



Legislation Text

File #: 22-4994, **Version:** 1

Ordinance - Public Hearing to Consider Proposed Amendments to the provisions Section 155.073 of the Mansfield Code of Ordinances Related to Block Size, to Clarify the Requirements for Underground Utilities; to Clarify the Requirements for Building Façade Lengths; to Add Architectural and Urban Design Standards to Promote Visual Variety; and to Provide Definitions Related to the Same Regarding the S, South Mansfield Form-based Development District (OA#22-008)

The S, South Mansfield Form-based Development District is a zoning designation which purposefully emphasizes building form and the function of public (and semi-public) space over building use. This zoning designation is intended to create environments defined by human-scaled development, a rich mix of uses, vibrant streetscapes and architecture.

The proposed amendments to the S, South Mansfield Form-based Development District, intend to provide heightened clarity with respect to creating and sustaining streetscapes of an elevated visual quality, promoting architectural variety, and creating environments that are focused on the human scale and walkable.

Some of the amendments proposed to achieve this include:

- Emphasizing that utilities are to be placed underground by inserting new language in Section 155.073(I)(3).
- Reinforcing diversity in architecture and urban design by inserting a new provision in Section 155.073(K)(1)(K) that “building frontages shall vary from lot to lot”.
- Permitting green (vegetated) roofs in the T-4, the T-5, and the T-6 transect zones to enable and to encourage sustainable practices in Section 155.073(Q)(1)(2).
- Promoting pedestrian oriented design and enhanced architectural design by inserting new provisions in Section 155.073(Q)(7) that intentionally:
 - Limit the maximum length of a façade of a single building to 300 feet.
 - Limit building façades from being repeated along a block face or directly across a street.
 - Require, in mixed-use buildings, that all ground floor retail functions (i.e., uses) be architecturally distinguished from the upper floors.
- Requiring that the thoroughfare network plan for special land assemblage plans define blocks not exceeding the following perimeter lengths (i.e., to be measured as the sum of frontage lines):
 - T-3 transect zones: 3,000 feet.
 - T-4 transect zones: 2,400 feet.
 - T-5 transect zones: 2,000 feet.
 - T-6 transect zones: 1,800 feet.

The Planning and Zoning Commission held a public hearing on October 17, 2022, and voted 5 to 0 (with Commissioners Axen and Gilmore absent) to recommend approval.

Staff recommends approval.

Jason Alexander, Director of Planning
817-276-4244