



Legislation Text

File #: 17-2571, **Version:** 3

Ordinance - Third and Final Reading on an Ordinance Approving a Zoning Change from SF-7.5/12 to PD for Office, Retail, Artist Studio, and Live-Work Unit Uses and Retaining the Existing Historic Landmark Overlay District on Approximately 0.3 Acres Located at 303 E. Broad Street; Felix Wong (ZC#17-020)

To consider the subject zoning change request.

The Historic Landmark Commission held a public hearing on October 24, 2017 and voted 8 to 0 to recommend approval of the zoning change, and issued a Certificate of Approval with conditions for the preservation of the property shown below.

The Planning and Zoning Commission held a public hearing on November 6, 2017 and voted 6 to 0 (Hudson absent) to recommend approval with the following conditions:

1. The 6' wood fence must be extended along the west property line to the back of the house; and
2. As the applicant is no longer proposing bed and breakfast inn and single-family residential uses for the property, these uses must be removed from the PD exhibits.

Based on the Planning and Zoning Commission's recommendation, the applicant has revised the plan to include an 8' wood fence around the rear of the property as shown on Exhibit B. Although the Commission recommended that the fence extend along the property line with 301 E. Broad to the back of the historic house, the applicant has stopped the fence at the fire lane to avoid obstructing safety vehicles. Additionally, the references to bed and breakfast inn and single-family residential uses have been removed from the exhibits.

The Chorn House, built in 1913, is Mansfield's first historic landmark and is one of five properties in the City listed on the National Register of Historic Places. The applicant is requesting a zoning change from single-family residential to commercial uses. As part of the request, the applicant proposed changes to the property to convert the existing house to commercial uses, add a new office building at the back of the property, and add a parking lot as shown in the attached exhibits.

The Historic Landmark Commission (HLC) held a meeting on October 24, 2017, and recommended approval of the PD retaining the historic landmark status by an 8 to 0 vote. HLC also issued a Certificate of Approval for the landmark with the following conditions, subject to approval of the requested PD zoning:

1. The driveway will be constructed of sugar or salt cured/finished concrete;
2. The front porch will be reconstructed using wood;
3. The round columns on the front porch must be retained;
4. Replacement siding on the historic house must use the matching wood siding obtained by the previous owner, and as many original windows as possible must be saved;
5. The height of the new building cannot exceed the height of the existing house;

6. A new crepe myrtle must be provided in the parking endcap at the driveway as shown on the development plan;

7. The square columns on the directory sign must be changed to round columns to match the house; and

The paint colors presented to the Commission for the buildings are approved.

Third Reading - January 8, 2018

The applicant has revised the site plan to show the 8-foot fence being extended along the property line to the back of the existing house.

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