



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
September 20, 2016

Council District 8

Zoning Commission Recommendation: Approval by a vote of 8-0 Opposition: None submitted Support: One submitted	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: Gospel Kingdom Pentecostal, Inc

Site Location: 4701 (4651) Campus Drive Mapsco: 91M, 92J

Proposed Use: Multifamily

Request: From: "CF" Community Facilities
To: "C" Medium Density Multifamily

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is not consistent. (Significant Deviation)

Background:

The property is located east of Campus Drive a neighborhood collector. The applicant is requesting to rezone from "CF" Community Facilities to "C" Medium Density Multifamily.

At a Pre-Development Conference meeting held in June the proposal presented was to construct approximately 224 multifamily units with the main entrance off Campus Drive.

This case is expected to be heard by the City Council on September 20, 2016.

Site Information:

Owner: Gospel Kingdom Pentecostal, Inc.
 4401 S. Riverside Drive
 Fort Worth, TX 76119

Acreage: 13.38 acres

Comprehensive Plan Sector: Sycamore

Agent: Darin Hansen

Surrounding Zoning and Land Uses:

- North "R2" Townhouse/Cluster / single-family
- East "CF" Community Facilities / Vacant
- South "CF" Community Facilities / City equipment yard
- West "CF" Community Facilities / Church

Recent Relevant Zoning and Platting History:

Zoning History: ZC-12-046 Council-initiated approved for various zoning districts; eff 06/19/12; subject area to the south, southwest and east

Platting History: NA

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Campus Drive	Neighborhood Collector	Neighborhood Collector	No

Public Notification:

Organizations Notified	
Oakridge Terrace NA*	Streams and Valleys Inc.
Southeast Fort Worth Inc	Trinity Habitat for Humanity
	Fort Worth ISD

* Closest registered neighborhood association

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing a zoning change from “CF” Community Facilities to “C” Medium Density Multifamily. Surrounding land uses consist of a FWISD high school to the north, single-family townhomes to the northwest, church across the street to the west, vacant land to the east, and City tree farm/Parks Department equipment yard to the south. The streets within the adjacent residential development were stubbed with the intention of further development of the single family residential uses.

The proposed zoning **is compatible** at this location based on the adjacency to townhomes and access to an arterial.

2. **Comprehensive Plan Consistency**

The 2016 Comprehensive Plan designates the subject property as Institutional, likely due to the ownership of the church. The proposed “C” zoning is not consistent with the following Comprehensive Plan policies:

- 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. (pg. 38)
- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city. (pg. 39)

Based on the lack of conformance with the future land use map, and policies stated above, the proposed zoning **is not consistent (Significant Deviation)** with the Comprehensive Plan.

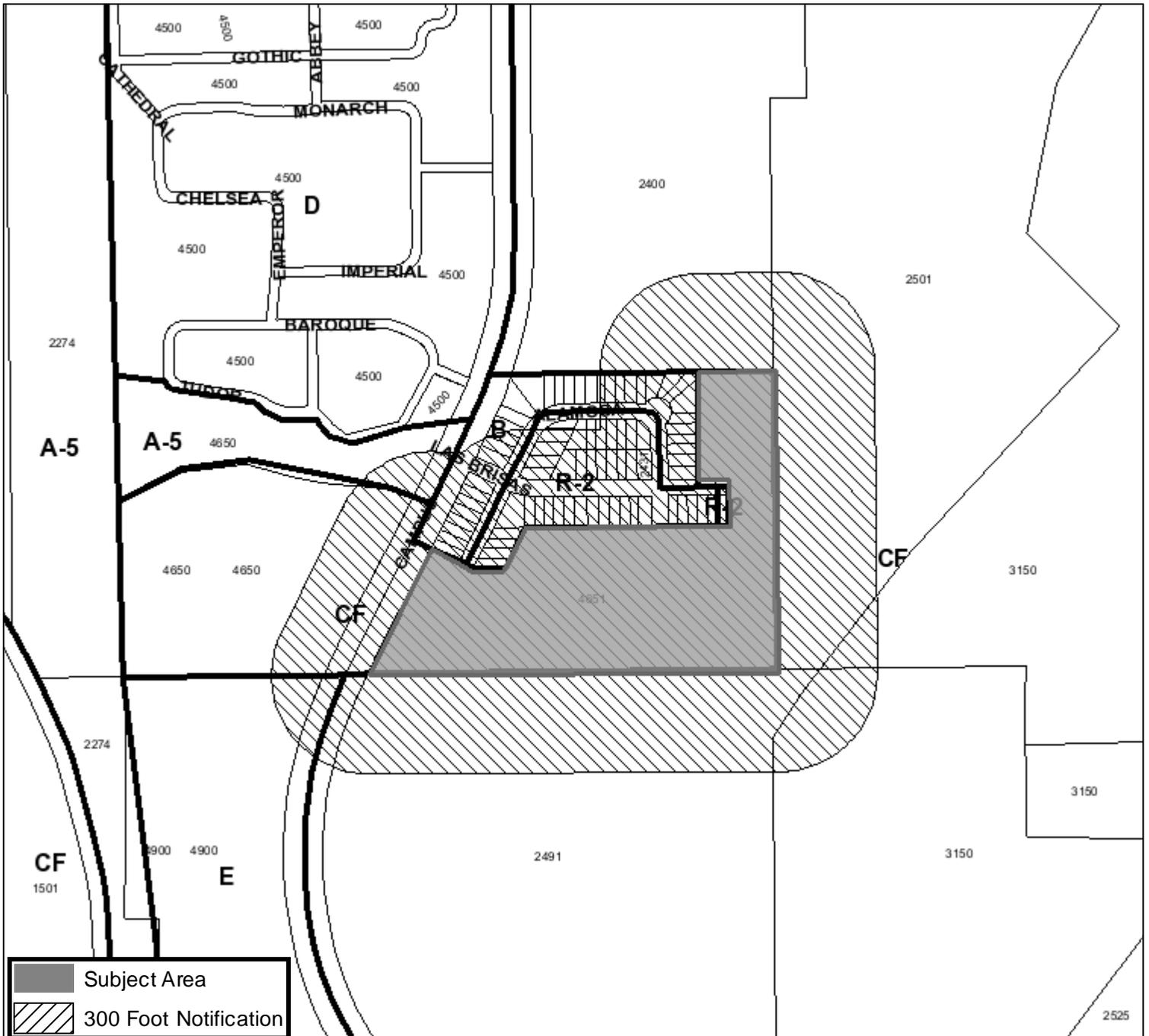
Attachments:

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

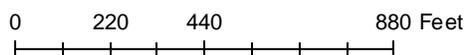


Area Zoning Map

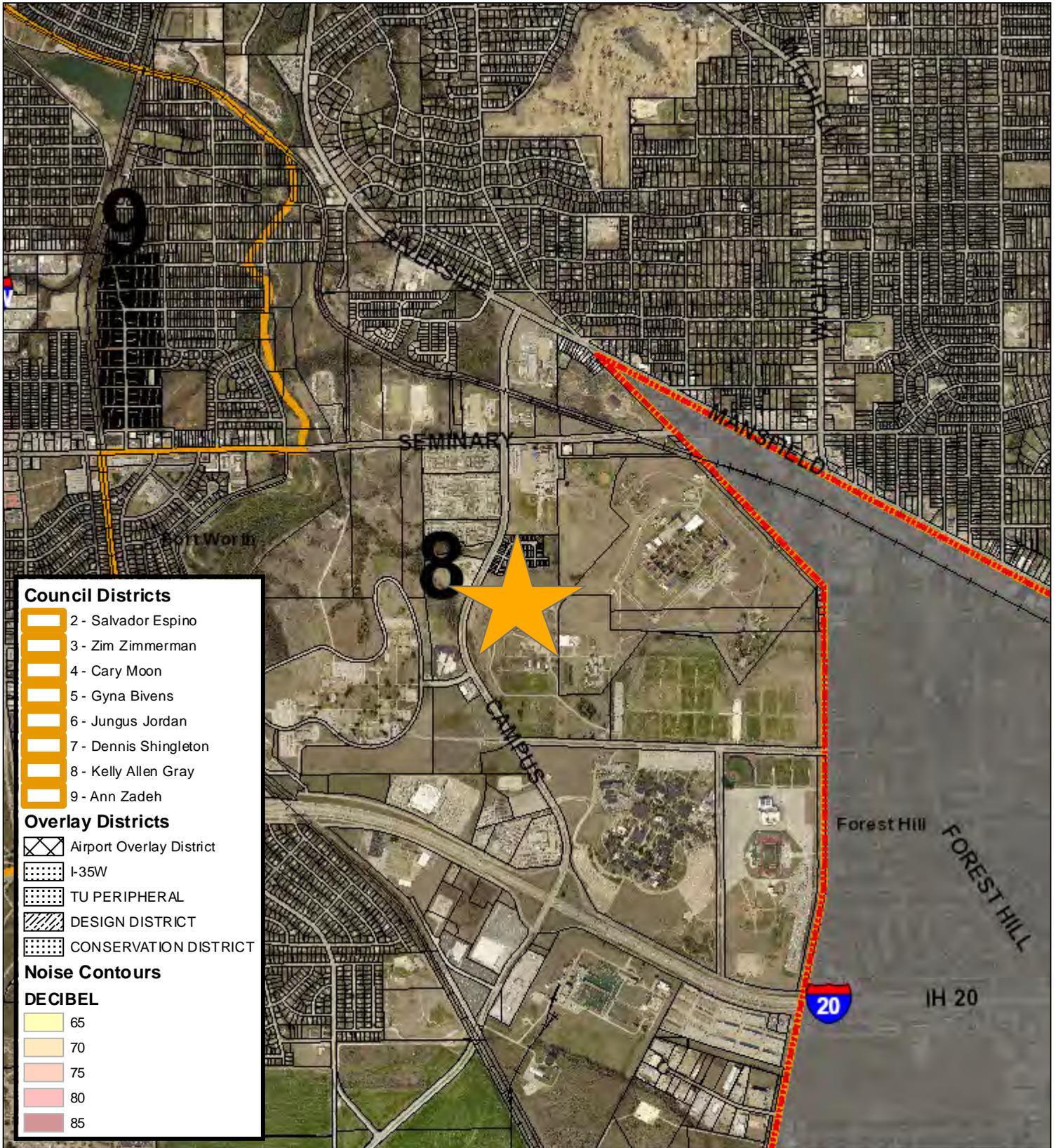
Applicant: Gospel Kingdom Pentecostal
Address: 4701 (4651) Campus Drive
Zoning From: CF
Zoning To: C
Acres: 13.38820809
Mapsc0: 91M, 92J
Sector/District: Sycamore
Commission Date: 9/14/2016
Contact: 817-392-2495



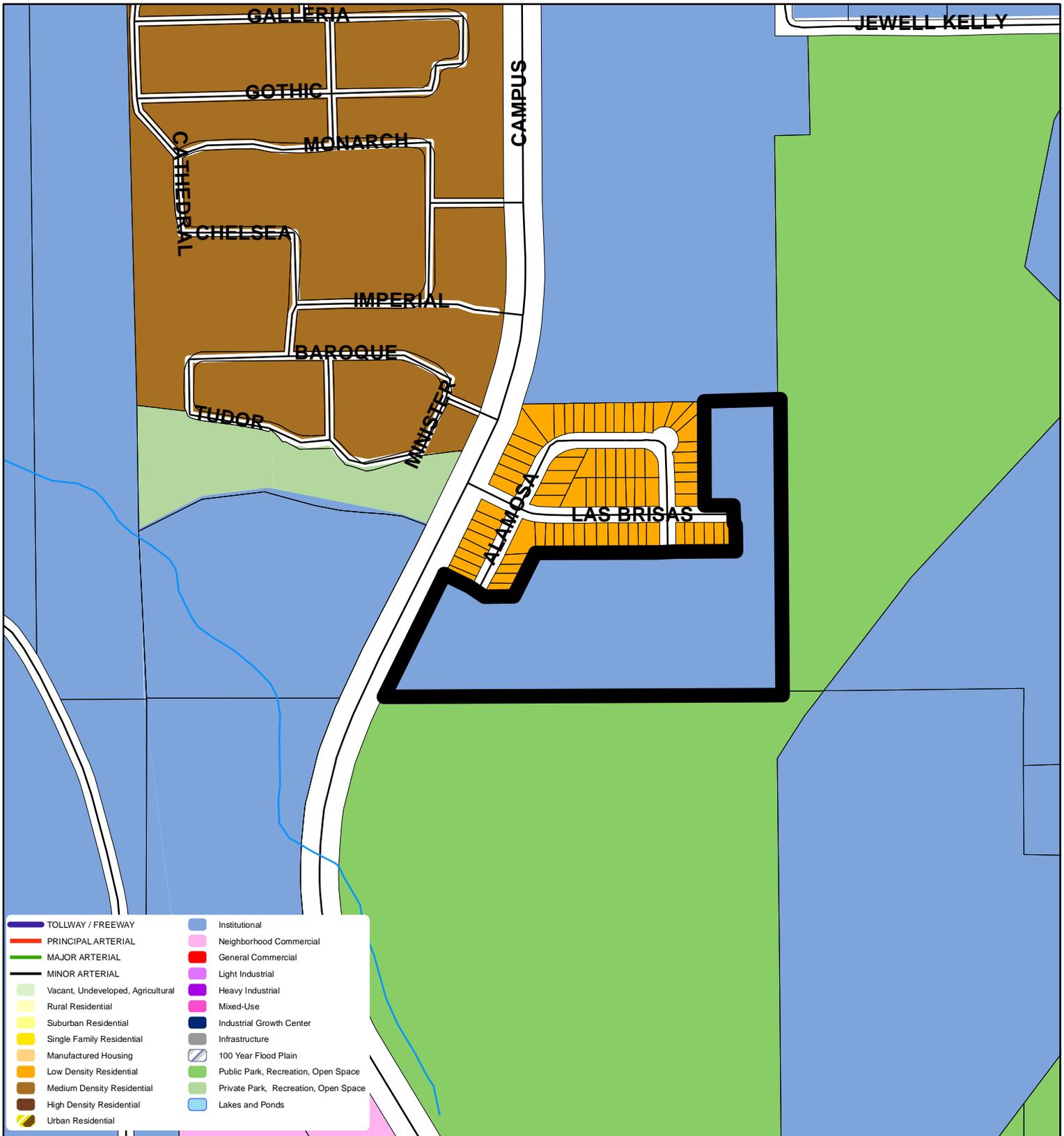
■ Subject Area
▨ 300 Foot Notification



Area Map



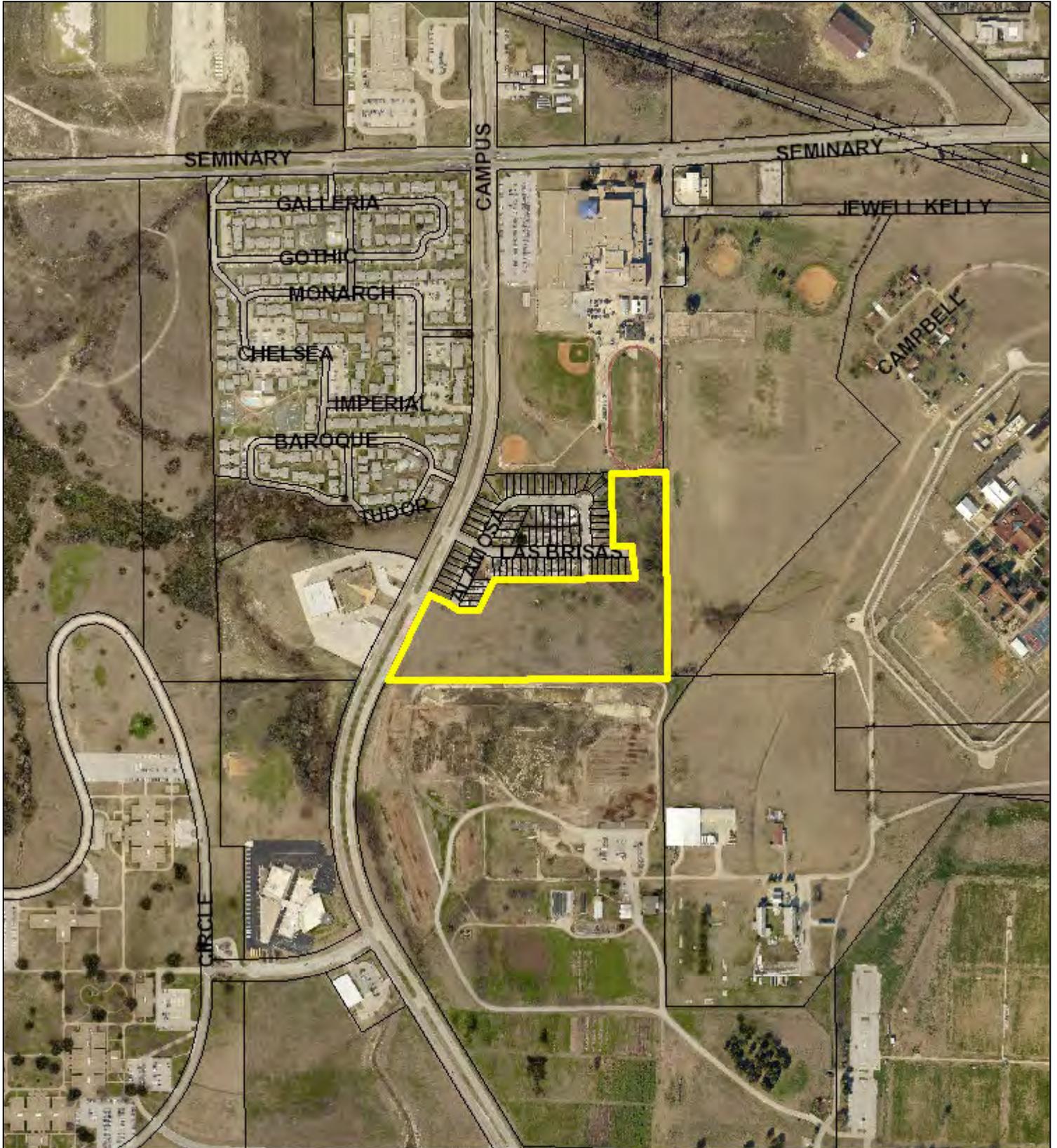
Future Land Use



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 29, 2016.



Aerial Photo Map



0 375 750 1,500 Feet

