



Legislation Details (With Text)

File #: 23-5342 **Version:** 1 **Name:** Review and Consideration of a Request to Approve Modifications to the Trike Investors Planned Development (PD) District and Development Plan; Winstead PC, Applicant, Lonestar Striker, LLC, Owner (ZC#17-009A)

Type: Consideration Item **Status:** Passed

File created: 4/28/2023 **In control:** City Council

On agenda: 5/8/2023 **Final action:**

Title: Review and Consideration of a Request to Approve Modifications to the Trike Investors Planned Development (PD) District and Development Plan; Winstead PC, Applicant, Lonestar Striker, LLC, Owner (ZC#17-009A)

Sponsors: Jason Alexander

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Approved Trike Investors Planned Development Standards and Plans, 3. Revised Development Plan, Landscape Plan and Elevations for Area B

Date	Ver.	Action By	Action	Result
5/8/2023	1	City Council	Tabled	Pass

Review and Consideration of a Request to Approve Modifications to the Trike Investors Planned Development (PD) District and Development Plan; Winstead PC, Applicant, Lonestar Striker, LLC, Owner (ZC#17-009A)

To review and consider proposed modifications to the approved Development Plan

The Department of Planning and Development Services recommends that the proposed modifications to the approved Development Plan be remanded to the Planning and Zoning Commission for further review and consideration prior to the City Council reviewing, considering, and taking any possible action on this request.

Synopsis

The applicant is requesting approval to modify the approved development plan for Area B of the Trike Investors PD, Planned Development District with respect to the site layout and the mix of uses. Considering that this modification has the potential to “change traffic patterns” and may “result in any increase in external impact on adjacent properties or neighborhoods” it is subject to review by the City Council.

The Trike Investors PD, Planned Development District is intended to support mixed-use development on a 46.08-acre tract of land. As originally envisioned, the property was to be developed --- and to exist --- in accordance with the vision articulated within the 2012 Mansfield Land Use Plan by providing “attractive, inviting, imaginative, high quality and functional neighborhoods.”

As currently written, the Trike Investors PD, Planned Development District standards are administered to and applied across a variety of residential products and commercial opportunities. It

should be noted that the various residential product types include single-family residences, townhomes, brownstones, and multi-family dwellings.

The development is primarily guided by two (2) plans --- the Regulating Plan and the Development Plan. The Regulating Plan shows the Character Zones (e.g., Residential Transition, Urban Residential, and Hybrid Commercial) within the planned development. The Character Zones are subject to the regulations set forth in Section 3.E., entitled "Character Zone Development Standards" within the Trike Investors PD, Planned Development District. Any portion of Area B not used for Urban Residential use may consist of Residential Transition and/or Hybrid Commercial uses and standards.

Under the currently approved development plan, Area B (also identified as the Urban Residential Zone) is a 14.99-acre tract within the planned development. The approved list of uses for Area B are:

- Approximately 275 multi-family dwelling units;
- Approximately 12 brownstones; and
- Approximately 40,000 square feet of retail/commercial uses.

The applicant requests approval from the City Council to substantially modify the site layout and the site design of Area B as shown on the revised Site Plan. The type of land uses remains the same as the approved plan, but with the following intensities:

- 275 multi-family dwelling units;
- 12 brownstones; and
- 10,108 square feet of retail/commercial

Site Plan

The revised development plan includes a new building layout, with three (3) multi-family buildings generally occupying the central and eastern portions of Area B. A regional detention pond has been created at the northern portion of Area B.

Summary

There are some elements of the proposed modifications that do align with the community's vision for growth and development along the U.S. Highway 287 Corridor; however, the entirety of the proposed modifications are not entirely consistent with this vision nor realize the vast economic potential of this corridor.

While discretion to review, consider, and take possible action on the proposed modifications are at the sole option of the City Council, it is recommended that the request be remanded to the Planning and Zoning Commission for further review and consideration.

Art Wright, AICP, Principal Planner
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