



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** April 6, 2017

SUBJECT: ZC 2017-01 Public Hearing and consideration of a request from Nick Craig for a zoning change from C-1 Commercial to NR-PD Non-Residential Planned Development on 6.91 acres located at 8500 Cardinal Lane.

PRESENTER: Clayton Comstock, Planning Manager

SUMMARY:

On behalf of the property owner, Mocha Partners, LLC, Nick Craig of StoneCreek Real Estate Partners, LLC is requesting a zoning change from C-1 Commercial to NR-PD Non-Residential Planned Development on a 6.91-acre tract of land located at the northeast corner of Mid-Cities Boulevard and Amundson Road. The purpose of the NR-PD district is to allow the development of an assisted living center, memory care center, age-restricted residential duplex cottages, and office buildings on the site.

GENERAL DESCRIPTION:

There are four different land uses proposed on this 6.91 acres. Each is described in detail below and summarized in Figure 1.

Assisted Living Facility. The primary use of the property is an assisted living facility. The State of Texas defines an assisted living facility as an establishment that provides personal care services such as feeding, dressing, moving, bathing, or other personal needs, supervises or administers medication by licensed or authorized persons, and provides limited skilled nursing services. This particular proposal calls for a two-story, 76-bed assisted living facility. One bedroom units range from 419 square feet to 635 square feet and four two-bedroom units are proposed at 833 square feet. The overall average unit size is 495 square feet.

Memory Care Facility. Facilities for the care of those with Alzheimer's and dementia are more specialized and provide a higher level of care for residents. This proposal includes 16 memory care units with 24 beds in a one-story separate addition to the facility.



Common area amenities in the assisted living and memory care building include dining rooms, activity room, business center, media rooms, library, quiet rooms, laundry room, outdoor courtyards and patios, and other gathering spaces. In all, 36,838 square feet of common area (including corridors) are proposed to complement the 41,814 total square feet of private rooms.

A 1-acre semi-enclosed “exercise and dog park” is provided at the northwest corner of the property. This preserved open space also saves eighteen mature oak trees averaging 22 caliper inches per tree and features a paved path for residents.

Independent Living Duplex Cottages. Also proposed are 10 duplex units on the north and east side of the property for independent senior living. The 1,500 square foot two-bedroom, two-bathroom cottages include a single garage, full kitchen, utility room and two living areas.

Professional/Medical Office. Three single-story office buildings are identified along the Mid-Cities Boulevard frontage totaling 14,000 square feet. These office buildings are conceptual at this time and are not intended to be built at the time of the assisted living and memory care facility. Rather, the office lots would be marketed for professional and medical office users and site plans individually reviewed and approved by the Development Review Committee.

Figure 1: Land Use Summary

Land Use	Summary
Assisted Living Facility	<ul style="list-style-type: none"> • 2 story building • 72 units; 76 beds • Average unit size 495 square feet
Memory Care Facility	<ul style="list-style-type: none"> • 1 story addition • 13 units; 16 beds • Average unit size 318 square feet
Independent Living Duplex Cottages	<ul style="list-style-type: none"> • 1 story • 10 units / 5 buildings • Single-bay front-entry garages • 1,500 square feet
Professional/Medical Office	<ul style="list-style-type: none"> • 1 story • 3 buildings • 14,000 square feet total • Market-driven; not part of assisted living facility & cottage phase

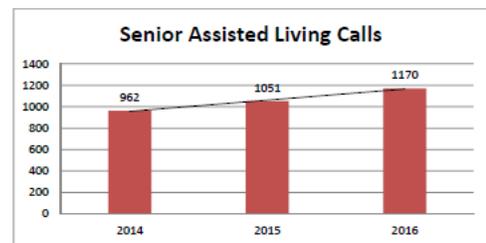
Site Plan

The primary purpose of this Planned Development Zoning District is to permit the uses proposed. Assisted living and memory care facilities typically require special use permit approval and duplex units are not normally allowed in commercial zoning districts. The attached site plan package, however, would also be a component of the PD zoning. Any major deviations from the site plan documents would require additional review and approval by the City Council. The applicant has complied with all other development standards.

STAFF REVIEW: The Development Review Committee is generally supportive of the site plan, landscape plan, building elevations, etc. An assisted living facility use also provides an amenity to North Richland Hills residents to age in place and/or have their parents and grandparents closer.

However, the assisted living facility use is one that the City of North Richland Hills has discouraged in recent years because the increased calls for emergency services to such facilities does not match the overall tax revenue generated. Because many meals and activities are offered by the operator and residents typically do not keep a personal vehicles on site, the residual tax benefit of visits to stores, restaurants and entertainment is low.

The Assisted Living Facility use has an undisputed effect on Fire/EMS service demand. 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 NRHFD responds to, eight of those addresses are assisted senior living facilities.** NRH currently has a minimum of 1,267 rooms available in these type facilities. The facilities that provide the least onsite assistance to the resident are the locations responded to by Fire/EMS personnel the most. **In 2016 20.74% of all EMS calls responded to by NRHFD were to a senior assisted living facility.** In order to establish the calls per capita we substituted the number of rooms available at a facility for the number of people. 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 the less supportive senior style apartments. Calls for service continue to increase for assisted living facilities at approximately the same rate as EMS overall.



Furthermore, the applicant opened another facility in Flower Mound in 2015. According to Flower Mound Fire Department officials, the facility had 149 calls for service in 2016.

Lastly, the Mid-Cities Boulevard Corridor is becoming a primary garden office corridor for professional and medical professionals to locate their businesses. The Development



Review Committee believes that office and/or retail uses may still be viable in the future on this site.

STAFF RECOMMENDATIONS: For the reasons listed above, the Development Review Committee is recommending denial of this zoning change request. If the Planning & Zoning Commission and City Council choose to approve the application, the following conditions are recommended:

1. Install four (4) additional deciduous canopy trees along the southern façade of the building. A large patio area is proposed on the south side of the building. If this area is to be used in the summer months, it should be as shaded as possible to reduce the heat from direct sunlight.
2. Remove or underground the aerial utilities along Cardinal Lane. This was a specific recommendation of the 1997 Mid-Cities Boulevard Corridor Study.
3. Defer the 55 parking spaces on the south side of the site adjacent to the office pads until the office buildings are developed.

COMPREHENSIVE PLAN: This area is designated on the Comprehensive Land Use Plan as “Retail.” This designation is intended to permit a variety of retail trade, personal and business services establishments, and offices.

The 1997 Mid-Cities Boulevard Corridor Study also had specific recommendations for this property to be “Commercial/Retail.” Shortly after the study, the zoning was changed from I-1 Industrial to C-1 Commercial.

CURRENT ZONING: The property is currently zoned C-1 Commercial. This district is intended to provide for the development of retail, service, and office uses principally serving community and regional needs. The district should be located on the periphery of residential neighborhoods and confined to the intersections of major arterial streets. It is also appropriate for major retail corridors as shown on the comprehensive plan.

PROPOSED ZONING: The proposed zoning is Non-Residential Planned Development (NR-PD). The proposed change is intended to allow the mixed use of the property for assisted living facility, memory care facility, age-restricted residential cottages and professional and medical offices as well as establish site and building design standards for the development. The “assisted living facility” would normally require a Special Use Permit in the existing C-1 Commercial zoning district.

SURROUNDING ZONING | LAND USE:

- North:** R-1 and R-2 Single-Family | Low Density Residential
- West:** AG Agricultural | Retail
- South:** TC Town Center | Town Center



East: C-1 Commercial | Retail

PLAT STATUS: The property is currently unplatted. If zoning were approved, the property would need to be platted prior to building permits being issued.

CITY COUNCIL: The City Council will consider this request at the April 24, 2017, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Deny ZC 2017-01.