



Legislation Details (With Text)

File #:	23-5764	Version:	1	Name:	Ordinance - Public Hearing and Second and Final Reading on a Change of Zoning from MH, Manufactured Home District and PR, Pre-Development District to PD, Planned Development District for Attached Single-Family Residential and Manor House Uses on approxima
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File created:	11/28/2023	In control:			City Council
On agenda:	12/11/2023	Final action:			
Title:	Ordinance - Public Hearing Continuation and Second and Final Reading on an Ordinance Approving a Change of Zoning from MH, Manufactured Home District and PR, Pre-Development District to PD, Planned Development District for Attached Single-Family Residential and Manor House Uses on Approximately 11.03 Acres Located at 2600, 2626, and 2628 N. Main Street; Phillips Equity Capital, LLC, Owner/Developer (ZC#22-018)				
Sponsors:	Jason Alexander				
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Date	Ver.	Action By	Action	Result
12/11/2023	1	City Council	Postponed	Pass

Ordinance - Public Hearing Continuation and Second and Final Reading on an Ordinance Approving a Change of Zoning from MH, Manufactured Home District and PR, Pre-Development District to PD, Planned Development District for Attached Single-Family Residential and Manor House Uses on Approximately 11.03 Acres Located at 2600, 2626, and 2628 N. Main Street; Phillips Equity Capital, LLC, Owner/Developer (ZC#22-018)

To consider the subject zoning change request.

The Planning and Zoning Commission held a public hearing on December 4, 2023 and voted 6-0-1 to recommend approval of the zoning change request.

Vote:

Ayes: 5 -Mainer, Thompson, Axen, Bennett, Moses, and Shaw
Nays: 0
Absent: 1 - Goodwin

The Department of Planning and Development Services recommends approval.

Existing Use: Majority Vacant, two manufactured homes are currently on Lots 1 and 2, Amulette Addition

Existing Zoning: PR, Pre-Development District and MH, Manufactured Home District

Official Land Use Plan: Sub-Area 1

Surrounding Land Use & Zoning:

- North - Residential and Vacant Land, SF-7.5/12, Single-Family Residential District, C-2, Community Business District, and PR, Pre-Development District
- South - Developed, PR, Pre-Development District
- East - Vacant and Residential, PR, Pre-Development District
- West - Right-of-Way, North Main Street

Thoroughfare Plan Specification:

North Main Street (United States Highway Business 287) - Major Collector (4-lanes undivided), currently 2-lanes

Synopsis

The applicant requested a change of zoning on an approximately 11.03-acre property. The request is to rezone it from MH, Manufactured Home District and PR, Pre-Development District to PD, Planned Development District for attached Single-Family Residential (i.e., Row Houses) and Manor Houses. As proposed, the development would consist of 102 total units (e.g., 46 Row Houses and 56 Manor Houses) with 2.09 acres of active open space and 0.52 acres of open space throughout the development. In conformance with the 2012 Land Use Plan for Sub-Area 1, the project establishes development to rehabilitate and revitalize North Main Street as a primary entrance --- northern gateway --- into the City.

Staff Analysis

The current zoning on the property is predominately MH, Manufactured Home District; with approximately one (1) acre of land zoned as PR, Pre-Development District. The site currently has a couple existing manufactured houses but is mostly vacant. The surrounding properties are a mixture of vacant property, detached single-family homes, manufactured homes, and a church (Oakdale Baptist Church) to the south.

As proposed, the PD, Planned Development District would provide development standards for the construction of housing on 60 residential lots. No more than 46 of the lots will be Row Houses. The remaining 14 lots will be occupied with Manor Houses.

The Development Plan shows several common areas including an active open space area towards the front of the development close to North Main Street. The active open space may include a playground, dog park, exercise stations, et cetera. There are several other smaller proposed open space areas spread throughout the development including a detention pond area to enhance the overall look and feel of the community. The applicant has provided a pedestrian path connecting all open space areas through the development.

Additionally, the site also has a large Tarrant Regional Water District (TRWD) Easement in the southwest corner. Although there are some restrictions as to what can occur in this easement, the development is using this area as a passive open space with enhanced landscaping and a pedestrian path.

Building scale and orientation are controlled by the PD, Planned Development District Standards. Row Houses shall include special details to enhance the distinctiveness of each dwelling unit. All Row Houses will be a maximum of three (3) stories and manor houses will be a maximum of two (2) stories.

Building frontages are provided on all units. There are three (3) permitted building frontages:

1. Porch and fence;
2. Dooryard; and
3. Stoop.

Although there are opportunities to elevate and refine the aesthetic and architectural character of all homes, several homes have been identified as “High Visibility Lots” on the Development Plan. These high-visibility lots shall be held to an elevated standard for urban design (e.g., Starlin Ranch, Parkside, and Knotts Landing) and are required to provide a wrap-around porch frontage element when the dwelling fronts along a street or a large common area. This is intended to invoke a visual aesthetic that is inspired by the same in other communities, including Norton Commons in Prospect, Kentucky.

Concerning parking, each Row House on a Type “A” Lot will provide four (4) off street parking per dwelling to be accessed from the rear via an alley. Row Houses on Type “B” Lots are required to have two (2) off street parking spaces per dwelling to be accessed from a driveway. Manor Houses will provide six (6) parking spaces per lot accessed via a common access easement at the rear of the lots. This is intended to create a streetscape experience that is not dominated by garage doors.

Finally, the site is designed in a way that would allow for an additional connection to the property to the northeast that was platted several years ago for detached single-family residences and when developed in the future, could deliver a complete neighborhood in accordance with the vision and goals of the Mansfield 2040 Plan.

Summary

The proposed PD, Planned Development District provides the City with additional residential options along the North Main Street Corridor. The development standards provide a predictable development pattern with appropriately spaced green spaces throughout the project. Further, the proposed development will also provide elevated standards for architecture, landscaping, and other public realm amenities that will positively influence adjacent properties.

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