



Legislation Details (With Text)

File #:	21-3954	Version:	2	Name:	ZC#20-021: Public hearing for a change of zoning from SF-7.5/12 Single-Family Residential District to PD Planned Development District for single-family residential attached townhome uses on approximately 2.997 acres known as Lot 15, Mount Zion Estates, lo
Type:	Zoning Case	Status:			Passed
File created:	2/5/2021	In control:			Planning and Zoning Commission
On agenda:	3/1/2021	Final action:			3/1/2021
Title:	ZC#20-021: Public hearing continuation for a change of zoning from SF-7.5/12 Single-Family Residential District to PD Planned Development District for single-family residential attached townhome uses on approximately 2.997 acres known as Lot 15, Mount Zion Estates, located at 301 Sayers St.; Michael Thomas of MJ Thomas Engineering, LLC (engineer) on behalf of Christine Panagopoulos of Trinity Habitat for Humanity (owner/developer)				

Sponsors:

Indexes:

Code sections:

Attachments: 1. Maps and Supporting Information.pdf, 2. Exhibit A - Property Description.pdf, 3. Exhibit B - Development Plan.pdf, 4. Exhibit C - Elevations & Floor Plans.pdf, 5. Exhibit D - Landscape Plan.pdf

Date	Ver.	Action By	Action	Result
3/1/2021	2	Planning and Zoning Commission	Approved	Pass
2/16/2021	1	Planning and Zoning Commission	Approved	Pass

ZC#20-021: Public hearing continuation for a change of zoning from SF-7.5/12 Single-Family Residential District to PD Planned Development District for single-family residential attached townhome uses on approximately 2.997 acres known as Lot 15, Mount Zion Estates, located at 301 Sayers St.; Michael Thomas of MJ Thomas Engineering, LLC (engineer) on behalf of Christine Panagopoulos of Trinity Habitat for Humanity (owner/developer)

Existing Use: Vacant land

Existing Zoning: SF-7.5/12, Single-Family Residential District

Surrounding Land Use & Zoning:

North - Single-family residential, SF-7.5/12

South - Single-family residential, SF-7.5/12

East - Vacant land, PR

West - Sayers St.; single-family residential (SF-7.5/12) across the street

Continuation to March 1, 2021

A public hearing for this request was held via teleconference on February 16, 2021. Staff gave an overview of the request and was available for questions. Due to inclement weather and the closure of City Hall, the Planning & Zoning Commission continued the public hearing to March 1, 2021 and voted 7-0 to table consideration until March 1, 2021 to allow the applicant and staff to present the request in person, provide some examples of other developments similar to this one, and work to

address the concerns of surrounding property owners. During the public hearing, one adjacent property owner spoke, expressing concern about the development as it relates to plans she has for her property. The applicant has not made any changes to their plans.

Comments and Considerations

The subject property consists of 2.997 acres of vacant land. The applicant is requesting to rezone the property from SF-7.5/12 Single-Family Residential District to PD Planned Development District for single-family residential attached townhome uses.

Development Plan and Regulations

The applicant plans to develop a single-family residential attached neighborhood called Habitat for Humanity Mansfield Cottages, including 33 units. Each residential unit will be a separate lot and the units will be spread amongst 13 buildings, including a mix of 2, 3, and 4-unit buildings; all units will be owner-occupied and renting will be prohibited. All property outside of the dwelling units will be under common ownership. There will be a large open space area in the center of the development that will include amenities for the residents and a stormwater detention area will be located in the northeast corner. The development will be predominantly served by surface parking spaces on the north and south sides of the property, with the exception of ten units on the east side of the development that will each have their own attached carport (for one car). A gas pipeline runs along the east and south property lines and consent will need to be obtained from the pipeline operator to pave and landscape over the easements. The development will have a gross density of 11 dwelling units per acre. There will be five unit types, all of which are two stories and include three bedrooms. The units range in size from 1,107 sq. ft. to 1,309 sq. ft. The maximum building height is 28'-6".

Access, Circulation, and Parking

The development will be served by two access drives on the north and south sides of the property. The access drive on the south side of the property includes the majority of the parking spaces (51 spaces) and also extends along the east side of the property to provide access to the units in the rear, which include attached carport spaces. The access drive on the north side of the property is shorter and only includes 13 spaces and is intended to serve units located in the northwest portion of the property. The two access drives do not connect in order to accommodate a drainage/detention area in the northeast portion of the property and reduce impervious coverage. The development includes 64 surface parking spaces and 10 carport spaces, for a total of 74 spaces (or 2.2 spaces per unit). Three of the spaces are ADA-accessible spaces and one space is dedicated for mail/delivery parking. The development includes sidewalks throughout the development to connect the different units to parking areas, amenities, and open spaces, and there are connections to the existing public sidewalk along Sayers Drive.

Storage, Equipment/Service Area Screening, Trash Enclosures, Signage, and Lighting

The applicant notes that there will be no outside storage or outside operations on the property, no parking of boats/trailers/recreational vehicles, all service areas and mechanical equipment will be screened in accordance with Section 7301.B of the Zoning Ordinance, all rooftop equipment will be screened by building parapets at least one foot taller than the tallest piece of equipment, and that sufficient lighting will be provided to aid in safety and that the lighting will be shielded downward to eliminate glare and not cause light to trespass onto surrounding properties. All signage will adhere to the standards for MF-1 zoned properties as specified in the Zoning Ordinance. Two trash enclosures will be provided and will be screened by masonry enclosures with opaque metal gates. In addition, a small storage shed will be provided adjacent to the pavilion amenity.

Elevations and Floor Plans

The applicant has provided building elevations and floor plans for the proposed units, as well as a color rendering of the overall development, and details for the pavilion, trash enclosures, and fencing. The units are all two stories and include a mix of brick, Hardie plank siding, shake siding, and fiber cement board materials. Most of the units will be 75-80%+ masonry, however Unit 17C2 will only be 62% masonry. The units include a pitched roof design (predominantly 12:12) with 30-year composition shingles. It is noted that the façade material colors shall vary within every 10 units and the same combination of materials colors shall not be used on other units within five (5) units on either side of a given unit. The units are articulated with windows and doors, wall plane recesses and projections, materials variations, and front porches on all of the units. The units in the rear of the development will also include attached carports. The amenity pavilion will include cedar columns, wood timber beams, and pitched roofs with 30-year composition shingles.

Landscaping, Screening, and Amenities

Over 40 existing trees are to be preserved, most of them oak and elm trees, as well as a few hackberries. Most of the trees to be preserved are located in the open space areas in the central and northern portions of the property. In addition, eight live oak trees will be planted in the landscape setback along Sayers Street and ten Chinese pistache trees will be planted in the parking lot areas. Wider landscape buffers of 50' would typically be required between multi-family/townhome developments and the surrounding single-family zoning, however due to the configuration of the property, the significant existing tree cover and larger lot sizes of adjacent properties, as well as in order to preserve more trees in the center of the subject property, smaller landscape buffers of only 5' will be provided on the north, east, and south sides of the property to screen the parking and driving areas; these buffers will include dwarf wax myrtles. In addition, numerous ornamental trees, shrubs, and groundcover will be planted in the open space and amenity areas in the center of the development, in the front of the development, around buildings, and to screen trash enclosures and parking areas and provide additional enhancements to tree islands. The amenity areas also include several planter boxes. Hardscape elements in the amenity areas include a covered pavilion, grilling area, fire pit, seating areas, walking trails, trash receptacles, and open lawns. The mail center will be located in the southern part of the development roughly towards the center of the largest parking area. The development will be screened by a 5'-tall wrought iron fence on the north, east, and south sides of the property; the screening will provide security and identification of the development boundaries while maintaining an open-style design that provides a more residential character and also allows for open drainage flow.

The proposed development will provide for an infill development including attached single-family (townhome) uses to provide affordable housing by Habitat for Humanity. The Land Use Plan encourages the promotion of special housing opportunities for those who wish to age in place and similar denser products; to allow smaller, narrower lots; to save heavily wooded areas; and to continue to rehab and revitalize the housing along W. Broad St. through special financial programs. This development provides opportunities for affordable housing and also provides for smaller lots and denser development in order to preserve trees and open space. In addition, the applicant has worked cooperatively with staff to provide for enhanced architecture with a design that provides for articulation, front porch areas to provide for a neighborhood feel, and variation in materials and colors. The development provides for the parking and access necessary to support the development while limiting impervious area in order to preserve trees and large areas of open space. The development will also include additional landscaping to soften building facades, enhance amenity areas, shade and screen parking areas, and provide visual enhancement from the street. Additionally, the development will include several amenities for the residents, including walking trails,

a covered pavilion, fire pit, grilling area, and seating areas. Finally, a perimeter wrought-iron fence will provide some security and identification of the bounds of the development while maintaining an open, neighborhood feel with the surrounding area. Staff recommends approval with the condition that documentation is provided from the gas pipeline operator consenting to the development plan configuration as shown.

Attachments:

Maps and Supporting Information

Exhibit A - Property Description

Exhibit B - Development Plan

Exhibit C - Elevations & Floor Plans

Exhibit D - Landscape Plan