



Legislation Text

File #: 20-3720, **Version:** 1

ZC#20-013: Public hearing for a zoning change from SF-7.5/12, Single-Family Residential District to PD, Planned Development District for Multi-family residential uses on approximately 0.535 acres located at 505 W. Kimball Street; Ben Hartman, owner/developer

Existing Use: Single-family residence

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

Surrounding Land Use & Zoning:

North - Residential, PD for Residential Uses

South - Residential, PD for Residential Uses

East - Vacant and Residential, 2F - 2 Family Residential District

West -Residential, SF-7.5/12 and PD for Residential Uses

Official Land Use Plan:

The property is located in Sub-Area 3. The Land Use Plan recommends the following for Sub-Area 3:

- Emphasis should be on medium and higher (greater than 5 units per acre) density housing as infill projects, with appropriate buffers next to existing low density (under 5 acres per acre) single-family residential.
- Use the Residential Guidelines as a guide to any new residential development, where appropriate.

Comments and Considerations

The subject property consists of 0.535 acres which is currently occupied with a single family home which will be removed for this development. The applicant is requesting to re-zone the property from SF-7.5/12 Single-Family Residential District to PD Planned Development District for multi-family residential uses.

Development Plan

The applicant is proposing to build two residential buildings on one lot with a detached garage between them. Each residential building will have four 2 bedroom, 1 bathroom units.

The applicant is proposing the following development standards:

- Minimum Lot Area Per Dwelling Unit: 2750 sf
- Minimum Floor Area per Unit: 900 sf
- Maximum Lot Coverage: 50%
- Minimum Lot Width: 75'
- Minimum Lot Depth: 295'
- Minimum Front Yard: 10'

- Minimum Rear Yard: 20'
- Minimum Side Yard: 15' & 7.5'
- Maximum Height: 35'
- Minimum Building Separation: 45'
- Maximum Garage Size: 2000 sf
- Maximum Height of Garage: 26'
- Minimum Front Porch Area Under Roof (SF):300
- Minimum Garage Per Unit: 1
- Minimum Uncovered Parking Per Unit:1
- Maximum Density (units/acres):15

The exterior of the building will have a craftsman style look to match the surrounding area. The applicant has created a look that will appear to be two single family houses with large front porches and a single front door. There will be an atrium/common area inside each building to get to the individual units (Exhibit E) that will be maintained by a mandatory owners association.

The applicant is proposing the following architectural features as part of the PD:

- Siding with more than one pattern:
For example: Horizontal lap style siding on the first floor and board and batt style siding on the second floor.
- Stone or masonry accents on the front elevation.
- Craftsman elements utilized in the gables, such as knee braces or gable pediments.
- Craftsman style windows (characterized by a divided lite look on top with no lites on the bottom).
- Eight foot (8') tall front door.
- 30 year Architectural shingles.

All siding will be cementitious fiber board.

Landscaping and Screening

A Landscape Plan has been provided (Exhibit D), showing the landscaping, hardscaping, and screening to be provided throughout the site, as well as tables detailing the planting types and quantities.

An 8' board on board stained cedar fence will be constructed around the perimeter of the property to screen this development from the adjacent residential lots.

Dumpster

A dumpster will be provided for the residents to use towards the back of the property. The dumpster will be screened by a masonry enclosure to match the masonry accents on the main buildings. The gates across the front and a small side gate for residents to use will be constructed of the same stained cedar as the fence along the perimeter of the lot.

Parking

A total of 16 parking spaces will be provided for this development. Each unit will have one parking

space in the garage and one uncovered parking space.

This development will provide eight housing units while maintaining the exterior appearance of two homes so that it will blend in well with the surrounding single family houses. It is a good alternative to traditional apartment while adding more housing in our Downtown Mansfield area. This development is within walking distance to all of the amenities that our downtown has to offer which will make it a desirable location.

Staff recommends approval.

Attachments:

Maps and supporting information

Exhibit A

Exhibit B-E