



## Legislation Text

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**File #:** 19-3005, **Version:** 3

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Ordinance - Third and Final Reading of an Ordinance Approving a Change of Zoning from C-2, Community Business District to PD, Planned Development District for Single-Family Residential Uses on Approximately 0.393 Acres, Generally Located at the Southeast Corner of the Intersection of North Street and Van Worth Street, on Property Addressed at 111 Van Worth Street; Daryle and Melisa Perez (ZC#18-033)

To consider the subject zoning change request.

The Planning and Zoning Commission held a public hearing on January 7, 2019, and voted 7 to 0 to recommend approval with the condition that the requested 50% lot coverage be reduced to 45%.

Staff recommended approval of the proposed zoning change to the Planning and Zoning Commission.

### **First Reading**

The subject property consists of 0.393 acres of vacant land located at the southeast corner of North Street and Van Worth Street. The property was formerly occupied by a single-family residence. The applicant is requesting a zoning change from C-2, Community Business District to PD Planned Development District for single-family residential uses to accommodate a new house on the property.

### **Development Plan**

The applicant is proposing the following bulk area standards:

Min. Lot Area:	7,500 sq. ft. per lot
Min. Floor Area:	1,800 sq. ft. per unit
Max. Lot Coverage:	50%
Min. Lot Width:	65'
Min. Lot Depth:	110'
Min. Front Yard:	15'
Min. Rear Yard:	15'
Min. Interior Side Yard:	5'
Min. Exterior Side Yard:	20'
Max. Height:	35'
Corner Lot Width:	10' wider than the min. lot width

The applicant will provide at least 2 garage spaces to meet the parking requirements of Section 7200 of the Zoning Ordinance. In addition, the property will comply with the residential landscaping requirements noted in Section 7300 of the Zoning Ordinance.

Because the lots surrounding this property are still zoned C-2, the applicant is requesting deviations from the Residential Proximity requirements in Section 7400 of the Zoning Ordinance. These regulations require a minimum 40-foot setback from a commercial zoned property, and would be required on the south and east sides of the applicant's property. The surrounding lots are still being used for residential purposes, and this requirement would place an undue hardship on the applicant's property.

### **Conceptual Elevations**

The applicant has provided conceptual building elevations of the type of house that will be constructed on the

property. Two example elevations have been provided with craftsman-style features. The house can be either one or two stories.

Lots in the Original Town of Mansfield plat are exempt from the masonry and architectural requirements of Section 4600 of the Zoning Ordinance. The new house may use a combination of building materials to achieve the appearance of the conceptual elevations.

#### Considerations

The blocks between North Main Street and North Street were zoned commercial in the 1980s in anticipation that further commercial development would continue west of Main Street. Despite the C-2 zoning, the area has remained predominantly residential. As can be seen on the attached zoning map, one of the properties on this block rezoned back to SF-7.5/16 in 2001. Residential uses are still compatible with this area and the new residence will contribute to the City's downtown revitalization efforts.

**Surrounding Land Uses and Zoning:** **North** - Single-family residential (C-2)  
**South** - Single-family residential (C-2)  
**East** - Single-family residential (C-2)  
**West** - Single-family residential (SF-7.5/12)

#### Second Reading

The applicant has revised Exhibit B to reduce the maximum lot coverage from 50% to 45% as presented to the City Council at the first reading on January 14, 2019.

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