



## Legislation Text

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**File #:** 18-2758, **Version:** 3

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Ordinance - Third and Final Reading of an Ordinance Approving a Change of Zoning from PR Pre-Development District to PD Planned Development District for Single-Family Residential Uses on Approximately 15.08 Acres Situated in the A. N. Curry Survey, Abstract No. 332 & the Henry Brandenburg Survey, Abstract No. 129, Generally Located on the West Side of Day Miar Road and the South Side of Grand Meadow Boulevard.; Noah Flabiano of Skorborg Company on behalf of Patricia A. Albright and Johnson Collins (ZC#18-014)

To consider the subject zoning change request.

The Planning and Zoning Commission held a public hearing on May 21, 2018, and voted 2 - 3 to approve as presented resulting in a denial. (Mills, Neuman, and Wilshire voting nay; Hudson and Klenzendorf were absent). The Commission expressed concerns relating to small side yards, small lots, cramming too much on too little property, and a lot of deviations from a base zoning district. There was one resident who spoke in support of the case.

The applicant has not made any changes to their plans.

### **First Reading - June 11, 2018**

The subject property consists of 15.08 acres located on the south side of Grand Meadow Boulevard, the west side of Day Miar Road, and both sides of Sunset Drive. The property comprises vacant land tracts (with single-family homes and outbuildings) owned by two separate parties.

The applicant is requesting to re-zone the entire property from PR Pre-Development District to PD Planned Development District for single-family residential uses. The applicant plans to develop a 55-lot single-family residential neighborhood called Sunset Crossing. The applicant is using SF-7.5/18 as their base zoning and is proposing the following bulk area standards:

Max. Height: 35'  
Min. Floor Area: 1,800 sq.ft. (e)  
Min. Lot Area: 8,100 sq. ft. (d)  
Max. Lot Coverage: 55%  
Min. Lot Width: 60' (a) (f)  
Min. Lot Depth: 110' (c)  
Min. Front Yard: 25' (b)  
Min. Rear Yard: 15'  
Min. Interior Side Yard: 5'  
Min. Exterior Side Yard: 15' abutting rear yard; 20' abutting side yard

- a. Lots 7 & 8, Block 2, and Lots 5 & 6, Block 3, are allowed a min. lot width of 45' measured at the front building setback
- b. Lots 4, 5, 6, 7, 21 & 22, Block 3; Lots 7, 8, 9, 14 & 15, Block 2; and Lot 20, Block 1, are allowed a min. front yard of 20'
- c. Lot 20, Block 1 is allowed a min. lot depth of 100', measured at the center of the lot
- d. Lots 2 & 3, Block 1, and Lot 4, Block 3, are allowed a min. lot area of 7,700 sq. ft.
- e. The min. floor area per unit shall be 1,800 sq. ft. and at least 80% of the units shall be at least 2,000

sq. ft.

f. All corner lots shall be at least 5' wider than the min. lot width

The applicant also notes an average lot area of 9,104 sq. ft. and specifies that the residential architecture will comply with Section 4600 of the Zoning Ordinance, including the 80% masonry requirement. The development will have a gross density of 3.65 lots per acre and will be completed in one phase.

The primary access point into the development will be from the north, off Grand Meadow Boulevard. In addition, the development will connect to the Pemberley Estates residential development to the west; this will require a dedication by the adjacent property owners to the north. Also as part of this development, the existing Sunset Drive right-of-way will be abandoned. As a result, an access easement will be provided to serve the existing single-family residential property immediately to the north and east of this development (Lot 1, Block 1, Day Miar Addition).

As indicated in the Enhanced Entryway Plan, the developer will be providing five enhanced entry features at the main entrance to the subdivision, as required by the Zoning Ordinance. The five proposed elements are a boulevard section with median, enhanced pavers or stained concrete, decorative street lighting that conforms to City and Onco standards, enhanced architectural features (enhanced screening wall with decorative stone columns and signage), and enhanced landscaping features. The elements generally match on both sides of the entryway, however the enhanced screening wall with decorative stone columns and signage is smaller on the east side due to space limitations. Staff notes that the street name will need to be revised on the next submittal to match the street name indicated on the Development Plan.

As indicated in the Landscape Plan, the developer will be providing a 6' masonry screen wall on the north property lines of the development and a 6' board-on-board wood fence on the west, east, and south property lines of the development. In addition, each residential lot will be provided with three trees: generally two in the front yard and one in the rear yard. The masonry screen walls, enhanced entryway features, and open space lots will be maintained by the homeowners association and the board-on-board fence will be maintained by the individual property owners. Each individual property owner will also be responsible for the maintenance of the landscaping on their lot.

The applicant has also provided conceptual building elevations of representative home products planned for the development. Ten elevations have been provided, seven of which are two-story and three of which are single-story. Three of the elevations are J-swing garages. All the provided elevations include a mix of brick and stone construction.

The Development Plan is conceptual in nature and may need to be modified at the time of platting in order to address the City's platting and development regulations.

### **Second Reading - June 25, 2018**

The City Council held a public hearing and first reading on June 11, 2018 and voted 5-2 to approve (Lehman and Moore voting nay). Some councilmembers were concerned about density and too many deviations from the base zoning district. Some councilmembers also requested a masonry screening wall instead of a wood fence along the rear property lines of lots that backed up to Day Miar Road in spite of the small open space buffer lot at this location. Councilmembers also requested that the notations in the staff report relating to bulk area standards be corrected to match the Development Plan.

The applicant made the following changes to the Development Plan (Exhibit B) and the Landscape Plan (Exhibit D) to address Council concerns:

- Decreased the number of lots from 55 lots to 54 lots
- Increased the minimum lot width from 60' to 65' (in conformance with SF-7.5/18 zoning)
- Adjusted the minimum interior side yard from 5' to 5' & 10' (in conformance with SF-7.5/18 zoning)
- Changed minimum lot area to 7,500 sq. ft. (in conformance with SF-7.5/18 zoning); the minimum lot area was previously 8,100 sq. ft. (with 3 lots around 7,800 sq. ft.)
- Increased the average lot area from 9,104 sq. ft. to 9,166 sq. ft.
- Changed the proposed wood fence along the lots backing up to Day Miar Road to a 6' masonry screening wall

Staff notes the following new bulk area standards (using SF-7.5/18 as the base zoning district):

Max. Height: 35'

Min. Floor Area: 1,800 sq.ft. (c)

Min. Lot Area: 7,500 sq. ft.

Avg. Lot Area: 9,166 sq. ft.

Max. Lot Coverage: 55%

Min. Lot Width: 65' (d)

Min. Lot Depth: 110'

Min. Front Yard: 25' (b)

Min. Rear Yard: 15'

Min. Interior Side Yard: 5' & 10' (a)

Min. Exterior Side Yard: 15' abutting rear yard; 20' abutting side yard

Masonry Percentage: 80%

Density (Gross): 3.58 lots per acre

- a. Requires two side yards to have a combined total of not less than 15' with a 5' minimum on one side and a 10' minimum on the other side
- b. Lots 4, 5, 6, 20 & 21, Block 3 and Lots 7, 8, 9 & 15, Block 2 are allowed a min. front yard of 20'
- c. The min. floor area per unit shall be 1,800 sq. ft. and at least 80% of the units shall be at least 2,000 sq. ft.
- d. All corner lots shall be at least 5' wider than the min. lot width

All house facades shall comply with Section 4600 of the Mansfield Zoning Ordinance.

The Engineering Department notes the following comment: the screening wall and board on board fence extend into the drainage easement and need to be relocated to along the rear property lines of Lots 2 - 5, Block 3 and not into the open space lot and the drainage easement.

Staff recommends that the above condition be included in any action taken by Council.

### **Third Reading - July 9, 2018**

The City Council held a public hearing and second reading on June 25, 2018 and voted 7-0 to approve with the condition that the lots and street section on the northern appendage of the development (along Franklin Drive) be reversed. The applicant presented a rough plan to councilmembers at the meeting showing the development with the lots and street section reversed. Staff had not had an opportunity to review this plan prior to the 2nd Reading.

The applicant has submitted a revised Development Plan, Enhanced Entryway Plan, and Landscape Plan. In addition to the revised lot and street configurations associated with the reversing of Franklin Drive and the lots located along it, the applicant has also made the following changes:

- Increased the width of the HOA lot along Franklin Drive from 5' to 17' and in turn reduced the depth of the lots located along Franklin Drive.
- Added a note that 30% of the lots within this development shall have J-swing garages
- Changed the minimum floor area to: 6 lots at 1,800 sq. ft., 20 lots at 2,000 sq. ft., 28 lots at 2,200 sq. ft.
- Increased the open space acreage from 0.59 acres to 0.72 acres
- Adjusted the average lot area from 9,166 sq. ft. to 8,904 sq. ft. due to the revised lot configuration and slight increase in open space acreage
- Relocated the proposed screening wall along Day Miar Road to the residential property lines; as a result of the reconfiguration of the Franklin Drive/Albright Lane intersection, this screening wall will now be located along the side property lines of two residential lots, rather than the rear property lines of four residential lots
- Changed the masonry screening wall along the rear of the lots on the north side of Albright Lane to a board-on-board fence since the adjacent property is vacant PR-zoned property

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