



Legislation Text

File #: 20-3490, **Version:** 1

ZC#20-003: Public hearing for a change of zoning from SF-8.4/16 Single-Family Residential District to PD Planned Development District for professional & medical office uses, boutique retail shops, and artist studio uses on approximately 0.379 acres known as a portion of Block 10, Original Town of Mansfield, located at 310 E. Broad St.; Ernst Realty Investment

GENERAL INFORMATION

Existing Use: Single-family residence

Existing Zoning: SF-8.4/16, Single-Family Residential District

Surrounding Land Use & Zoning:

North - E. Broad St.; professional office and church uses (PD) across the street

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

East - Professional office, OP

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

Thoroughfare Plan Specification:

E. Broad St. - major arterial (four-lane divided)

COMMENTS AND CONSIDERATIONS

The subject property consists of 0.379 acres currently improved with a 1,200 sq. ft. single-story house, garage, and shed. The applicant is requesting to rezone the property from SF-8.4/16 Single-Family Residential District to PD Planned Development District for professional & medical office uses, boutique retail shops, and artist studio uses.

Development Plan and Regulations

The existing 1,200 sq. ft. single-story house will remain, but the garage and shed in the rear of the property will be removed. The house, known as the Andrew "Cap" and Emma Doughty Bratton House is listed on the National Register of Historic Places, but has not yet been designated as a local historic landmark. The house includes yellow siding, green trim, a prominent bay window, a covered front porch, a pitched roof, and is 28' in height.

Behind the house, a new 2,400 sq. ft. single-story building will be constructed. To match the house, the new building will include yellow siding as the primary building material, with covered porches, bay windows, and a pitched roof design. In addition, the new building will be accentuated by red brick along the base, shake siding in the gables, white trim, and 3-D architectural shingles. The new building will also include abundant windows on the front elevation. While larger in size than the house, at 20'-6", the new building will be shorter in height than the house and will also be mostly concealed by the house or landscaping in order to not detract from or overshadow the historic house. During the staff review process, the applicant agreed to trim 10' off the western side of the new structure to assist in this regard, while still maintaining the bay window feature and providing for a vista at the end of the driveway.

It is noted in the development regulations that no expansion shall be made to the existing building, any exterior construction and remodeling of the existing building must be compatible with the historic character of the building, and that the maximum height of the proposed building shall not exceed the height of the existing building.

It is also noted that the development deviates from the Zoning Ordinance as it relates to residential proximity requirements. A reduced building setback from the adjacent residential zoning shall be allowed as shown in the Development Plan. The typical setback from residential property for a 20'-tall OP-zoned building is 20', but there is only a 10' setback from the residential property to the south. However, the regulations specify that lighting shall be shielded or pointed away from adjacent residential properties as prescribed in Section 7400 of the Zoning Ordinance

Access and Parking

The existing driveway along the west side of the existing building will be expanded and re-worked to provide for a 12-space parking lot to serve the development. Most of the parking spaces will be arranged in a single-row along the western side of the property, with two of the spaces located on the opposite side behind the home, one of which will be an ADA-accessible space. The parking ratio for professional office uses (1 space per 300 sq. ft.) was applied; the development meets the requirements when calculated using this ratio. Due to space constraints, only a 22' two-way drive aisle will be provided, two feet below the typical 24' standard. In order to allow vehicles to safely maneuver out of spaces into the reduced-width drive aisle, several of the parking spaces are 1' wider than the typical 9'-wide space. To further enhance the appearance of the historic building, the existing pavement and second driveway opening directly in front of the historic building will be removed. A new sidewalk will connect the front entrance of the existing building to the sidewalk along E. Broad St. A new concrete walk and ramp will also connect the two buildings to each other and provide an accessible route to the parking lot.

Landscaping and Screening

Landscaping and screening will be provided as shown in the Development Plan. This includes the preservation of the existing landscape beds in front of the existing home, the preservation of nine trees and one shrub, and the planting of ten new shrubs and one crape myrtle tree. The new plantings are largely to accentuate the new building and parking lot. The existing wood fence along the rear property line will remain, while a new 3.5'-tall picket fence will be installed along the west property line adjacent to the parking lot. The picket fence will not extend into the front yard forward of the existing building and provides for screening and separation of land uses in a manner that is consistent with the historic residential character of the neighborhood. The development regulations note that all equipment will be ground-mounted, located in the side yard or rear yard, and will be screened from the street or adjacent property by dense shrubs or low fencing that fully conceal the equipment. In addition, all trash containers will be screened in accordance with Section 7301.B of the Zoning Ordinance. In addition, no outside storage of materials or merchandise will be allowed on the property.

Signage

A new directory sign will be installed in front of the existing building along E. Broad St. The directory sign will be 6' tall, 10' wide, and will include a 2' tall brick base to match the building. The sign area will be limited to 32 sq. ft. The directory sign will be setback 5' from the front property line, which

deviates from the typical 10' setback requirement, but is consistent with the location of many other signs along this section of E. Broad St. and prevents the encroachment of the sign into the existing landscape beds in front of the building. Name plate signs will also be allowed on the buildings as prescribed in Section 7100 of the Zoning Ordinance.

Recommendation

The proposed development will allow for the preservation of the existing historic structure, while also removing nonconforming accessory structures that do not match or complement the historic structure, and allowing for a new building that better matches and complements the existing structure while not detracting from or overshadowing it. In addition, the proposed change in use from single-family residential to office, studio, and boutique retail uses allows for a more productive use of the property that is consistent with the transition from residential to business uses that has been taking place along this part of E. Broad St. while also being sensitive to the historic residential character of the surrounding area. The development also preserves the existing trees and landscape beds, provides for additional landscaping, and provides for parking, screening, and signage in a manner that is limited to only what is truly necessary to support the development and which is also sensitive to surrounding properties and the historic character of the area. Staff recommends approval with the condition that the applicant revise the listed number of plantings to match the plan.