



Legislation Text

File #: 24-6002, **Version:** 1

Review and Consideration of a Detailed Site Plan at Somerset Addition for a Townhouse Development on Approximately 20.362 Acres Being a Tract of Land Situated in the Seth M. Blair Survey, Abstract No. 72, in the City of Mansfield, Johnson County, Texas at 2401 S US 287; Impression Homes, Builder; MESA Design Group Developer; LJA Engineering, Engineer; and Hanover Services Group, Inc., Owner (DS#24-001)

To review and consider the Detailed Site Plan.

The Hanover PD, Planned Development District (the "PD, Planned Development District") for Somerset was purposefully conceived to deliver "a mixed-use community" that allows for "a range of single-family residential housing options, as well as townhouse and mixed-use commercial areas". The PD, Planned Development District for Somerset allocates the uses of buildings and their lots through the Development Plan (EXHIBIT "C"). Allocation of land uses is further directed through districts; the site plan submitted for approval is located within the Townhouse / Mixed-use ("TH-MU") District (i.e., a sub-district of the PD, Planned Development District for Somerset).

The TH-MU District allows townhouses, provided that such residential units are designed, constructed, and used in accordance with the provisions set forth in the Mansfield Zoning Ordinance. Although the rules and regulations in the PD, Planned Development District and the TH-MU District establish minimum standards for the use, the design, and the construction of townhouses, those same rules and regulations do not limit nor restrict the ability to innovate or to elevate urban design and other related site design considerations that are most appropriate for a site with high visibility from U.S. Highway 287.

Although the use of the property is appropriate --- there are opportunities to substantially improve upon the site layout and to introduce elevated urban design that reinvigorates the practices and the techniques that are frequently associated with transitional environments that influence existing and planned mixed-use environments in contemporary urban planning and urban design (e.g., Parkside Villas, Knotts Landing at Legacy, the Wyatt, et cetera).

It is within this context, that the Department of Planning and Development Services would recommend the following conditions:

1. That a deviation in building height be granted, in which the building height of all units is three (3) stories, and the minimum height of the first story (i.e., as measured from the finished floor to the finished ceiling, is at least 10 feet);
2. That a deviation in roof slope be granted, in which low slope (i.e., flat roofs) be allowed, provided that such flat roof is surrounded on all sides by a parapet wall a minimum of 42 inches in height;
3. That the front building façade of each townhouse dwelling include a building frontage (e.g., dooryard or stoop) that is designed and constructed in strict accordance with the applicable

provisions of Section 155.073 of the Mansfield Zoning Ordinance entitled, "S, South Mansfield Form-based Development District";

4. That townhouses located on corner lots include additional architectural features that respond to both frontages provided, however, that only the front building façade be required to have a dooryard or stoop building frontage;
5. That townhouses include special architectural details in order to enhance the distinctiveness of each dwelling including, but shall not be limited to: (i) changes in color; (ii) building material; (iii) railings; (iv) trim or other similar projections; (v) garage door treatments; and (vi) other similar details subject to review and approval by the Director of Planning;
6. That the garage doors be made of wood (or other synthetic material that has the appearance of wood) only;
7. That the amenity area as depicted on the site plan contain a specific list of programming elements (e.g., formal or informal landscape, outdoor furniture, lawn games, paths, performance space, water features, et cetera) to the satisfaction of the Director of Planning that will activate said area and that are visually and aesthetically integrated with the detention area;
8. That there be increased opportunities for smaller open spaces, with similar programming elements to the amenity area, to establish "breaks" between the rows of townhouses; and
9. That, prior to the submittal of a preliminary or final plat, that the comments from the Plat Review Committee (the "PRC") concerning motorist and pedestrian movements, access to the gas well site, platting, refuse and recycling collection, landscaping the detention area, et cetera be appropriately addressed.

Synopsis

The applicant is requesting to develop townhouses according to the TH-MU District standards provided for in the PD, Planned Development District for Somerset. The Department of Planning and Development Services recommends several conditions --- if the site plan is approved --- that are specifically intended to achieve purposeful site design and urban design elements that are in greater alignment with the community's vision for development and growth.

History

This PD, Planned Development District for Somerset was approved during its third and final hearing on June 22, 2015. During the hearings for this PD, Planned Development District, multi-family residential uses were initially proposed on this tract of land; and, only after discussion with the City Council, did the developer propose the TH-MU District, which only permitted townhouses. As part of approval, the City Council required that a site plan be prepared by the developer and presented to the City Council for review and approval.

Department of Planning and Development Services Analysis

The subject property --- located within the TH-MU District --- consists of 20.362 acres located between South U.S. Highway 287 and Ambrose Parkway in Somerset. Pursuant to the PD, Planned Development District for Somerset, the TH-MU District is "located in a transition area between the Residential District and Commercial District".

Townhouses are permitted as a matter of right within the TH-MU District. The rules and regulations of the PD, Planned Development District for Somerset require that a site plan be approved by the City Council prior to the issuance of a building permit within the TH-MU District. The site plan, as

presented, proposes the construction of 134 townhouses (yielding a density far less than the maximum of 12.5 permitted as a matter of right).

As townhouses are permitted as a matter of right; review and consideration of the site plan may not contemplate prohibiting the use. However, the rules and regulations contained within the PD, Planned Development District for Somerset do not limit nor restrict the City Council from making modifications to the site plan to ensure a development that is consistent with the community's expectations for quality and sustainable growth.

The design and the construction of townhomes on the property is appropriate. The presence of townhomes will create a suitable transition from lower intensity residential use (i.e., single-family residential, detached) to higher intensity residential use and / or mixed-use. The proposed site design, however, does not fully consider: (i) that the property fronts South U.S. Highway 287; (ii) that the property is proximity to an emerging mixed-use district of regional significance; and (iii) that the property could be developed in a manner that reinforces a gridded network of thoroughfares and alleys, increases open space of varying sizes and programming for gathering, and provide a more urban aesthetic (e.g., building height, building frontages, et cetera).

With little land remaining, site plans must consider the vision and their influence on the existing and future urban fabric. The site plan, as currently proposed and presented, does not fully consider the vision nor the vast aesthetic, cultural, and economic potential of the South U.S. Highway 287 Corridor and the State Highway 360 (Toll) Corridor in adjacency. Site designs that are influenced, informed, and inspired by conventional (or traditional) suburban designs are incongruent with development patterns that best reflect mixed-use districts of regional significance.

Site Plan

The site plan, as presented, proposes the development of 134 lots for a townhouse development. An amenity area is provided on the southern edge of the development. However, amenities in this area have not been identified nor specified; only a walking path surrounding a rectangular playing field is shown. The dwellings fronting Ambrose Parkway are also proposed to share an additional linear green. Each dwelling provides a garage with two (2) parkig spaces, with additional parking available vis-à-vis the driveway. Throughout the development there are 42 guest parking spaces (i.e., on-street parking spaces) identified.

Building Elevations and Monotony

Building elevations are provided and, as proposed, illustrate an overall façade masonry coverage of 87 percent of brick and stone. As included in the attachmens, EXHIBIT "B" outlines anti-monotony standards stating that in order to encourage architectural variety on a continuous block, the building facades for the townhouses will not have a repeating elevation / material across the street and on either side of the subject building. A different combination or an intermix of materials shall be incorporated for the townhouses within these parameters.

Plat Review Committee (PRC) Comments

The site plan has been reviewed by the PRC. The PRC expressed concerns about drainage; refuse and recyclable collection as it relates to turning radii for collection vehicles; mutual access and maintenance agreements; and access and queuing for vehicles for the drill site to the west.

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Attachments:

Location Map

Exhibit A - Legal Description

Exhibit B - Site Plan

Exhibit C - Entryway and Signage

Exhibit D - Landscape Plan

Exhibit E - Elevations