



Legislation Text

File #: 20-3775, **Version:** 3

Ordinance - Third and Final Reading of an Ordinance Approving 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 (ZC#20-013)

To consider the subject zoning change request.

The Planning and Zoning Commission held a public hearing on September 8, 2020 and voted by 6-0 to recommend approval with the following conditions:

- Add carriage style garage doors
- Consider using wood framed windows on the front of the house facing W. Kimball Street
- Add a sidewalk for residents to get from the back of the building to W Kimball Street.

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 units 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 (Exhibit B)

The applicant plans to build two buildings with four units per building with a detached garage

between them on one lot as shown on Exhibit B.

The applicant is proposing the following development standards:

- Minimum Lot Area Per Dwelling Unit (SF):2750
- Minimum Floor Area per Unit (SF):900
- 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 Accessory Building Size:2000'
- Maximum Height of Accessory Building:26
- Minimum Front Porch Area Under Roof (SF):300
- Minimum Garage Per Unit: 1
- Minimum Covered Parking Per Unit:1
- Maximum Density (units/acres):15

Summary

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 apartments 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.

Changes for 2nd Reading

The City Council held a public hearing and first reading on September 28, 2020 and voted 7-0 to approve the PD as presented. The Council discussed reducing the overall number of units to two units in each building. There was also some discussion about making this development townhomes instead of condominiums. The applicant has submitted three options for Council to consider.

Option 1

The PD as originally presented with 8 units in two buildings on the same lot.

Option 2

The main changes in this option include:

- Eight townhome units in two buildings, with each building on its own lot.
- The lot line will divide the garage so that 4 garage parking spaces are provided on each lot.
- The building elevations, unit layout and unit square footages are the same as shown in the original proposal in Option 1.
- The development standards have been revised to establish new minimum standards for the size and area of each lot.

Option 3

The main changes in this option include:

- Five townhome units on individual lots. The front of the property will have two units facing Kimball Street. The back of the property will have three units.
- The detached garage has been eliminated.
 - The townhome units facing Kimball Street will have a 2-car, rear-entry garage.
 - The units at the rear will have a single-car, front-entry garage.
 - There will be four, open use, uncovered parking spaces.
- The front building will resemble the elevation proposed in the original application except that there will be two front doors. The elevation of the rear building has a different design from the front building as shown in the Option 3 plans.

Exhibits provided by the applicant for each option have been included in the Council's packet.

Changes for 3rd Reading

The City Council held a public hearing and second reading on October 12, 2020 and voted 6-1 (Lehman voting no) to approve either Options 1 or 2 with only two units per building.

The applicant has provided Revised Exhibit B-E showing two units per building.

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