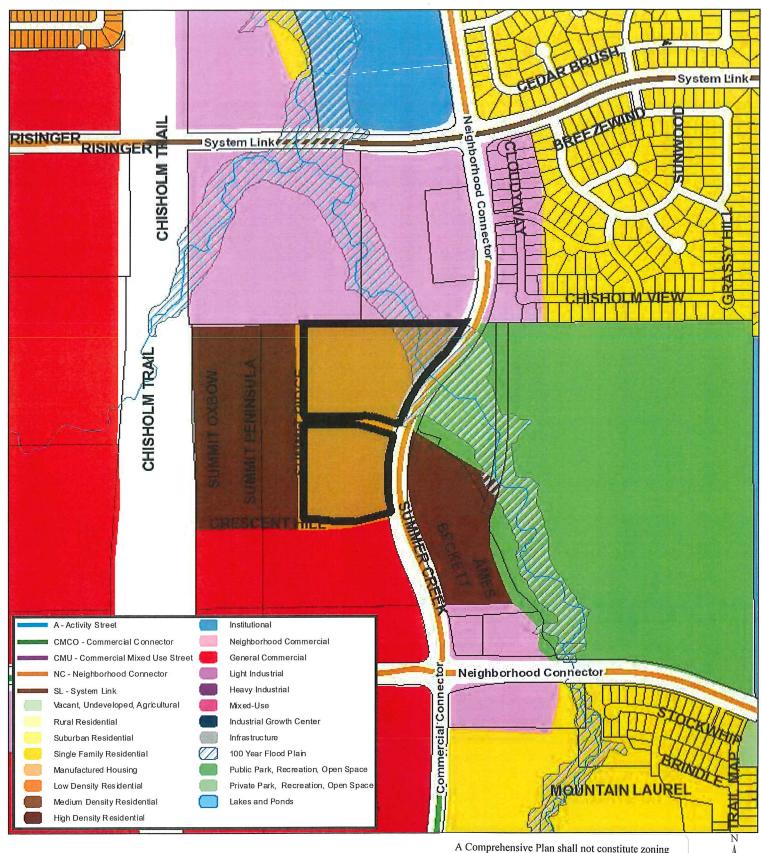








# **Future Land Use**



580 290 0 580 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section213.005) Land use designations were approved by City Council on March 3, 2020



