



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
January 6, 2015

Council District 3

Zoning Commission Recommendation:
Approval by a vote of 8-0

Opposition: none submitted
Support: Three people spoke

Continued Yes ___ No X
Case Manager Lynn Jordan
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Chesapeake Land Development Company, LLC

Site Location: 4109 Westridge Avenue Mapsco: 74U

Proposed Use: Assisted Living Facility

Request: From: "C" Medium Density Multifamily
To: "PD/C" Planned Development for all uses in "C" Medium Density Multifamily plus assisted living facility; site plan included

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

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

Background:

The proposed site is located west of Bryant Irvin Road and east of Westridge. The applicant is proposing to change the zoning from "C" Medium Density Multifamily to "PD/C" Planned Development for all uses in C plus assisted living facility.

The applicant worked with the neighborhood and amended the site plan for the Zoning Commission hearing to address their concerns. The site plan provides for staff and maintenance access from Bryant Irvin. This parking lot and the primary guest parking lot are not connected therefore, cut through traffic is not possible.

An additional 20 parking spaces are planned to the south of the development. They are current out of the boundaries of this zoning case and therefore could not be included in the site plan. The waivers requested and approved by the Zoning Commission include the reduced parking count. The site plan cannot require the additional spaces to be constructed, however the applicant indicates they are needed and will be built.

The property is located next to a gas well pad site that includes multiple gas wells. Certain buffers apply to any habitable structure constructed in proximity to gas wells. The applicant has been in contact with gas well staff and made adjustments to the site plan based on the required buffers. The final location of the building will be based on compliance with these required buffers.

The following table describes the standards for the current zoning and for the proposed assisted living development.

Requirement	C	Proposed PD
Front Yard	20 ft. minimum	Will comply
Units per acre	18 units max.	80 units
Height	32 ft maximum	45 ft for 3 story building. Waiver required
Parking	1 space per bedroom plus 1 space per 250 square feet of common areas, offices and recreation. Two spaces may be tandem if assigned to the same unit and restricted from use for storage	1 space for doctor, 1 space per 4 employees, plus 4 spaces per 1,000 sq. ft. gross floor area. The minimum parking count is 194 parking spaces based on square footage and employees, 53 spaces are provided. Waiver required
Landscaping and buffers	Screening trees must be provided within the buffer area along the property line adjacent to an A or B district	Will comply
Lot coverage/open space	45% minimum	51%
Bike parking	Health care facilities shall be calculated using required employee parking	One space required, eight indicated

Site Information:

Owner: Chesapeake Land Development Company, LLC
P. O. Box 54853
Oklahoma City, OK 73154

Agent: Brent Hammond

Acreage: 3.73 acres

Comprehensive Plan Sector: Western Hills/Ridglea

Surrounding Zoning and Land Uses:

North "C" Medium Density Multifamily / gas well site
East "A-5" One-Family and "B" Two-Family / single-family and water tower
South "C" Medium Density Multifamily / vacant
West "CR" Low Density Multifamily / single-family

Recent Relevant Zoning and Platting History:

Zoning History: None
Platting History: None

Site Plan Comments:

The site plan as submitted is in not general compliance with the zoning regulations.

1. The site plan indicates 53 parking spaces; the minimum count is 194 parking spaces. (Waiver required)
2. The maximum height for C zoning is 32 ft., 45 ft. required for 3 story building. (Waiver required)
3. Indicate on the site plan the 300 ft. radius from the existing gas well.

Zoning Commission recommended waivers to items 1 & 2 above.

TPW Comments:

1. ROW Dedication - {Bryant Irving is shown as an existing 80ft. minor arterial. The road is reflected as 60ft. on the site plan. If the right-of-way is only 60ft. then an additional 20ft. of right-of-way will need to be dedicated with the plat.}

2. Street Dimensions - Show the dimensions of all existing or recorded streets, alleys, easements, railroad ROW, or other public ROW within or adjacent to the subdivision boundaries. The distance from the centerline of the existing roadway of the boundary street to the proposed property line shall be shown.
3. Variable ROW - Show the full ROW widths for all existing streets. For streets having variable ROW, call out the ROW as "Variable" and give "Range" of the ROW.
4. Special Needs Note – {The proposed 26ft. access adjacent to Bryant Irving does not connect to the driveway access located on Westridge. Connecting the two access points will allow traffic to better utilize the minor arterial in lieu of the Westridge (collector).
5. Intersection Sight Distances - Intersections sight distances must be adequate. Horizontal geometry, vertical geometry, and intersection angles must provide adequate sight distance. The two proposed driveways on Westridge require a minimum of 300ft. of sight distance in both directions. Show the distance available and include changes in grade, topography and curvatures that impede this distance.
6. Gated Entrances - Gated entrances into secured areas must be designed in accordance with TPW's "Traffic Engineering Design Standards and Policy Guidelines". Provisions for an acceptable turnaround must be made. Provide details on final plat.
7. Sidewalks - Sidewalks and street lights are required for all public and private streets and public access easements as per City of Fort Worth Standards

Platting Comments:

1. The property must be platted prior to this issuance of a building permit. As the property is laid out now, there may be challenges to platting this as a separate lot. Cannot leave a remainder lot. All remainders must be platted with this lot or a preliminary plat would have to be approved and then this could be platted as the first phase or final plat based on an approved preliminary plat.

All lots must have their own independent direct access to a road. Lots cannot have shared access.

2. Show the 300 foot radius for the existing gas well heads to the north. Protected uses are not to be located within 300 feet of an existing well head. May have to redesign this property to accommodate for the setback.

Comments made by Platting and TPW staff cannot be waived through the Zoning Commission. Approval of the site plan does not constitute Platting and TPW acceptance of conditions.

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Bryant Irvin Rd	Minor Arterial	Minor Arterial	No
Westridge Ave	Collector	Collector	No

Public Notification:

The following organizations were notified:

Organizations Notified	
Ridglea Hills NA	Trinity Habitat for Humanity
Ridglea	Streams & Valleys, Inc
Como NA	FWISD

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "PD/C" Planned Development for C uses plus assisted living facility. Surrounding land uses vary with a gas well to the north, single-family and water tower to the east, vacant to the south, and single-family to the west.

The proposed zoning **is compatible** based on the proposed use and surrounding land uses.

2. Comprehensive Plan Consistency

The 2014 Comprehensive Plan designates the subject property as Medium-Density Residential. The proposed "PD/C" zoning for assisted living is consistent with the future land use map.

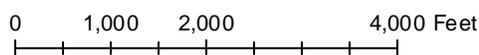
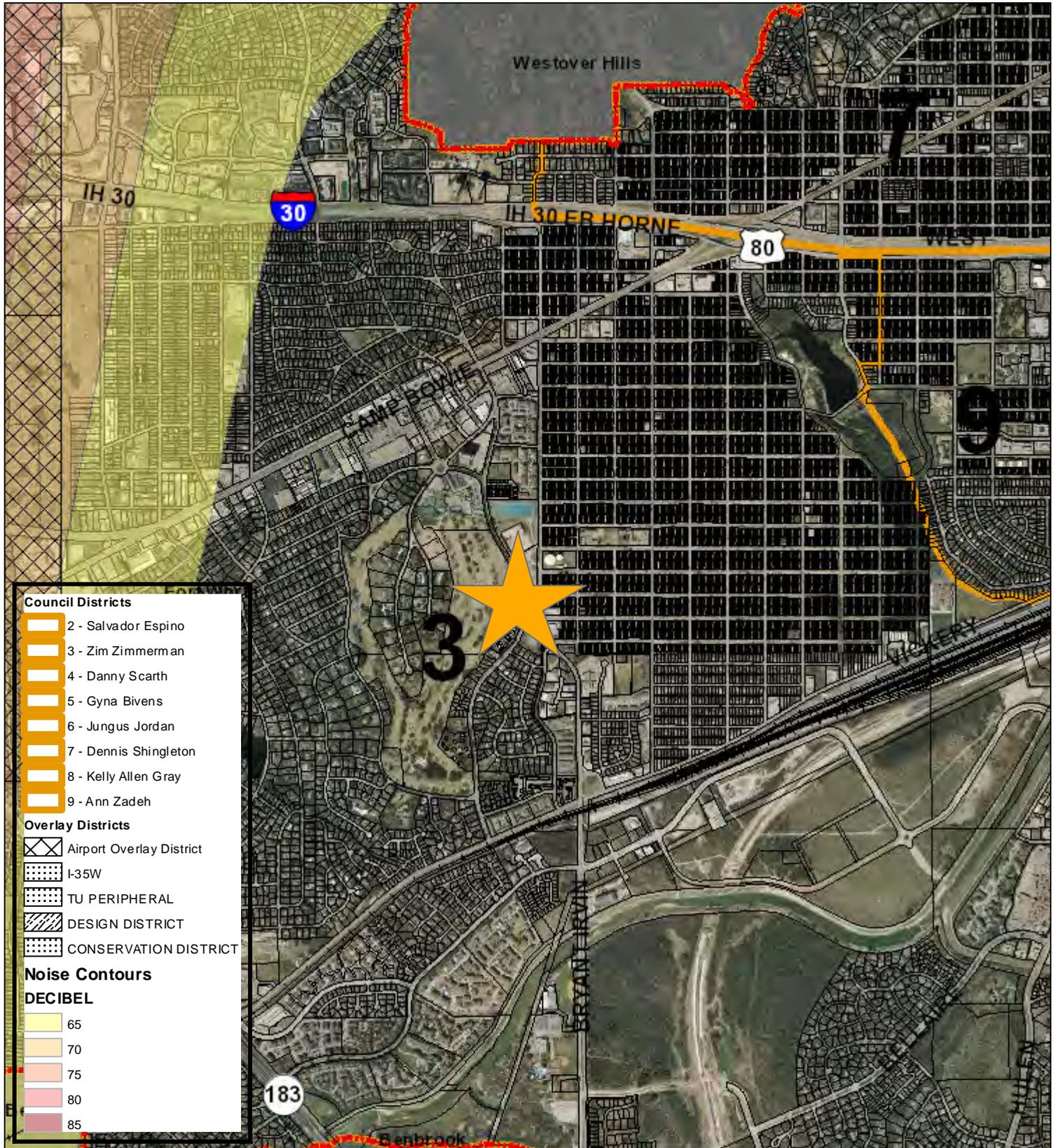
Locate commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways. (pg. 37)

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

Attachments:

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

Area Map

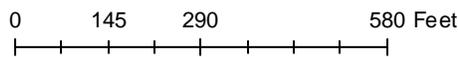


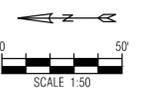
Area Zoning Map

Applicant: Chesapeake Land Development Co., LLC
 Address: 4109 Westridge Road
 Zoning From: C
 Zoning To: E
 Acres: 3.73833883
 Mapsco: 74RV
 Sector/District: W. Hills/Ridglea
 Commission Date: 11/12/2014
 Contact: 817-392-2495



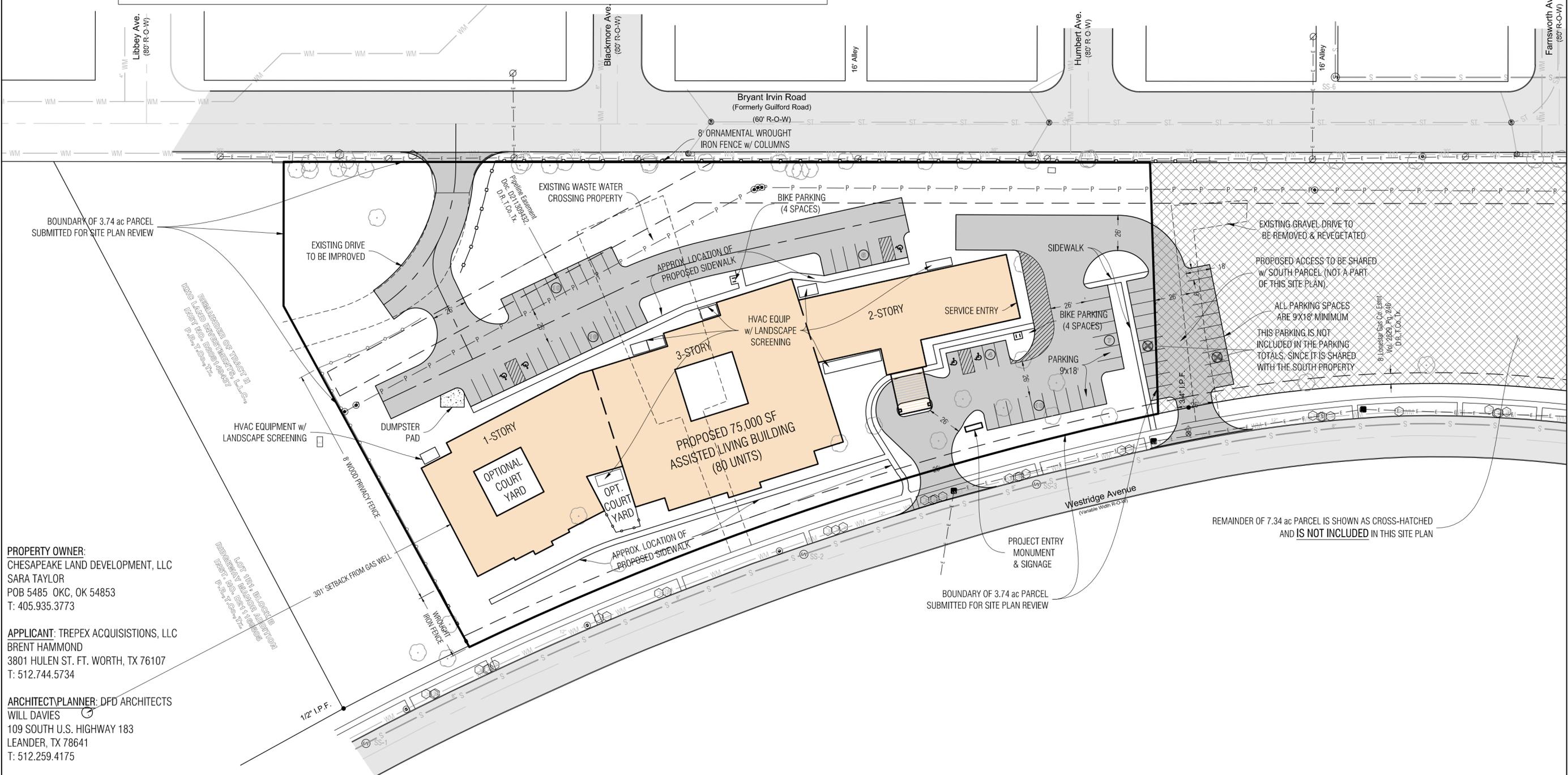
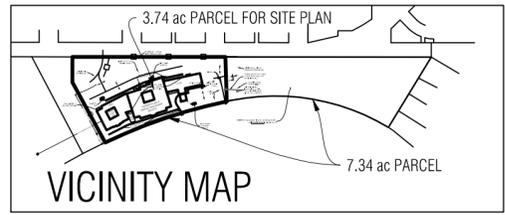
 Subject Area
 300 Foot Notification





PROPOSED ZONING:

- PD: 'C' WITH AN ALLOWABLE ADDITIONAL USE OF ASSISTED LIVING
 - BUILDING HEIGHT: ASSISTED LIVING BUILDING HEIGHT: 3 STORIES OR 45 FEET AND SHALL BE SUBJECT TO THE EXCEPTIONS AND REGULATIONS IN ACCORDANCE WITH CHAPTER 6.100 (HEIGHT)
 - ASSISTED LIVING BUILDING SHALL FACE WESTRIDGE BLVD
 - SERVICE ENTRANCES TO THE KITCHEN SHALL NOT FACE WESTRIDGE BLVD
 - BUILDING EXTERIOR SHALL BE 75% OR MORE MASONRY (NOT INCLUDING WINDOWS)
 - OFF-STREET PARKING & LOADING: FOR ASSISTED LIVING USES, PARKING REQUIREMENT SHALL BE 1 SPACE PER EMPLOYEE ON THE LARGEST SHIFT PLUS 1 PER 4 BEDS FOR VISITORS. ALL OTHER USES SHALL COMPLY WITH CHAPTER 6.200.
- REQUIRED PARKING: 30 EMPLOYEES PER LARGEST SHIFT + 80 BEDS/4 = 30+20 = 50 SPACES REQUIRED
 PROVIDED PARKING: 53 SPACES PROVIDED (9x18')
 20 OFF-SITE/SHARED SPACES PROVIDED
- LANDSCAPE AND BUFFERS: DEVELOPMENT SHALL COMPLY WITH CHAPTER 6.300
 - SIGNS: FOR ASSISTED LIVING USES, DEVELOPMENT SHALL COMPLY WITH CHAPTER 6.400
 - BUILDING SETBACKS:
 FRONT: 20'
 INTERIOR: 5' MINIMUM IF ADJACENT TO RESIDENTIAL USE, NONE OTHERWISE.
 REAR: 10' MINIMUM UNLESS ADJACENT TO RESIDENTIAL DISTRICT, WHERE 15' MINIMUM REQUIRED.
 - SIDEWALK LOCATIONS MAY VARY DUE TO TOPOGRAPHY AND TO MEET CITY, BUILDING AND D.A.D.S. REQUIREMENTS.
 - FOR ASSISTED LIVING, THE MINIMUM OPEN SPACE REQUIREMENT IS 25% AND SHALL BE IN ACCORDANCE WITH CHAPTER 6.300.



PROPERTY OWNER:
 CHESAPEAKE LAND DEVELOPMENT, LLC
 SARA TAYLOR
 POB 5485 OKC, OK 54853
 T: 405.935.3773

APPLICANT: TREPEX ACQUISITIONS, LLC
 BRENT HAMMOND
 3801 HULEN ST. FT. WORTH, TX 76107
 T: 512.744.5734

ARCHITECT/PLANNER: DFD ARCHITECTS
 WILL DAVIES
 109 SOUTH U.S. HIGHWAY 183
 LEANDER, TX 78641
 T: 512.259.4175

ENGINEER: TKE ENGINEERING
 TONY KREMPIN, PE
 129 E BYERS AVE, SUITE 202 (POB 241)
 HOT SULPHUR SPRINGS, CO 80451
 T: 512.200.2499

SURVEYOR: SEMPCO SURVEYING, INC
 WAYNE BARTON, RPLS
 3208 S. MAIN ST. FT. WORTH, TX 76110
 T: 817.926.7876

THE VILLAGE AT RIDGLEA AREA CALCULATIONS (2014-12-04)		
BUILDINGS	38,005	23%
PARKING / DRIVES	45,215	28%
OPEN SPACE	79,620	49%
TOTAL AREA	162,840	100%

FOR ASSISTED LIVING, THE MINIMUM OPEN SPACE REQUIREMENT IS 25% AND SHALL BE IN ACCORDANCE WITH CHAPTER 6.300.

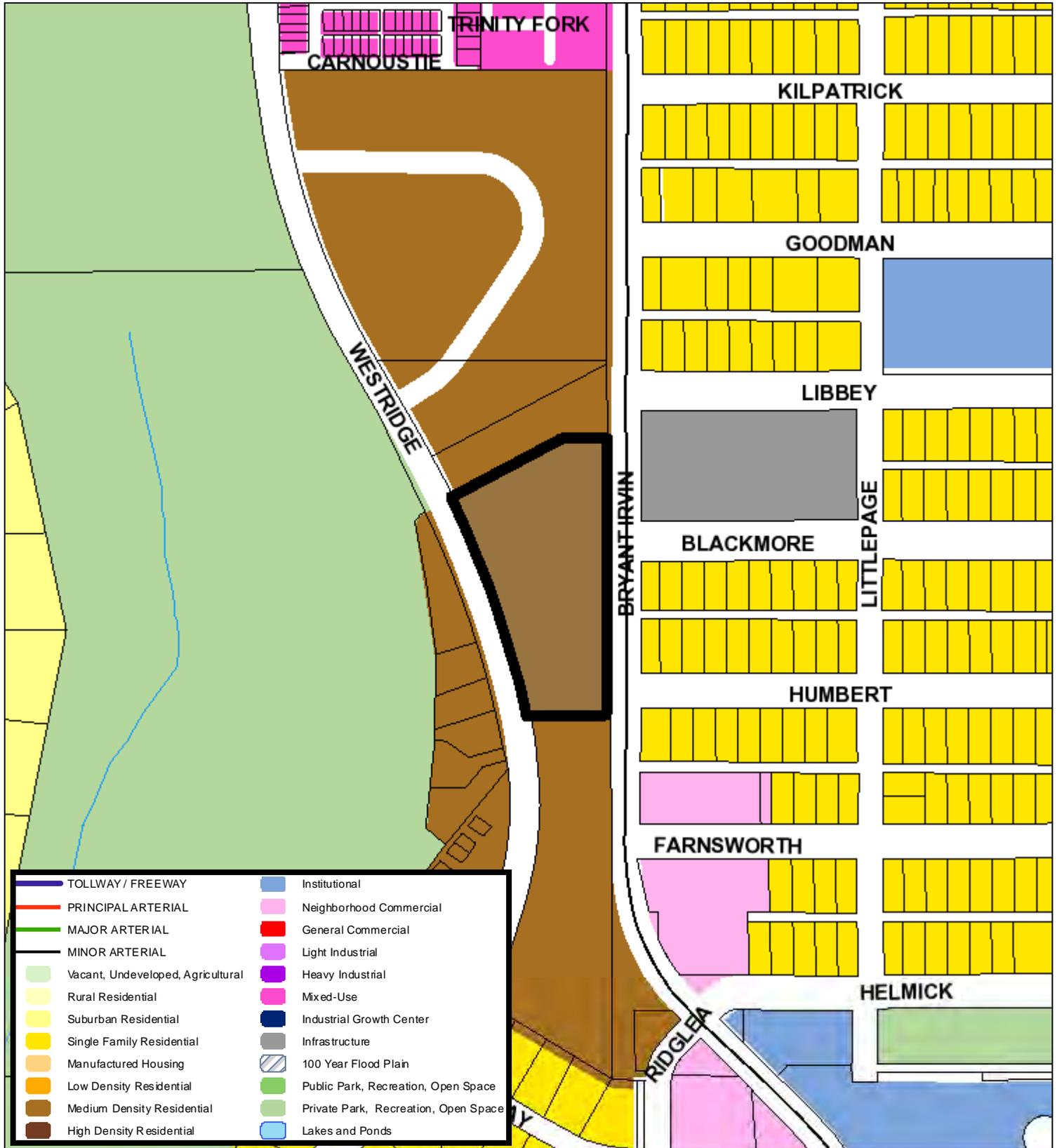
EXISTING GRAVEL DRIVE TO BE REMOVED & REVEGETATED
 PROPOSED ACCESS TO BE SHARED w/ SOUTH PARCEL (NOT A PART OF THIS SITE PLAN)
 ALL PARKING SPACES ARE 9x18' MINIMUM
 THIS PARKING IS NOT INCLUDED IN THE PARKING TOTALS, SINCE IT IS SHARED WITH THE SOUTH PROPERTY

REMAINDER OF 7.34 ac PARCEL IS SHOWN AS CROSS-HATCHED AND IS NOT INCLUDED IN THIS SITE PLAN

SITE PLAN FOR THE VILLAGE AT RIDGLEA

A PARCEL (3.74ac) OF LAND SITUATED IN THE REMAINDER OF RIDGEWAY MANORS No.2 VOLUME G, Page 128 PLAT RECORDS, TARRANT COUNTY, TEXAS (7.343 Acres)
 PROPERTY ADDRESS: 4109 WESTRIDGE AVENUE, FT. WORTH, TEXAS

Future Land Use



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.



Aerial Photo Map



0 195 390 780 Feet



Frank Diaz JR	3700 Oaklawn	Out	Opposition		Present did not speak
Jackie Liles	716 Northwood	Out	Opposition		Present did not speak
Patti Crabtree	605 Edgefield	Out	Opposition		Present did not speak
Judy/Richard Haskell	621 Edgefield	Out	Opposition		Present did not speak
Mike Korpinski	836 Springbrook	Out	Opposition		Present did not speak
Kyla Cox	337 Eastwood Ave	Out	Opposition		Present did not speak
Judy Sagler	320 N Bailey	Out	Opposition		Present did not speak
Lisa/David Griffith	3700 Sherwood	Out	Opposition		Present did not speak
Bryan Perkins	3524 Dorothy Ln	In	Opposition		Sent letter in
A petition was submitted with more than 500 signatures in the case file					

2. ZC-14-150 Chesapeake Land Development Company LLC (CD 3) – 4109 Westridge (S H McEntire Survey, Abstract No. 1006, 3.73 Acres): from “C” Medium Density Multifamily and “E” Neighborhood Commercial

Brent Hammond, 3801 Hulen Street, Suite 202, Fort Worth, Texas representing Chesapeake Land Development explained to the Commissioners the minor changes made to the site plan. He mentioned there is no driveway connection from Bryant Irvin to Westridge Drive. There are two driveway access points off Westridge to serve as a main entry to the building and a service entrance. They are providing parking behind the building for employee and some limited service. The dumpster is moved to the rear of the building with access from Bryant Irvin, no large truck deliveries and only during business hours. Mr. Hammond said they are requesting a waiver to the parking requirement based on the assisted living use with minimal staff.

Mr. Genua asked about the change in parking from the original submittal. Mr. Hammond said it is ¼ of what the City would require.

Mr. Flores asked if the parking count includes the adjacent parking and is it included in the formula. Mr. Hammond said no it is not.

Mr. Reeves mentioned the access off Bryant Irvin and has it been addressed with TPW, and is their controlled access. Mr. Hammond said they are using the existing drive approach on Bryant Irvin and have received no objection and or to relocate the drive, there is no restriction on which drive can be used. Mr. Hammond mentioned the total traffic per day would be about 135 trips per day, 2 to 2 1/2 per employee and visitor. Mr. Reeves asked if they meet with the neighborhood. Mr. Hammond said they did meet on December 2 as a result multiple changes were made to the site plan.

Mary O’Donnell, 4500 Westridge, Fort Worth, Texas spoke in opposition has some questions related to contours and underground utilities as well as traffic. They only want staff and servant to enter on Bryant Irvin Road and to have only one drive off of Westridge.

Mr. Flores asked if she had met with the applicant to discuss the concerns. She said they meet on December 2 and none of the suggestions were addressed on the site plan.

Dan Tartaglia, 4412 Westridge Avenue, Fort Worth, Texas spoke in opposition. He has the same concerns and issues related to drainage. He wants to see the decorative wrought iron fence with gate around the entire perimeter.

In rebuttal, Tina Cannon, 4801 Westridge Avenue, Fort Worth, Texas with Ridglea NA spoke in support.

Mr. Hammond mentioned the site plan and drainage issues will be addressed prior to the permitting process, the wrought iron fence will be along the rear of the property only for security and remain open in the front.

Ms. Reed asked about service entrance deliveries off Bryant Irvin. Mr. Hammond said based on the shape of the lot they are unable to make all entrances off Bryant Irvin.

Ms. Burghdoff asked if he was aware of the parking requirements based on the proposed use. Mr. Hammond said this is the parking formula they use for assisted living.

Mr. Edmonds mentioned commercial uses fronting commercial streets and parking.

Motion: Following brief discussion, Mr. Reeves recommended Approval of the request, seconded by Ms. Conlin. The motion carried unanimously 8-0.

<i>Document received for written correspondence</i>					<i>ZC-14-150</i>
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Tina Cannon/Ridglea	4801 Westridge Ave	Out		Support	Spoke at hearing
Mary O'Donnell	4500 Westridge	Out	Opposition		Spoke at hearing
Dan Tartaglia	4412 Westridge	In	Opposition		Spoke at hearing

IV. New Cases

3. ZC-14-153 Richard and Linda Claytor (CD 2) – 1601 NW 25 Street and 2417 Prairie Avenue (Rosen Heights Addition First Filing, Block 27, Lots 9-12, 0.68 Acres): from “E” Neighborhood Commercial to “CF” Community Facilities

Gary Moates, 801 Cherry Street, Suite 2400, Fort Worth, Texas representing the applicant Victory Temple Ministries explained to the Commissioners the memorandum of agreement between Victory Temple Ministries, Ron Shearer, Inner District 2 Alliance, Tressa Hilburn, Northside NA, and Burl Hampton, Far Greater Historical Northside NA and provisions outlined. Mr. Moates did mention Burl Hampton is the only signature they don't have at this time. They will be constructing a new building being donated by a builder.

Ms. Burghdoff explained the annexation case.

Motion: Following brief discussion, Mr. Edmonds recommended Approval of the request, seconded by Ms. Conlin. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>					<i>ZC-14-149</i>
Name	Address	In/Out 300 ft notification area	Position on case		Summary
James Pilkenton	9804 Bowman Dr	Out	Opposition		Sent letter in
Sheila & Gary Morris	1021 Palo Duro	In	Opposition		Sent letter in
David & Betty Solomon	5300 Archer Dr	In	Opposition		Sent letter in

Mr. Reeves made a motion to move ZC-14-150 up on the agenda, seconded by Ms. Moore. The motion carried unanimously 9-0.

11. ZC-14-150 Chesapeake Land Development Company LLC (CD 3) – 4109 Westridge (S H McEntire Survey, Abstract No. 1006, 3.73 Acres): from “C” Medium Density Multifamily and “E” Neighborhood Commercial

Brent Hammond, 189 Grapevine Court, Austin, Texas representing Chesapeake Land Development explained to the Commissioners the request to rezone to allow for an 75 unit assisted living facility. Mr. Hammond mentioned they are requesting to take the request to PD/C and to allow for assisted living. They have contacted the neighborhood associations and have made an attempt to work with the neighborhood through a PD but are not ready to submit a site plan for the project. He did illustrate some building elevations for the proposed project.

Mr. Reeves asked about the site plan process, service access being off of Bryant Irvin and who has been contacted by the neighborhood. Mr. Hammond said they have started on a site plan, and service access will be off of Bryant Irvin rather than go through the neighborhood. Mr. Hammond said he sent emails out to the three closest neighborhood associations.

Mr. Flores mentioned to Mr. Reeves not having a site plan and limited information would this be acceptable.

Mr. Genua mentioned traffic along Bryant Irvin and their entry drive, also the amount of opposition they’ve received.

Tina Cannon, 4801 Westridge Avenue, Fort Worth, Texas representing Ridglea NA spoke in opposition. They do not object to the assisted living proposed they do object to a cut through from Bryant Irvin to Westridge. A site plan with a gated entrance off Bryant Irvin and not to have the building front Westridge, they want to see a site plan.

Mr. Flores mentioned the neighborhood association that was notified and asked if their contact information up to date.

Ernest Johnson 6117 Lenway, Fort Worth, Texas with Ridglea Neighborhood Association said they did receive the early notification but did not receive anything from the developer. Mr. Johnson said they did finally speak and let him know the people he contacted are not with their neighborhood organization.

In rebuttal, Mr. Hammond said they would be willing to put a gate at their entrance but not to have it locked all the time due to emergency situations.

Mr. Edmonds asked about the remainder of the property and what it will be used for. Mr. Hammond said they have no plans at this time.

Mr. Flores asked how long before the site plan will be complete. Mr. Hammond said about two to three weeks.

Mr. Reeves asked if 30 days would be enough time to get together with the neighborhood. Mr. Hammond said they will work with them to work out any concerns.

Motion: Following brief discussion, Mr. Reeves recommended a 30 day Continuance of the request to require a site plan, seconded by Ms. Conlin. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>					<i>ZC-14-150</i>
Name	Address	In/Out 300 notification area	Position on case		Summary
Tina Cannon/Ridglea NA	4801 Westridge Ave	Out	Opposition		Spoke at hearing
Ernest Johnson	6117 Lenway	Out	Opposition		Spoke at hearing
Madison & Jacob Patrylick	4700 Winthrop	Out	Opposition		Signed petition
Melissa Temples	4701 Winthrop W	Out	Opposition		Signed petition
Betty Gabryl	4820 Winthrop W	Out	Opposition		Signed petition
Kobrie Hodge	4900 Winthrop W	Out	Opposition		Signed petition
Ralph Bradley	4912 Winthrop W	Out	Opposition		Signed petition
Erich Davis	6128 Valley View	Out	Opposition		Signed petition
Brian Thomas	6055 Valley View	Out	Opposition		Signed petition
Andrew Hanson	4924 Winthrop	Out	Opposition		Signed petition
Bruce Barker	4721 Winthrop	Out	Opposition		Signed petition
Marjorie & Alfred Stubbeman	4725 Winthrop W	Out	Opposition		Signed petition
Fran & Dan Longeway	4901 Winthrop W	Out	Opposition		Signed petition
David Kramer	5001 Westridge	Out	Opposition		Signed petition

Will & Jen Regian	4801 Winthrop	Out	Opposition		Signed petition
Leslie Gray	4733 Winthrop W	Out	Opposition		Signed petition
Robert Mcan	6105 Valley View	Out	Opposition		Signed petition
Lou Ann Tebley	6113 Valley View	Out	Opposition		Signed petition
Val Allen	6101 Valley View	Out	Opposition		Signed petition
Janice & Joe Harrison	6129 Valley View	Out	Opposition		Signed petition
Stephen Salley	6121 Valley View	Out	Opposition		Signed petition
Brian Thomas	6055 Valley View	Out	Opposition		Signed petition
Whitney Regian	4909 Winthrop E	Out	Opposition		Signed petition
Melissa & Eric Powers	4901 Winthrop E	Out	Opposition		Signed petition
Alice Walters	6300 Valley View	Out	Opposition		Signed petition
Judy Wood	6050 Valley View	Out	Opposition		Signed petition
Luis Galindo	4757 Winthrop W	Out	Opposition		Signed petition
Camille & Justin Lev	4916 Winthrop W	Out	Opposition		Signed petition
Stuart Himmelstein	4708 Winthrop W	Out	Opposition		Signed petition
Chris Kopp	4800 Winthrop W	Out	Opposition		Signed petition
Ernest Johnson	6117 Lenway	Out	Opposition		Signed petition
Harley Puff	4420 Westridge	In	Opposition		Sent letter in
Dennis Mynatt	4500 Westridge #20	In	Opposition		Sent letter in
Joe & Judy Jopling	4608 Westridge	In	Opposition		Sent letter in
Eddie Lesok/Gardens of Westridge	4900 Westridge	Out		Support	Signed petition
Margaret Meeker	4900 Westridge #13	Out		Support	Signed petition
Bobby & Marlene Dalton	4900 Westridge #10	Out		Support	Signed petition
Steven & Bryne Sotman	4900 Westridge #14	Out		Support	Signed petition
Nathan McGrew	4900 Westridge #2	Out		Support	Signed petition
Chandra Geren	4900 Westridge #1	Out		Support	Signed petition

12. ZC-14-152 City of Fort Worth Planning & Development (CD 2) AX-11-004 – 300 Block of Longhorn Road (See addresses in case file, 69.20 Acres): from Unzoned to “I” Light Industrial and “K” Heavy Industrial