



Legislation Text

File #: 24-6086, **Version:** 1

Review and Consideration of a Detailed Site Plan for an Assisted Care Facility on Approximately 3.133 Acres in Joab Watson Survey, Abstract No.1632, City of Mansfield, Tarrant County, Texas, located approximately at the NEC of N SH 360 and E Broad Street; FS Group Architects, Architect; Blue Sky Surveying, Surveyor; and Fourth Time Partners, LLC, Owner (DS#24-002)

To review and consider the subject Detailed Site Plan.

Approval of the Detailed Site Plan is at the discretion of the City Council. The Detailed Site Plan, as presented, is consistent with the provisions of the approved PD, Planned Development District.

Synopsis

The property is located within a PD, Planned Development District that was approved on May 23, 2016. The PD, Planned Development District requires review and approval of a detailed site plan by the City Council due to the specific provision that “no plat shall be approved or building permit issued for development in the [PD, Planned Development District] until a Development Plan has been submitted to the City for approval by the City Council.” As proposed, the plans call for the construction and the operation of an Assisted Care Facility. The design of the Assisted Care Facility and the site conform to the PD, Planned Development District regulations as adopted.

Analysis

The subject property consists of 3.133 acres generally located at the northeast corner of North State Highway 360 and East Broad Street. The applicant is proposing to develop an Assisted Care Facility on the property.

Site Plan

The proposed site plan includes details of the one-story building containing approximately 13,400 square feet of enclosed space for an Assisted Care Facility with 22 beds. The site plan also includes a trash enclosure located at the southwest side of the property, and a parking lot with 23 parking spaces.

Building Elevations and Perspectives

Building elevations are provided in Exhibit C. The building will have exterior finishes of brick, cast stone, cementitious fiber board and stucco. The proposed building is also characterized by asphalt composition shingles for the predominant roofs and a standing seam metal roof for the cupola on the top of the roof. There is a trash enclosure located towards the south of the development, and it is proposed to be constructed of brick and stone to match the exterior finish on the main building.

Additionally, it should be noted that the provisions of the PD, Planned Development District specifically require that all proposed development on the property meet the applicable regulations found in Section 155.095 of the Mansfield Zoning Ordinance entitled, “Residential proximity

standards”, hence the primarily residential architectural design and character of the facility.

Landscape plan

The landscape plan shows a 20-foot-wide landscape buffer towards the south of the property and a 10-foot-wide landscape buffer on the east of the property. Some trees are also provided within the buffer areas on the property. Also, all mechanical equipment will be screened in accordance with the Mansfield Code of Ordinances. The landscape plan also shows an existing masonry wall on the north of the property adjacent to the single-family residential. All landscaping is in conformance with the Mansfield Code of Ordinances.

Signage

Details of a monument sign which is in accordance with Section 155.090 of the Mansfield Zoning Ordinance entitled “Sign standards”, are provided in Exhibit E. The monument sign is approximately five (5) feet tall and six (6) feet wide. The monument sign will also be constructed of brick and stone to match the exterior finishes on the main building. The monument sign will be located at the front of the property along Woodcrest Lane. All other signs will be in accordance with the City’s code of Ordinances.

Summary

The site plan provides for an Assisted Care Facility with a layout, circulation, access, parking, landscaping, and signage that is largely consistent with the approved PD, Planned Development District rules and regulations.

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Attachments:

Location Map

Exhibit A - Legal Description

Exhibit B - Development Plan

Exhibit C - Building Elevation

Exhibit D - Landscape Plan

Exhibit E - Signage Plan