



Legislation Text

File #: 23-5798, Version: 2

Ordinance - Public Hearing Continuation and Second and Final Reading on an Ordinance Approving a Change of Zoning from PR, Pre-Development District to S, South Mansfield Form-Based Development District for a Data Center on Approximately 26.897 acres, generally located at the northeast corner of Heritage Parkway South and Britton Road on property addressed at 3801 Britton Road, the City of Mansfield, Applicant (ZC#23-020)

To consider the subject zoning change request.

On January 8, 2024, the City Council met and approved the change in zoning request 7 to 0.

The Planning and Zoning Commission met on December 4, 2023, and voted 4 to 2 (with one absence) to recommend approval of the zoning change request.

Vote:

- Ayes: 4 - Mainer, Axen, Bennett and Shaw
- Nays: 2 - Moses and Thompson
- Absent: 1 - Goodwin

The Department of Planning and Development Services recommends approval.

Existing Use: Vacant

Existing Zoning: PR, Pre-Development District

Mansfield 2040 Plan: Mixed-Use Regional

Surrounding Land Use & Zoning:

- North - Railroad Right of Way and Golf Course, PR, Pre-Development District
- South - Vacant, PR, Pre-Development District (current zoning case in process)
- East - Vacant, PD, Planned Development District
- West - Electric Substation, C-2, Community Business District and Vacant, S, South Mansfield Form-Based Development District

Thoroughfare Plan Specification:

Britton Road - Future 3-lane undivided minor collector

Lone Star Road/ Heritage Parkway - Future 4-lane divided major arterial

Synopsis

The City of Mansfield is initiating a zoning change on a 26.897-acre property owned by the Mansfield Economic Development Corporation (MEDC) and the City of Mansfield from the PR, Pre-Development District to the S, South Mansfield Form-based Development District. The change in zoning is intended to accommodate mixed-use development. This particular development scenario seeks to utilize the site as a data center pursuant to provisions of the S, South Mansfield Form-based

Development District --- which would allow for a more appropriate transition in land use planning and elevate standards for urban design; thus achieving a more coherent pattern of urbanism in proximity to State Highway 360 (Toll). Data Center is an allowed use within the S, South Mansfield Form-based Development District.

Analysis

The primary intent of the recently adopted S, South Mansfield Form-based Development District, is to enable and to encourage a development pattern that is compact, mixed-use, walkable, and sustainable. To that end, the S, South Mansfield Form-based Development District is structured using the principles and practices of the rural-to-urban transect that, as used in this zoning district, create predictable urbanism by regulating building form and design.

The subject property consists of approximately 18.59 acres. As proposed, the property will be developed for a data center; however, the provisions of the S, South Mansfield Form-based Development District enable and encourage retail, residential, office, and other related commercial uses. It is expected that the design of the site and the arrangement of buildings will contribute positively to the urban fabric.

Because the property is greater than two (2) acres in area, a special land assemblage plan and a development agreement will be required. The special land assemblage plan ensures that the property is appropriately master-planned to produce a development that is pedestrian-oriented, mixed-use, and attractive and is approved administratively by the Department of Planning and Development Services. The development agreement must be approved by the City Council, and it will reinforce a pattern of development that is mixed-use and will achieve the community's vision for sustainable growth.

The S, South Mansfield Form-based Development District relies extensively on transect zones and special districts to establish the allowable uses and building design standards. The transect zone that directs this proposed development must be shown on the required special land assemblage plan.

New development on the property (and any future renovation or redevelopment) must comply with the urban design and landscaping standards of the S, South Mansfield Form-based Development District. These urban design and landscaping standards will inform the required submittal of a special land assemblage plan as well as site plans and building plans.

A site plan and building plan is required prior to plat approval or the issuance of a building permit, as provided for in Section 155.111 of the Mansfield Code of Ordinances.

Although the request for the change in zoning is for a data center --- which is a permitted use --- it is important to note that quality development can be stimulated by the presence of such a facility as has been the case in other communities across the United States. Additionally, the elevated considerations for architecture and urban design as codified by the S, South Mansfield Form-based Development District will ensure that building façades are appropriately articulated and respond positively to public realm conditions.

Summary

The Mansfield 2040 Future Land Use Plan designates the subject property as Mixed-Use Regional. The Mixed-Use Regional category is intended to serve as Mansfield's highest intensity development

category and on-site nonresidential uses should aim to employ and serve residents. If the change in zoning request is approved, it will not require an amendment or change of land use designation on the future land use map in the Mansfield 2040 Plan.

The S, South Mansfield Form-based Development District provides a specific set of form-based development standards that enables and encourages a creative development that is mixed-use, connected, walkable and visually harmonious. However, the provisions of the S, South Mansfield Form-based Development District also contemplate and understand that certain uses --- such as a data center --- are valuable contributors to the regional, national, and global economies and can be designed and operated in a manner that co-exists with other residential and commercial activities. It is with that understanding that the provisions of the S, South Mansfield Form-based Development District are structured to allow for increased flexibility without the expense of aesthetic quality and delivering a coherent urban fabric. The possible introduction of employment opportunities has the potential to create a dynamic locus of activity.

Arty Wheaton-Rodriguez
Assistant Director of Planning
817-276-4245