



REASONS FOR DEVELOPMENT REVIEW COMMITTEE DENIAL RECOMMENDATION

The Development Review Committee (DRC) reviewed this application on April 28, 2020. The following represents the reasons for DRC’s recommendation for denial of the zoning change request.

LAND USE

1. Vision2030, the Comprehensive Land Use Plan for North Richland Hills, recommends Office Commercial on this property. The Vision2030 Plan was adopted in July 2019 after numerous public meetings and community input. The purpose of the recommendation is to provide a more balanced land use mix in the area, increase daytime population, and sustain existing commercial uses in the area.
2. Current Development Review Committee policy is that new multi-family development is supported in the zoning districts that already entitle the use, including the Town Center Zoning District, Transit Oriented Development District, City Point, and existing R-7-MF districts. In certain circumstances, the DRC would also support redevelopment of existing multi-family properties into newer, more modern properties at higher densities. The DRC does not support greenfield development of new multi-family uses outside of zoning districts that already entitle the use or are recommended as High Density Residential on the Land Use Plan.
3. North Richland Hills has many facilities that provide a variety of senior living assistance. These range from senior apartments that primarily provide cleaning, meals, and minor living assistance to long-term skilled nursing facilities. Of the top ten addresses the NRH Fire Department and Emergency Management Division responds to, eight of those addresses are senior living facilities. Senior living facilities require EMS service at a rate ranging from 0.40 calls per person each year at full nursing facilities, to 1.61 calls per person each year at facilities with apartment style living units that do not provide full assistance to seniors. Calls for service continue to increase for assisted living facilities at approximately the same rate as EMS overall.

SITE PLAN

1. Stamped and stained crosswalks are recommended at each driveway and crosswalk. Most recently approved planned development projects have included this feature, which is grounded in the “amenities and design elements” of Section 118-493(e) of the Zoning Ordinance, Planned Development Standards.

BUILDING ELEVATIONS

1. The following architectural design standards found in the Town Center zoning district are recommended to be incorporated into the PD Standards for this development:
 - a. Windows: Total window area each may range from 20 percent of wall surface area to 70 percent of wall surface area as measured from the head of the first floor windows to the bottom of the eave or cornice across the length of the facade.
 - b. Window sills required. Masonry or metal or wood, sloped to drain.

- c. Window jambs: Trim or panning required. Jamb must be recessed from the primary wall plane a minimum of three inches unless trim or panning is used.
 - d. Window heads: In unit masonry construction, a visible masonry header is required.
 - e. Balconies, Door Heads: In unit masonry construction, a visible masonry header is required. Stucco does not require a masonry header.
 - f. Balconies, Floors: Floors must be a solid surface; metal grates are prohibited.
 - g. Balconies, Railings: Ornamental railings are required and should be consistent with architectural character of the facade. Top of railing shall be convex shaped to prevent placement of objects on the railing.
 - h. Eaves: Surface of the soffit under the overhang is to be treated as finished surface. Trim is required at least at the intersection of the soffit and wall surfaces. Paint or other finish is required. Venting is to be incorporated into the design of the soffit surface.
 - i. Gutters and downspouts: Must be made of architectural metals and incorporated into the facade design.
2. Ornamentation/aesthetic architectural details such as decorative gable features, exposed trusses or false beams, false windows or vents, attic windows or dormers, architectural lighting, window shutters, etc. should be added to the building facades.
 3. Variable refrigerant volume (VRV), vertical terminal air conditioner (VTAC) hidden from view, or conventional central HVAC with roof-mounted condenser units should be utilized. Packaged terminal air conditioners (PTAC) visible from the outside are not supported.
 4. Balconies should be increased in size to encourage outdoor use and add depth to the elevations.
 5. The use of sliding glass doors on balconies is not a typical design element of recent multi-family properties in North Richland Hills. If approved, sliding glass doors should have higher STC rating and integrated muntins and/or blinds.
 6. The main entry door should be expanded to be more of a ceremonial entrance to the lobby area; using double doors, side windows and transom.

INFORMATIONAL

1. Local building code amendments require elevators for four-story buildings. Elevators must contain elevator lobbies at each floor level per IBC 3006.2.1.
2. Please note that review for building code compliance has not been conducted. Additional items may be required once plans are submitted for permit.
3. Dumpster storage room must meet refuse termination room requirements of the 2018 IBC.
4. The property is currently unplatted. A subdivision plat of the property will be required prior to the issuance of building permits for the site. Engineering plans must be approved by the City Engineer prior to plat application.
5. The project would be subject to the multifamily housing and hotel maintenance requirements, standards, licensing, and inspection provisions of [Chapter 98 Buildings and Building Regulations - Article XI](#) of the City Code
6. Utility appurtenances such as transformers, switchgear, utility meters, splice-boxes, check-valves, etc. must be located at an inconspicuous place on the back or side of the building or concealed by a landscape and or masonry screen.