

**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
December 4, 2012

Council District 9

Zoning Commission Recommendation:

Approval as amended for a maximum four stories and revised development standards; by a vote of 9-0

Opposition: one letter sent in

Continued Yes No
 Case Manager Stephen Murray
 Surplus Yes No
 Council Initiated Yes No

Owner / Applicant: Linwood Partners, LLC

Site Location: 2700 blocks of Azalea Ave, Mercedes Ave & Merrimac Street and 357, 359, 407 & 409 Foch Street Mapsco: 62X

Proposed Use: Urban Residential

Request: From: "MU-1" Low Intensity Mixed-Use; "R2" Townhouse/Cluster

To: "PD/UR" Planned Development for all uses in "UR" Urban Residential with development standards. Site plan waiver recommended.

Land Use Compatibility: Requested change **is not compatible.**

Comprehensive Plan Consistency: Requested change **is consistent.**

Background:

The applicant is requesting a zoning change to "PD/UR" Urban Residential with development standards to allow for multifamily development. The UR district was created to allow for a buffer between single family and higher density uses. This property is located adjacent to the Cultural District Mixed Use Growth Center. The requested PD does not include a site plan in order to accommodate necessary adjustments during the final design process.

The following are the differences between standard "UR" and the proposed PD:

UR	PD/UR
Rear setback	
20ft	15 ft
Stories	
3 stories; 35 ft max No transitional height plane necessary	3-5 stories
Parking	
Located behind the front building line	Surface parking between a building front and street if it is angled, perpendicular or parallel parking that is designated to function as on-street parking

A handout with the narrative of the owner's presentation is included as part of this case packet. It provides detailed information about the intentions of the development.

Past attempts to increase residential and commercial density on this site have been denied, except through the compromises obtained through the Council-initiated rezoning process due to concerns from the remaining owner residents. As part of a compromise in a Council initiated rezoning for the Linwood neighborhood in 2007, the "R2" zoning was the zoning district agreed to by the neighborhood association to help reduce the allowable density and protect the low density residential nature of the area. The creation of the UR district and the continued development of the West 7th Street area provided the opportunity for the owner to request the rezoning. The area is also included within a proposed West 7th Form Based district. The studies and meetings have begun to determine the details for the district.

Site Information:

Owners: Linwood Partners, LLC
3113 S. University #450
Fort Worth, TX 76109

Agent: James W. Schell
Acreage: 5.12 ac.
Comprehensive Plan Sector: Arlington Heights

Surrounding Zoning and Land Uses:

North "A-5" One-Family; "MU-1" Low Intensity Mixed-Use/ Single family and vacant land
East PD 574, PD/MU-2; "MU-1" Low Density Mixed-Use / vacant; retail
South "R2"Townhouse/Cluster, MU-1" Low Density Mixed-Use / Single family, duplexes, and vacant land
West "A-5" One-Family and "B" Two-Family / Single family, duplexes, and public park

Recent Relevant Zoning and Platting History:

Zoning History: ZC-04-065, 2801 Weisenberger, B to MU-2, denied;
ZC-06-091, Foch, Azalea and Mercedes Drive (including portions of this zoning case), from D, ER, and I to MU-1, denied;
ZC-07-030, E to MU-1, 2701 Wingate Street adjacent to Carroll Street, approved; and
ZC-07-144 Council-initiated rezoning for Linwood neighborhood (including this zoning case) to redistribute residential and commercial intensity, from B, C, D, ER, E, and I to A-5, R2, and MU-1, approved.
ZC-08-174 R2 to MU-1 Foch, Azalea and Mercedes, denied.

Platting History: None.

Public Notification:

The following Neighborhood Associations were notified:

Organizations Notified	
Linwood NA	Linwood Redevelopment Association
Westside Alliance	FWISD
Cultural District Alliance	

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Carroll Street	Collector	Collector	No
Mercedes Ave.	Residential	Residential	No
Azalea Ave	Residential	Residential	No
Foch Street	Residential	Residential	No

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing a zoning change from "MU-1" Low Intensity Mixed-Use and "R2" Townhouse/Cluster to "PD/UR" Urban Residential to develop 3-5 stories of multifamily residential.

Predominant land uses surrounding the site are single family residences, duplexes, a public park, vacant land. The redevelopment occurring within West 7th Urban Village is located just to the south and east. Primary access to the site would be from Azalea Avenue, Mercedes Drive, and Foch Street, which are residential streets.

The Urban Residential product is designed to serve as a transition between lower density and single family residential uses and higher intensity uses. The proposed maximum five story proposal and lack of transitional height plane has created concerns about adjacency and effect on the existing one family residential property to the south. Therefore the proposed zoning request, based on the proposed height, **is not compatible** with surrounding land uses.

2. **Comprehensive Plan Consistency**

The 2012 Comprehensive Plan designates the entire site as Low Density Residential and Mixed-Use Growth Center. Urban Residential zoning in the three story configuration would conform to the following Comprehensive Plan policies:

- Encourage Urban Residential and Low Density Residential as a transitional use between Single-Family Residential and high density uses. (pg. 37)
- Preserve and protect residential neighborhoods from incompatible land uses, cut-through traffic, disinvestment, encroachment, speculation, demolition, neglect, or other negative forces. (pg. 37)

A four or five story product is permitted within the Mixed Use zoning districts when associated with at least 10% commercial uses and a transitional height plane next to one or two family residential. The five story, single use product is typically higher than would be found adjacent to one and two family districts.

Since the development would encompass almost an entire block with streets separating most of the existing single family homes, and a major adjacent property owner (Fellowship Church) is making plans to participate in the development of the block, the proposal can be considered as a compliment to the development within the West 7th urban village. Therefore, it may be considered to be in conformance with the future land use map and policies stated above and **is consistent** with the 2012 Comprehensive Plan.

Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Conceptual Exhibit
- Proposed Development Standards
- Narrative of Owner's September 25 presentation to the neighborhood
- Minutes of the Zoning Commission meeting



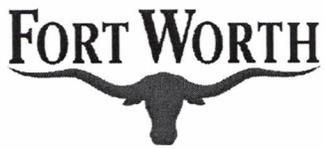
COUNCIL DISTRICTS

- 2 - Salvador Espino
- 3 - Zim Zimmerman
- 4 - Danny Scarth
- 5 - Frank Moss
- 6 - Jungus Jordan
- 7 - Dennis Shingleton
- 8 - Kelly Allen Gray
- 9 - Joel Bums



2,000 1,000 0 2,000 Feet





ZC-12-118

Area Zoning Map

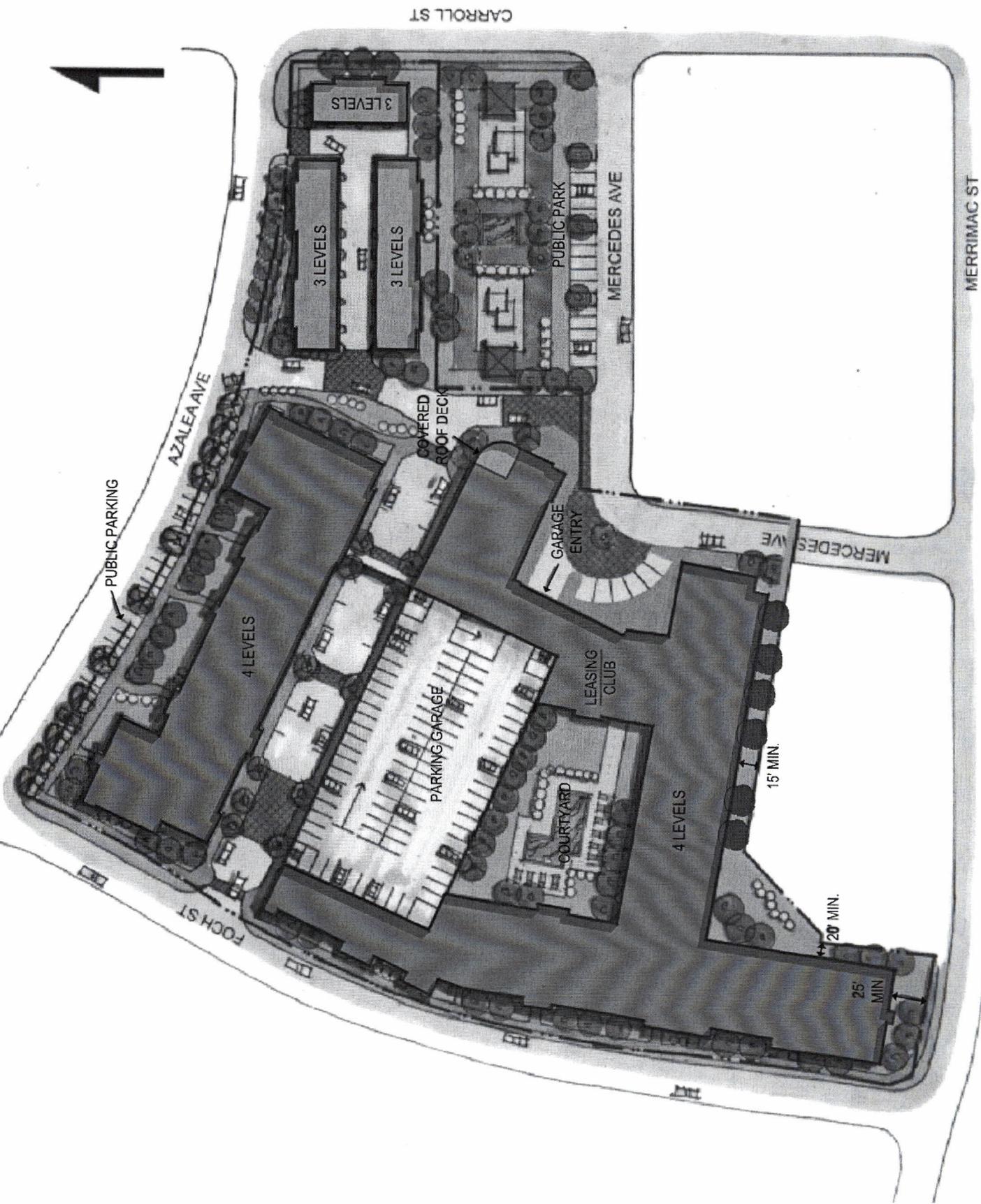
Applicant: Linwood Partners, LLC
 Address: 2700 blocks Azalea Ave., Mercedes Ave., & Merrimac St.,
 357, 359, 407, & 409 Foch St.
 Zoning From: R2, MU-1
 Zoning To: PD for UR uses, site plan waiver Requested
 Acres: 5.10
 Mapsco: 62X
 Sector/District: Arlington Heights
 Commission Date: 11/14/2012
 Contact: 817-392-8043

 300 Ft. Notification Buffer



20-12-118
Conceptual Exhibit

FORT WORTH APARTMENTS
GREYSTAR DEVELOPMENT
SCALE 1"=30'-0"



Development Standards:

- 1. Unless otherwise noted below, all Urban Residential "UR" District zoning ordinance sections apply.**
 - 1.1. Building Height Will Vary From Three (3) to Four (4) Stories
 - 1.2. 25' setback from the street and 20' setback from property line will be maintained at the corner of Foch and Merrimac as indicated on the Site Exhibit
 - 1.3. Rear Yard Setback will be 15'-0" minimum as indicated on Site Exhibit
 - 1.4. Screening along shared property line will be 8' fencing with brick columns and hardwood material and the buffer will include trees which do not protrude into the adjacent property
 - 1.5. Surface parking shall not be permitted between a building front and the street, except that angled, perpendicular, or parallel parking that is designed to function as on-street parking shall be permitted.
 - 1.6. Supplemental building setbacks will not be applied
 - 1.7. Transitional height planes will not be applied
- 2. The following Enhanced Landscaping shall be required (30 Points Minimum):**
 - 2.1. Street Trees (10 Points)
 - 2.2. Pedestrian-scaled Lighting (10 Points)
 - 2.3. Paved Walkway Enhancement to 5'-0" width (1 Point)
 - 2.4. Proximity to a Public Park (5 Points)
 - 2.5. Rooftop Terrace at 2nd or 3rd Story Only (5 Points) Not visible from surrounding streets
- 3. The following will be provided:**
 - 3.1. Concealed, central garbage collection
 - 3.2. Signage will be a monument and not internally lit
 - 3.3. Balconies along shared property lines will be recessed and will not protrude in excess of 24"
 - 3.4. All utility easements will be on city or owner's property
 - 3.5. Security access gates will extend into the first level of the garage to provide additional visitor parking and to relieve potential car stacking
 - 3.6. The private street located over the 50' City Conduit Easement will be posted as one-way to the east, and its Foch Street entry design will discourage vehicular traffic from exiting that location
- 4. Additional elements Owner agrees to include:**
 - 4.1. Construction will occur Monday – Friday 7:00 am–7:00 pm
 - 4.2. Construction dust will be contained and streets will remain clean
 - 4.3. Designated parking area will be provided for construction workers to avoid parking along neighborhood streets
 - 4.4. As much as possible, truck deliveries will be directed to a central drop location
 - 4.5. With Transportation/Public Works approval, streetlight and pedestrian crossing will be added at Mercedes and Carroll
 - 4.6. With Parks Department approval, Owner will adopt 'First Flight' Park and add benches, landscape and parking
 - 4.7. Owner will donate identification signage at Foch Street entry to Jesse Sandoval Park
 - 4.8. With permission from Parks Department, owner will construct open air pavilion with picnic tables in a design similar to sketch provided

Aerial Photo Map



Development to include oil change, inspections, emission and electrical testing, brakes, belts, filters, battery maintenance; site plan included

Jeff Linder, 4113 Duncan Way, Fort Worth, Texas with Bannister Engineering representing Chesapeake Land Development explained to the Commissioners the request to amend the zoning to allow for minor auto repair.

Motion: Following brief discussion, Ms. Spann recommended a Denial without Prejudice of the request, seconded by Mr. Genua. The motion carried 8-0-1 with Mr. West abstaining.

18. ZC-12-118 Linwood Partners LLC (CD 9)- 2700 Blocks of Mercedes Avenue and Merrimac Street, 357, 359, 407, 409 Foch Street (Linwood Addition, Block 16, Lots 1-6, 22, 23, 24, Block 17, Lots 1 -10, 11R, 13 – 16, 5.12 Acres): from “R2” Townhouse/Cluster and “MU-1” Low Intensity Mixed Use to “PD/UR” Planned Development for all uses in “UR” Urban Residential with development standards; site plan waiver recommended

Jim Schell, 901 Fort Worth Club Building, Fort Worth, Texas representing Linwood explained to the Commissioners they did meet with the neighborhood and have revised development standards and height limitation.

Motion: Following brief discussion, Ms. Reed recommended approval as amended to four stories and revised development standards of the request, seconded by Ms. Spann. The motion carried unanimously 9-0.

19. ZC-12-121 Stanley Rowland (CD 7)- 6336 Northridge (Greenfield Acres Addition, Block 1, Lot K, 0.50 Acres): from “A-5” One-Family to “E” Neighborhood Commercial

Ms. Rowland mentioned to the Commissioners they are ok with ER zoning.

Motion: Following brief discussion, Mr. Genua recommended approval as amended to ER of the request, seconded by Ms. Reed. The motion carried unanimously 9-0.

20. ZC-12-125 Tarrant County Water Control District (CD 9)- 800 E. Northside Drive (Fruhth Addition, Block 1, Lot A1-R, 12.98 Acres): from “O-1” Floodplain & “TU-N2” Trinity Uptown-Neighborhood Zone to “G” Intensive Commercial

Jim Schell, 901 Fort Worth Club Building, Fort Worth, Texas representing Tarrant County Water Control Board mentioned to the Commissioners they are rezoning in order to build a parking garage for existing office building.

Motion: Following brief discussion, Ms. Reed recommended approval of the request, seconded by Mr. Ferrell. The motion carried unanimously 9-0.