



**SITE PLAN AMENDMENT
STAFF REPORT**

City Council Meeting Date:
August 19, 2014

Council District 8

Zoning Commission Recommendation:
Approval by a vote of 8-0, deny sign waiver

Opposition: None
Support: None

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

Owner / Applicant: Uplift Education

Site Location: 3700 Mighty Mite Drive Mapsco: 78X

Proposed Use: Amended site plan for PD 916 to expand school buildings

Companion Cases: ZC-13-042/PD-916/SP-12-004

Background:

Zoning Commission recommended approval of the site plan and denied the sign waiver request. The sign information has been removed from the site plan.

The applicant is amending the site plan as required by PD-916 for the tract zoned "PD/C" Planned Development for Medium Density Multifamily uses with development standards; site plan required. The applicant intends to revise the existing approved site plan for Uplift Might Preparatory Charter School by increasing the size of several buildings. Schools are permitted within all zoning categories, but must develop the site to "C" Medium Density Multifamily nonresidential standards.

The applicant was given the option to either amend the site plan or complete a rezoning to remove the site plan requirement completely. The site plan requirement was intended to regulate future multi family development which is appropriate in the zoning district.

According to their website: Uplift's mission is to create and sustain public schools of excellence that empower each student to reach their highest potential in college and the global marketplace and that inspire in students a life-long love of learning, achievement, and service in order to positively change their world. Each school provides free college preparatory education in a community that has limited high quality public education options. Uplift's goal is to completely close the achievement gap between students, regardless of their ethnic or socio-economic background, while ensuring that 100% of the students graduate and enroll in college.

The proposed site is located within the former Masonic Children's Home property and is a portion of the major redevelopment effort south of Berry Street near Hwy 287. This proposal is located just south of the retail development Renaissance Square along Berry Street, anchored by a new WalMart. The school is part of an area intended for the residential component of the overall development.

The following table describes the differences in the most recently approved and proposed site plan:

	SP-12-004	SP-14-007
Building 1	20,224 sf	Existing 20,200 sf
Building 2	24,423 sf	Existing 20,500 sf
Building 3	26,339 sf	64,000 sf (2 story)
Building 4	14,283 sf	30,000 sf
Building 5	1,669 sf	Removed

This case will be heard by the City Council on August 19, 2014.

Site Information:

Owner: Uplift Education
1825 Market Center Dr.
Dallas, TX 75207

Acreage: 10.04

Comprehensive Plan Sector: Southeast

Surrounding Zoning and Land Uses:

North "PD/E" Planned Development for "E" Neighborhood Commercial with development standards / Shoppes at Renaissance Square

East "PD/CF/DD Planned Development for "CF" Community Facility uses with development standards and Demolition Delay / All Church Facilities

South "PD/C" Planned Development for "C" Medium Density Multifamily, site plan required / vacant, single-family

West "PD/C" Planned Development for "C" Medium Density Multifamily, site plan required / vacant

Site Plan Comments:

The site plan as submitted is in general compliance with the Zoning Ordinance regulations. The applicant is requesting a waiver for the following item:

1. The applicant is requesting a maximum 8 x 16 monument sign, based on commercial standards
 - a. "C" Regulations are as follows:
An unilluminated sign for those uses permitted that are not residential. The sign shall not exceed 30 square feet in area, shall be no higher than six feet above grade, and shall be placed a minimum of ten feet behind the property line. Such sign shall not be placed within 20 feet of drives providing ingress and egress to the property.

Zoning Commission recommended denial of the sign waiver.

Transportation/Public Works (TPW) site plan comments

No comments have been submitted at this time.

TPW comments cannot be waived through the zoning process. Please contact TPW for additional questions related to this project.

Recent Relevant Zoning and Platting History:

Zoning History: ZC-11-040; Approved by City Council 9/13/11 from PD/A-5 to PD/A-5, PD/C, PD/ER, and PD/R2
SP-12-004, site plan for Uplift Mighty, approved April 2012

Platting History: none

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Mighty Might Dr.	Public Access Easement	Public Access Easement	No

Public Notification:

The following Neighborhood Associations were notified:

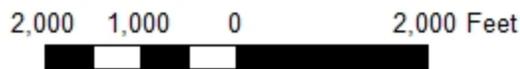
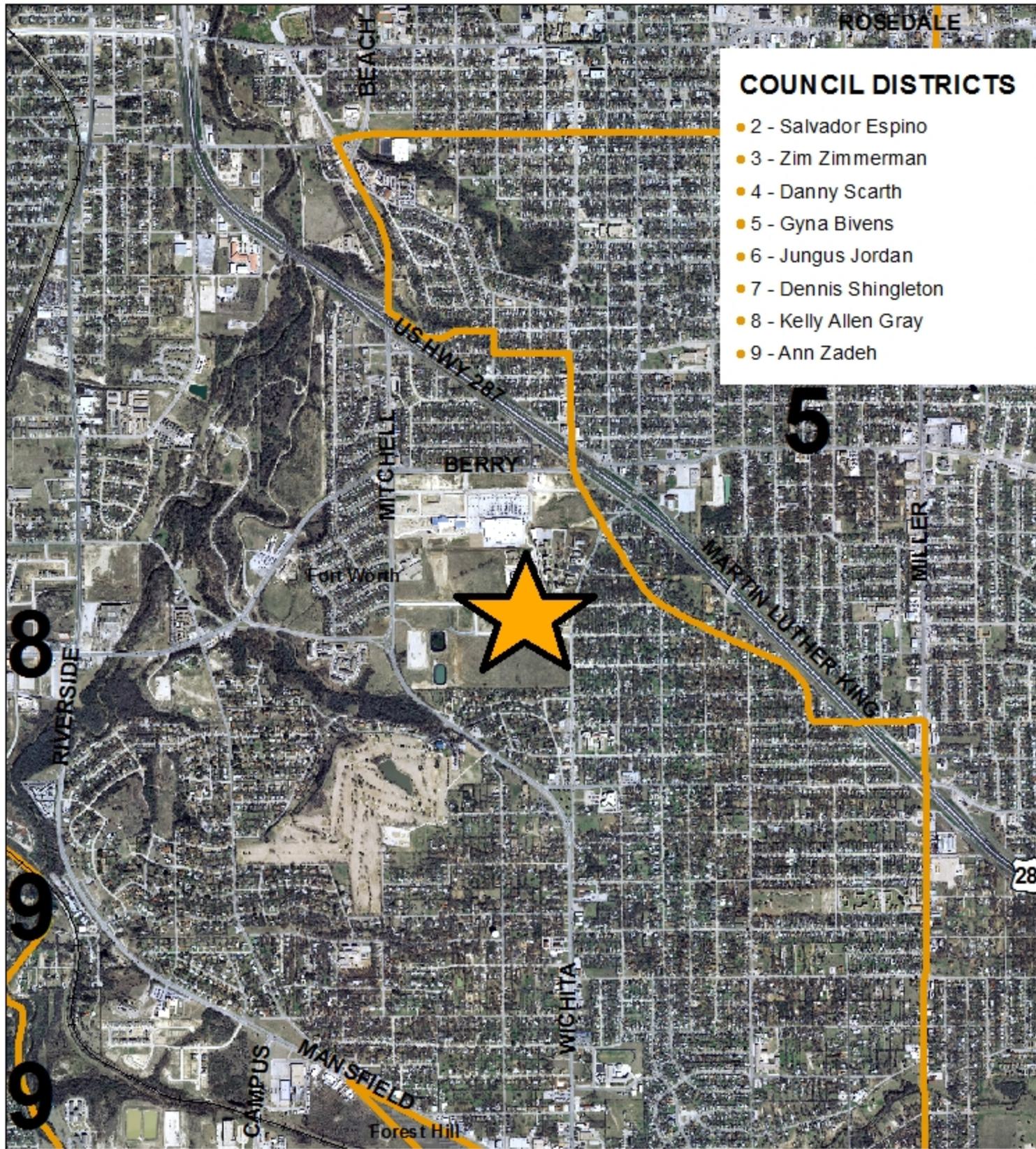
Organizations Notified	
Mitchell Boulevard*	Southeast Fort Worth Inc
United Communities Association	Fort Worth ISD

*Located within this NA

Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Site Plan

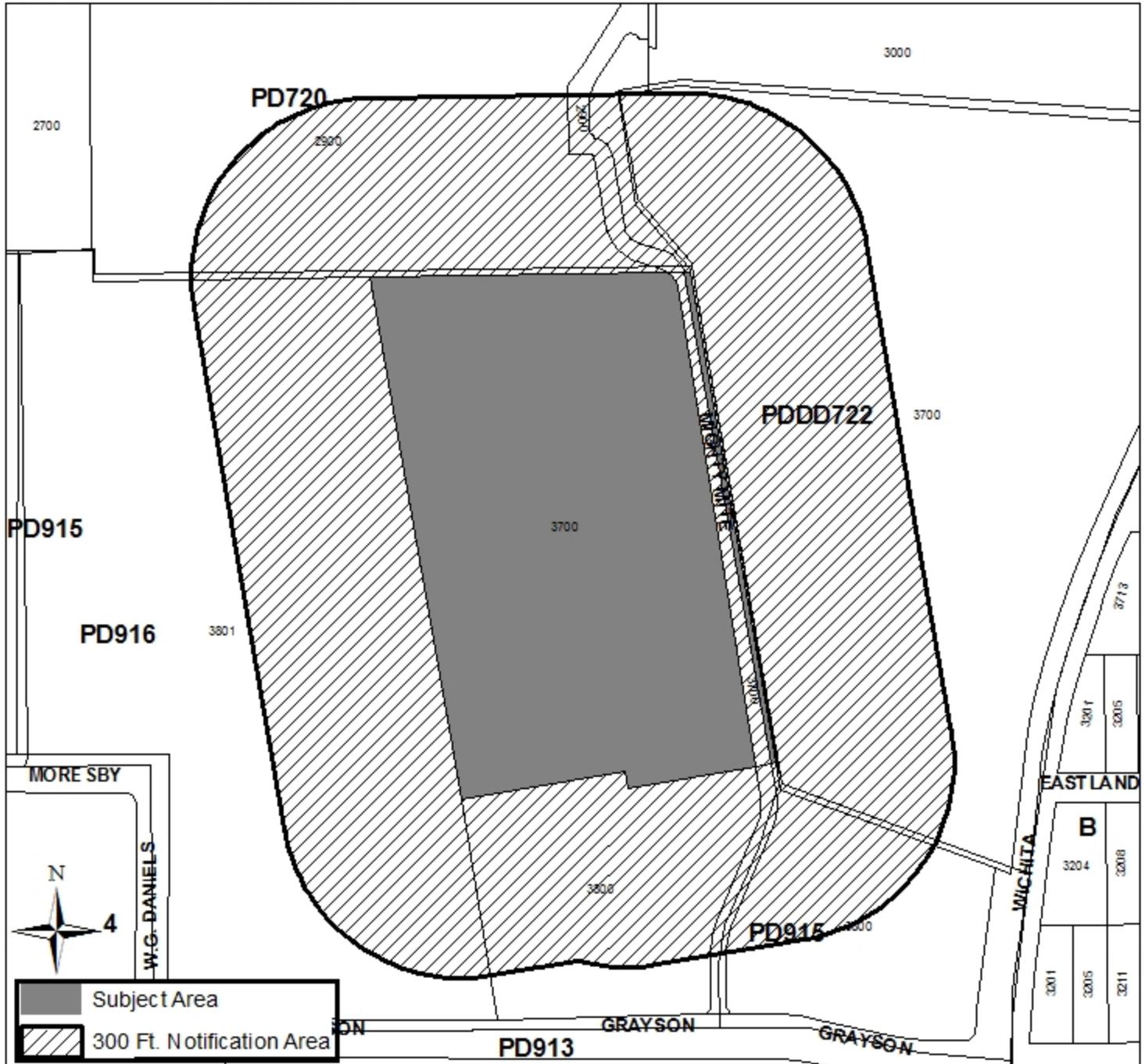
Location Map





Area Zoning Map

Applicant: Uplift Education
Address: 3700 Mighty Mite Drive
Zoning From: Site plan for PD 916
Zoning To: Amended site plan for PD 916
Acres: 10.049806
Mapsc0: 78X
Sector/District: Southeast
Commission Date: 08/13/2014
Contact: 817-392-8043



NOTES

- 1) LIGHTING WILL COMPLY WITH CITY OF FORT WORTH ORDINANCES.
- 2) ALL SIGNAGE SHALL CONFORM TO ARTICLE 4, SIGNS (FOR "C" ZONING DIST).
- 3) THE PROJECT WILL VEET, OR EXCEED, THE CRITERIA SET FORTH IN SECTION 6.301, LANDSCAPING & WILL COMPLETE WITH URBAN FORESTRY REQUIREMENTS.
- 4) THIS SITE PLAN DEPICTS THE ULTIMATE BUILD OUT FOR THE CAMPUS. PHASED CONSTRUCTION MAY UTILIZE EXISTING PAVING UNTIL FUTURE NEEDS DICTATE THE REMOVAL.

SITE DATA

- LOT 3.
- LOT AREA 10.454 ACRES
 - BUILDING AREAS 85,938 S.F.
 - PARKING SPACES REQUIRED - NO MINIMUM REQUIREMENT
 - PARKING SPACES PROVIDED - 161

SP-12-004

C-180-SGR-MNO
 PROPOSED WALMART SUPERCENTER
 STORE NO. 3044-00
 177,713 SQ. FT. BLDG. PAD
 F.F.E. = 663.00

LOT 15, BLOCK 1
 RENAISSANCE
 SQUARE
 ADDITION

ACCESS TO
 SIGNAL @ BERRY
 & BINKLEY ST.

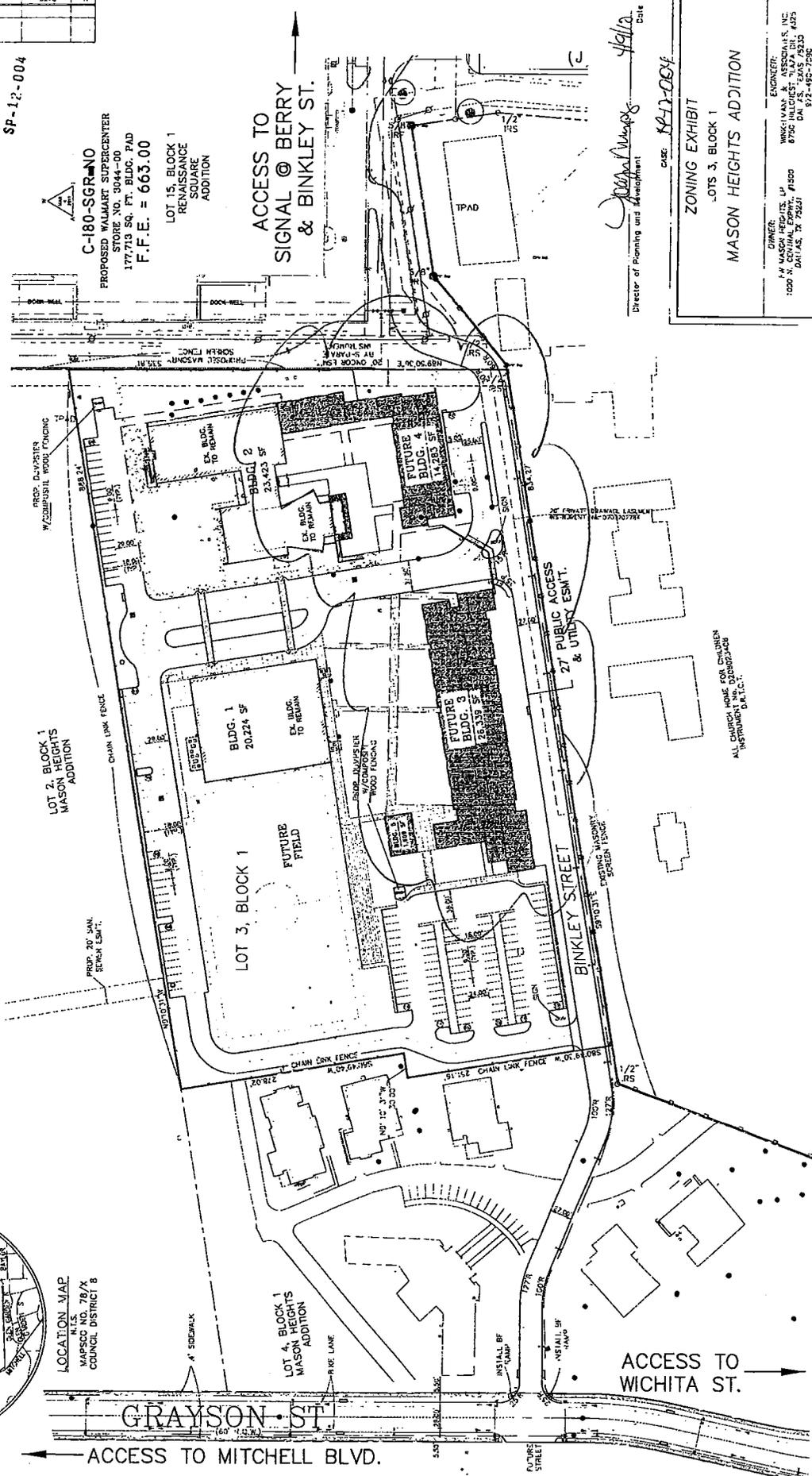
Director of Planning and Development
 Date: 4/11/12

ZONING EXHIBIT
 LOTS 3, BLOCK 1
 MASON HEIGHTS ADDITION

ENGINEER:
 WINKELMANN & ASSOCIATES, INC.
 1020 W. MASON HEIGHTS, LP
 8750 WEST LOOP SOUTH, SUITE 100
 DALLAS, TX 75243
 972-482-7296
 972-482-1298



LOCATION MAP
 WARSICO 7B N
 COUNCIL DISTRICT 8

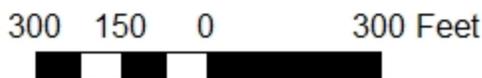
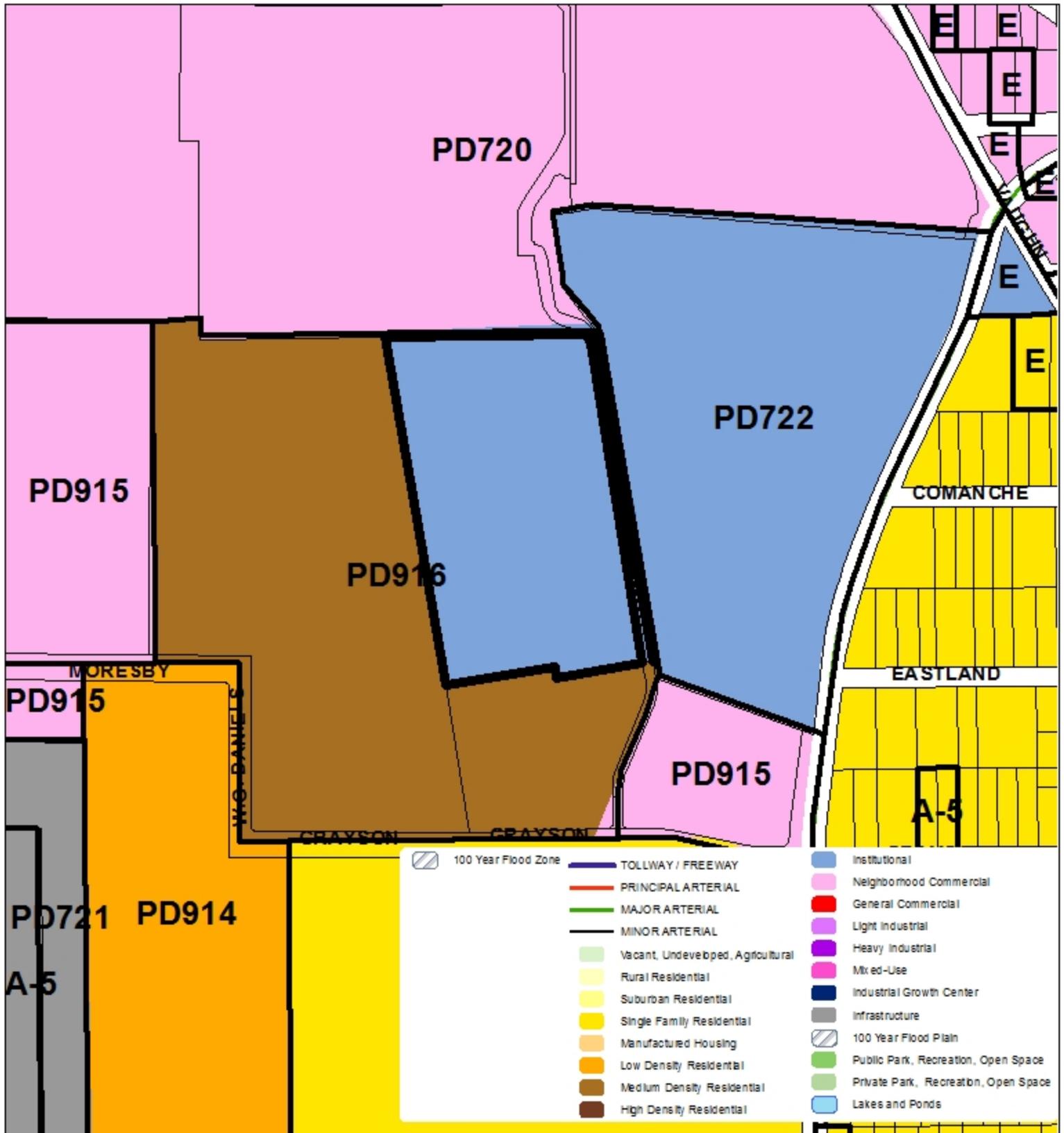


ACCESS TO
 WICHITA ST.

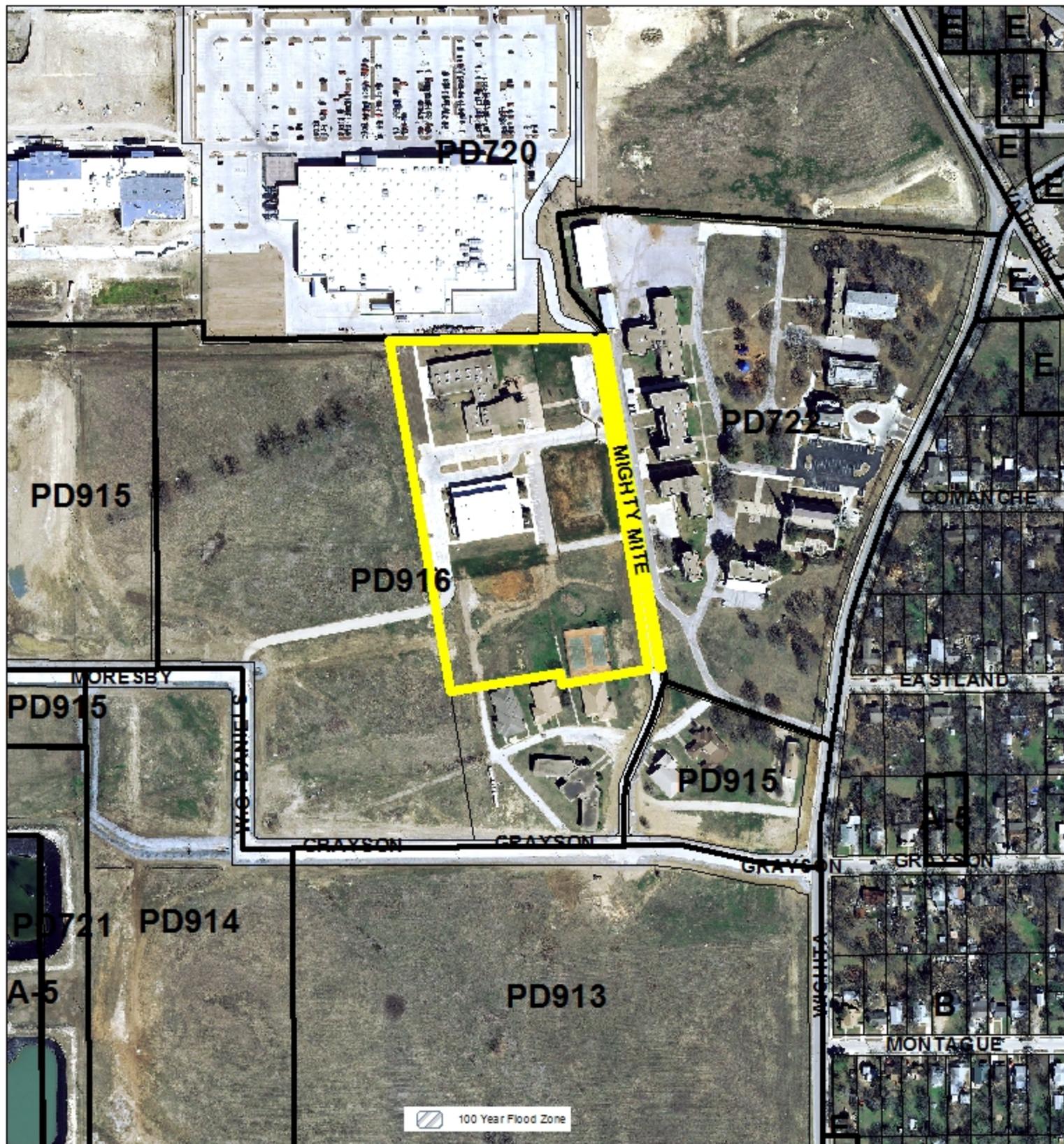
ACCESS TO MITCHELL BLVD.

<p>Winkelmann & Associates, Inc. 1020 W. MASON HEIGHTS, LP 8750 WEST LOOP SOUTH, SUITE 100 DALLAS, TX 75243 972-482-7296 972-482-1298</p>	Project No. 26932(12) File: 269320-140.DWG Date: February 3, 2012 Scale: 1"=60'
	ZONING EXHIBIT MASON HEIGHTS ADDITION LOT 3, BLOCK 1

Future Land Use



Aerial Photograph



100 Year Flood Zone

300 150 0 300 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 219.005.) Land use designations were approved by City Council on March 18, 2014.

