



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
March 5, 2013

**Council District** 3

**Zoning Commission Recommendation:**

Approval by a vote of 9-0

**Opposition:** none

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:** CRP City View LLC

**Site Location:** 6301 Overton Ridge Boulevard Mapsco: 88-L

**Proposed Use:** Independent and Assisted Living with Nursing Home

**Request:** From: "PD-473" Planned Development Specific Use for housing for elderly persons subject to the development standards of the "CR" Low Density Restricted multifamily district and provision of a Unified Residential Development Site Plan; site plan waived

To: Amend "PD-473" Planned Development to add assisted living and nursing home and to delete the requirement for a Unified Residential Development site plan; site plan included

**Land Use Compatibility:** Requested change **is compatible.**

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

**Background:**

The proposed site is located on the northwest corner of Overton Ridge Boulevard and Interstate Loop 820. The applicant is proposing to amend the PD language to include assisted living with nursing home care uses. A site plan has been provided in order to eliminate the Unified Residential Development site plan requirement.

The proposed site plan indicates a 67,000 square foot expansion for assisted living with memory care. They are proposing four stories for this site; the previously approved plan is three stories for the independent living. A waiver is being requested for the reduction in parking, see chart below. There will be an addition of 80 units with 25 employees.

Development Standards	PD-473 for elderly living	Amended PD-473 plus assisted living
Open Space	69%	66%
Height	3 stories	4 stories
Parking	223 spaces with BOA approval	Additional 275 spaces required for new assisted living. Net of 18 spaces lost during construction. 205 total parking spaces provided (waiver required)
Density	12 units/acre	NA

**Site Information:**

Owner: CRP City View LLC  
1001 Pennsylvania Avenue NW  
Washington, DC 20004-2505  
Agent: Masterplan Consultants/Mark Housewright  
Acreage: 23.99 acres  
Comprehensive Plan Sector: Wedgewood

**Surrounding Zoning and Land Uses:**

North "E" Neighborhood Commercial; "G" Intensive Commercial / IH-20  
East "G" Intensive Commercial / vacant and hotel  
South "G" Intensive Commercial / Hospital  
West "CR" Low Density Multifamily / duplex

**Site Plan Comments:**

The site plan as submitted is not in general compliance with the zoning regulations. The key deficiencies are:

- 1. The proposed use would require an additional 275 parking spaces. A total of 205 spaces provided. (A waiver is required).
- 2. The maximum height is 32 feet; the proposed use indicates four stories. (A waiver is required).

**Zoning Commission recommended waivers to the items noted above.**

**Transportation/Public Works (TPW) site plan comments**

No comments have been made at this time

**Recent Relevant Zoning and Platting History:**

Zoning History: None  
Platting History: None  
BOA History: BA-003-140 Approved variance to reduce parking count from 345 to 203 spaces 04/02/03.

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Overton Ridge Blvd	Major Arterial	Major Arterial	No

**Public Notification:**

The following Organizations were notified:

Organizations Notified	
Ridglea Country Club Estates	FWISD
Meadows West	Crowley ISD
Streams & Valleys	

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing to amend the PD language to include assisted living and nursing home care. The surrounding uses are vacant and duplexes to the west, IH-20 to the north, vacant land to the east and a hospital to the south. The majority of the site has independent living that already exists with 203 units.

A variance was received in 2003 to reduce the parking count from 345 parking spaces to 203 parking spaces.

The proposed zoning **is compatible** with surrounding land uses.

2. **Comprehensive Plan Consistency**

The 2012 Comprehensive Plan designates the subject property as Mixed Use Growth Center. The requested zoning change is consistent with the following Comprehensive Plan policy:

- Encourage mixed-use projects in mixed-use growth centers, transit-oriented developments, and urban villages. (pg. 37)

Based on conformance with the future land use map, and policy stated above; the proposed zoning **is consistent** with the Comprehensive Plan

To view the Comprehensive Plan:<http://www.fortworthgov.org/planninganddevelopment/misc.aspx?id=81678>

***Attachments:***

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Site Plan
- Minutes of the Zoning Commission meeting

## Location Map



### 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



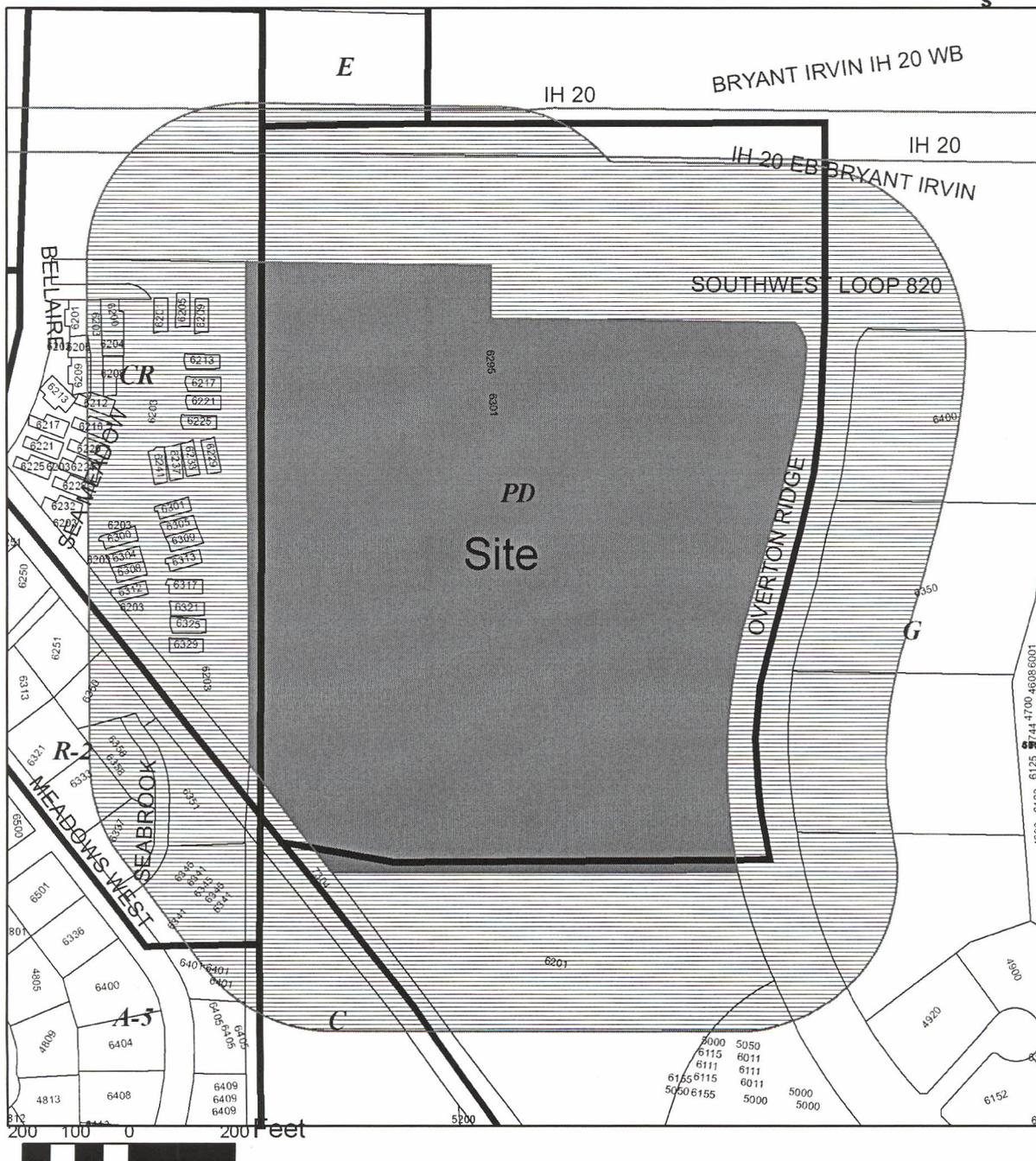
ZC-13-020

# Area Zoning Map

Applicant: CRP City View LLC  
 Address: 6301 Overton Ridge Boulevard  
 Zoning From: PD 473  
 Zoning To: Amend PD 473 to add assisted living and nursing home  
 Acres: 23.99  
 Mapsco: 88L  
 Sector/District: Wedgwood  
 Commission Date: 02/13/2013  
 Contact: 817-392-2495

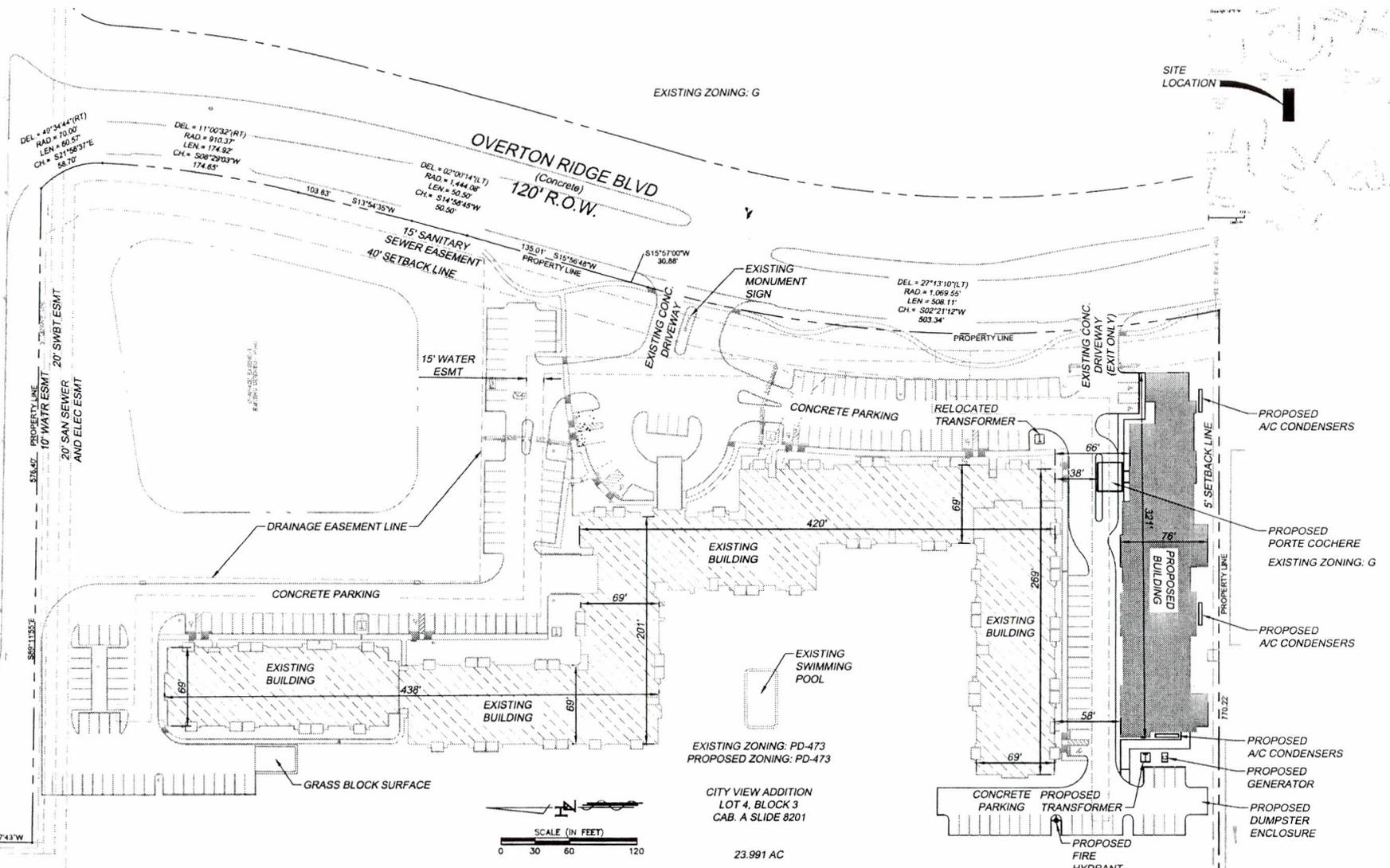


300 Ft. Notification Buffer



**ZC 13-080-**  
 INTERSTATE 20/SW LOOP 820  
 VARIABLE WIDTH R.O.W.

**RECOMMENDED  
 FOR APPROVAL**



EXISTING ZONING: PD-473  
 PROPOSED ZONING: PD-473

CITY VIEW ADDITION  
 LOT 4, BLOCK 3  
 CAB. A SLIDE 8201

23,991 AC

SITE DATA TABLE					
	EXISTING	PROPOSED	TOTAL REQUIRED	TOTAL PROVIDED	COMMENT
GROSS FLOOR AREA	181,000 SF	67,000 SF		248,000 SF	
HEIGHT	3 STORIES	4 STORIES		N/A	WAIVER REQUESTED
# OF UNITS	203	80		283	
# OF STAFF	25	25		50	PEAK STAFF COUNT
PARKING	223 (EXISTING COUNT)	275 (REQUIRED) 23 (PROVIDED)	498	205	USE: ASSISTED LIVING, 1 SPACE/4 EMPLOYEES + 4 SPACES/1000 SF GROSS FLOOR AREA. 46 EXISTING SPACES LOST DUE TO NEW CONSTRUCTION. NET LOSS OF 18 PARKING SPACES FOR SITE. WAIVER REQUESTED.
OPEN SPACE			627,029 SF	687,602 SF	66% OPEN SPACE, 60% MIN.
DENSITY			12 UNITS/ACRE (MAX)	12 UNITS/ACRE	

- NOTE:
- ALL SIGNAGE WILL CONFORM TO ARTICLE 4 (SIGNS) OF THE CITY OF FORT WORTH ZONING ORDINANCE.
  - LANDSCAPING WILL CONFORM TO SECTION 6.301 (LANDSCAPING OF THE CITY OF FORT WORTH ZONING ORDINANCE).

SITE ADDRESS:  
 6301 OVERTON RIDGE BLVD  
 FORT WORTH, TX 76132

DEVELOPER:  
 CPR CITY VIEW, LLC  
 C/O FORMATION DEVELOPMENT GROUP, LLC  
 3820 MANSSELL ROAD, STE 275  
 ALPHARETTA, GA 30022  
 CONTACT: JAY ROBINSON  
 PH: 770-777-9898 FAX: 678-317-2200

DIRECTOR OF PLANNING AND DEVELOPMENT:

\_\_\_\_\_ Date: \_\_\_\_\_  
 PD SITE PLAN  
 FOR  
 VANTAGE VIEW ASSISTED LIVING  
 BUILDING ADDITION  
 ZC-XX-XXX

**HUITT-ZOLLARS**  
 Huitt-Zollars, Inc.  
 Engineering / Architecture  
 800 W. 7th St. Ste. 800  
 Fort Worth, Texas 76102  
 Phone (817)335-3000 Fax (817)335-1025

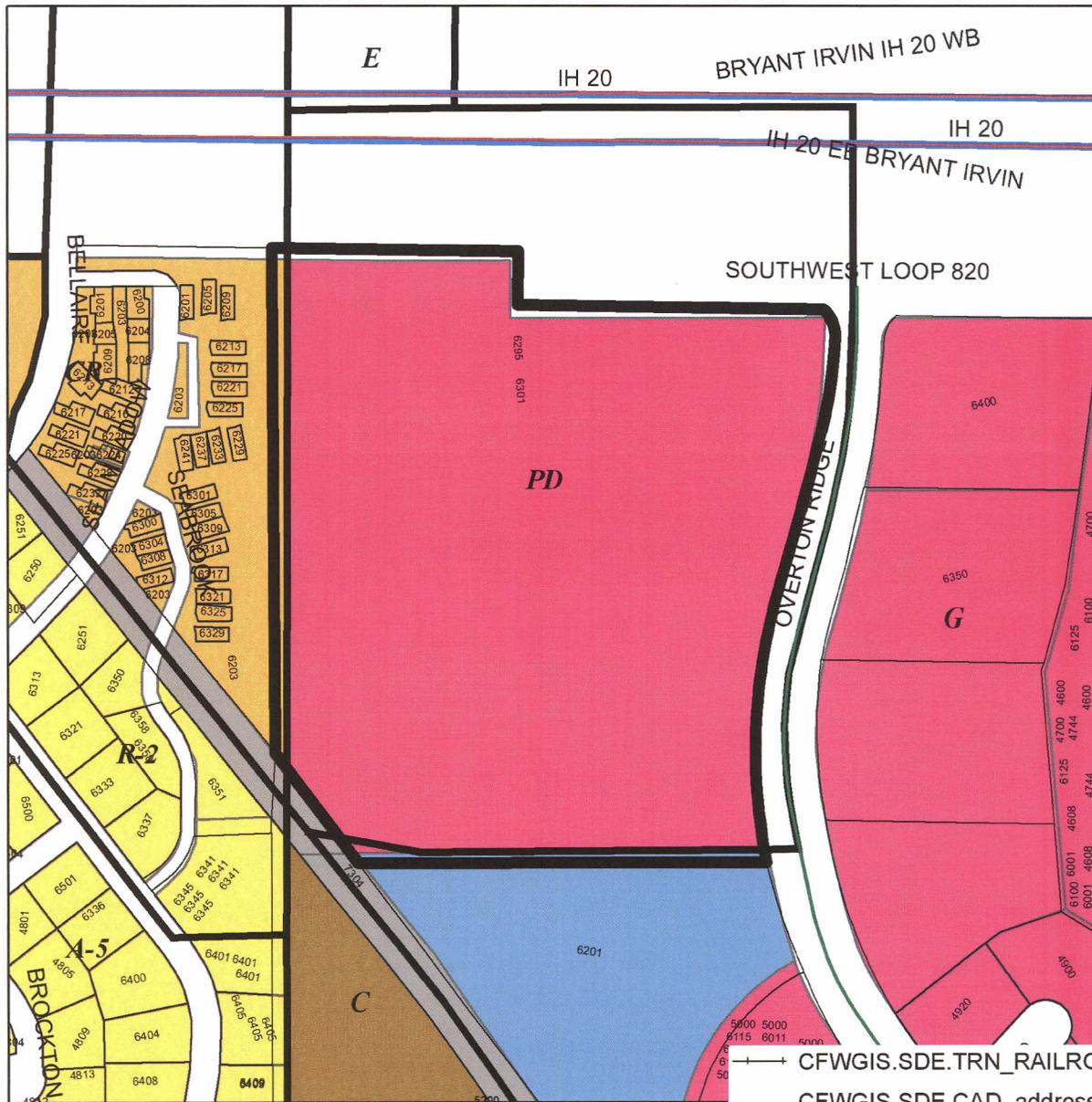
January 7, 2013

PAGE 1 OF 1



# Future Land Use

ZC-13-020



CFWGIS.SDE.TRN\_RAILROADS  
CFWGIS.SDE.CAD\_addresses

- Vacant, Undeveloped, Agricultural
- Neighborhood Commercial
- Proposed Freeway/Toll Road
- Rural Residential
- General Commercial
- Principal Arterial
- Suburban Residential
- Light Industrial
- Proposed Principal Arterial
- Single Family Residential
- Heavy Industrial
- Major Arterial
- Manufactured Housing
- Mixed-Use Growth Center
- Proposed Major Arterial
- Low Density Residential
- Industrial Growth Center
- Minor Arterial
- Medium Density Residential
- Infrastructure
- Proposed Minor Arterial
- High Density Residential
- Lakes and Ponds
- Flood Plain
- Institutional
- Public Park, Open Space
- Private Park, Open Space



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Sect. 219.005) Land use designations were approved by the City Council on March 6, 2012.



## Aerial Photo Map



**13. ZC-13-020 CRP City View LLC (CD 3)- 6301 Overton Ridge Boulevard (City View Addition, Block 4, Lot 3, 23.99 Acres): from t“PD-473” Planned Development Specific Use for housing for elderly persons subject to the development standards of the “CR” Low Density Restricted multifamily district and provision of a Unified Residential Development Site Plan; site plan waived to Amend “PD-473” Planned Development to add assisted living and nursing home and to delete the requirement for a Unified Residential Development site plan; site plan included**

Mark Housewright, 900 Jackson Street, Dallas, Texas representing CRP City View explained to the Commissioners they are requesting to amend the PD to allow for assisted living and nursing home uses on the existing tract. They currently have 203 units of senior independent living. Mr. Housewright talked about the power point presentation mentioning this is on the southwest side of the City, west of Bryant Irvin. The area they are requesting to add to the PD is a small percentage of the overall tract. They are adding one building for assisted living and possible nursing home care services in the future. Vantage View is a gated senior living community. Mr. Housewright said they are asking for two waivers for height (4 stories) and required parking (excess of 100 spaces). They do have support from Ridglea Country Club and Meadows West NA, Streams and Valleys was also supportive. They also have a 95% occupancy rate.

Mr. West asked about the letter Meadows West NA submitted in support conditional upon assurances from the developer so as not cause draining or flooding onto their properties. Mr. Housewright mentioned he did contact Councilman Zimmerman and he is aware of the neighborhood concern. He said they will do anything they need to assure that water is taken to the drainage pond.

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

<i>Document received for written correspondence</i>				<i>ZC-13-020</i>	
<b>Name</b>	<b>Address</b>	<b>In/Out 200 notification area</b>	<b>Position on case</b>		<b>Summary</b>
Meadows West HOA	NA	Out	Support		Sent letter in
Ridglea Country Club	NA	Out	Support		Sent letter in
Jeff Eskew/Marriott	NA	In	Support		Sent letter in

**14. ZC-13-021 AIL Investments LP (CD 2) – 14200 Block of Old Blue Mound Road (G. Overton Survey, Abstract No. 972, 10.01 Acres): from “AG” Agricultural to “K” Heavy Industrial**

Erik Head, 5751 Kroger Drive, Fort Worth, Texas with Peloton Land Solutions, representing Ail Investments explained to the Commissioners this property is in the middle of two heavy industrial zoning districts and will be part of the Westport Alliance Development program.

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