



Legislation Text

File #: 22-5044, **Version:** 2

Continued Public Hearing and Consideration of a Request for a Specific Use Permit for Apartments in the Reserve PD Workplace Sub-District on approx. 10.034 ac being a tract of land in the Elizabeth McAnier Survey, abstract no. 1005, City of Mansfield in Tarrant County Texas, located at 240 N Mitchell (Generally located to the southwest of the East Broad Street and Reserve Way intersection) (SUP#22-004)

Public Hearing Continuation and Consideration of a Request for a Specific Use Permit for Apartments in the Reserve Planned Development Workplace Sub-District on approx. 10.034 ac being a tract of land in the Elizabeth McAnier Survey, abstract no. 1005, City of Mansfield in Tarrant County Texas, located at 240 N. Mitchell (Generally located to the southwest of the East Broad Street and Reserve Way intersection) (SUP#22-004).

To consider the request for a Specific Use Permit (SUP) for Apartments in the Reserve Planned Development District

The Planning and Zoning Commission held a public hearing on November 7, 2022, and voted 6 to 0 (with one absence) to recommend approval of the request for an SUP with the allowance of parking to be located between Buildings No. 1 and No. 2 along Domain Drive and with the enhanced seating and streetscape details, as shown on the site plan.

Ayes: 6 - Axen, Goodwin, Gilmore, Mainer, Shaw, and Thompson

Nays: 0

Absent: 1 - Groll

Existing Use: Vacant

Existing Zoning: The Reserve PD, Planned Development District (within the Workplace Sub-District)

Land Use Plan: Sub-Area 7

Surrounding Land Use and Zoning:

North - Existing Multi-family residential (The Atwell), The Reserve PD, Planned Development District

South - Vacant, The Reserve PD, Planned Development District

East - Commercial (under construction), The Reserve PD, Planned Development District

West - Multi-family residential (under construction), The Reserve PD, Planned Development District

The City Council held a public hearing on November 14, 2022 and tabled their decision on the request for an SUP for Apartments in the Reserve Planned Development.

Synopsis

The SUP request is for a use --- apartments --- that may require special consideration in certain settings or are of a public or semi-public character often essential or desirable for the general convenience and welfare of the community, which without specific consideration may have possible

adverse impact on neighboring properties. Pursuant to the provisions in Section 155.080, Specific Use Permit, of the Zoning Ordinance and the provisions set forth for the Reserve Planned Development District Standards, the SUP for an Apartments is compatible with the surrounding land uses and is consistent with the Land Use Plan.

Staff Analysis

The applicant is proposing to construct 333 apartments on approximately 11.14 acres of land. The proposed project is located to the south of the recently completed Atwell.

Pursuant to the provisions of The Reserve Planned Development District, apartments are only permitted in the Workplace Sub-district with approval of an SUP. As proposed, the development will consist of the construction of three (3) buildings that generally front Domain Drive (north); Reserve Way (east); Navhi Road (south); and a future street (west). The dwelling units are anticipated to deliver a minimum floor area as follows:

- A minimum of 600 square feet for an efficiency (56 dwellings).
- A minimum of 750 square feet for a one-bedroom residence (169 dwellings).
- A minimum of 950 square feet for a two-bedroom residence (108 dwellings).

Private entries are also provided for most of the ground floor dwellings fronting the three (3) existing streets and the future street. The private entries --- collectively --- intend to support pedestrian activity and to stimulate visual interest.

Architecturally, the proposed project draws inspiration from the nearby Atwell. However, the revised building elevations reflect some minor adjustments to visually distinguish the two projects. The adjustments contemplate changes in color and exterior finish material selections.

Finally, modifications to the internal streetscape design are intended to support walking and other pedestrian-oriented activities.

Site Plan

The site plan, as proposed, depicts the construction of three (3) apartment buildings. The apartment buildings range in height from three (3) stories to four (4) stories. The largest of the apartment buildings, Building No. 1, is designed to wrap around an interior (private) courtyard generally located in its center. Building No. 1 is intended to range in height from three (3) stories to four (4) stories. Building No. 2 and Building No. 3 are designed to be three (3) stories in height and both frame a dog park for unstructured recreation.

It should be noted that the property does have topographical differences in some areas; and the changes in topography afford unique streetscape design opportunities that can also stimulate visual interest and enhance the aesthetic of the proposed development.

Parking

Including on-street parking, the proposed development will provide a total of 491 spaces for vehicular parking. As set forth in Section 2.5 of The Reserve Planned Development District, and concerning the Workplace Sub-District, "parking shall be located behind the buildings to allow maximum frontage or buildings along the streets." Grade differences, hinder the ability of the developer to meet this

regulation, hence the provision of parking in front of Building No. 1 at the intersection of Reserve Way and Domain Drive.

Additional Considerations

Also, many of the apartments at the ground floor are provided with private entries (e.g., dooryard, stoop, or terrace). As directed, a note was included in the site plan stating that “[a]ll exterior walk-up entries will be accessed with the same key as the internal corridor and must enter to a living or kitchen space and not to enter to a bedroom.”

Additional architectural treatments can be leveraged to visually distinguish the proposed project from the neighboring Atwell (e.g., cornice detailing, window detailing, projections and recesses, et cetera).

Some pedestrian connections to facilitate the safe movement of pedestrians is provided; however, those connections can be reinforced and strengthened further to visually favor the pedestrian over the motorist in all areas.

Summary

The Official Land Use Plan identifies The Reserve Planned Development District as an area that is designed and developed in a manner “to accommodate a range of compatible land uses, mixing employment opportunities with housing, retail, and service uses.” Additionally, the development standards in The Reserve PD District are crafted to emphasize “control over the scale and urban form of each building-building setback, size, height-as well as the relationship of building to the street, street landscaping and other characteristics.” As proposed, the development project meets the general vision of the Official Land Use Plan and the development patterns within this highly visible part of Mansfield.

Pursuant to the provisions set forth in Section 155.080 of the Zoning Ordinance and the Reserve PD Standards, the presence of apartments is compatible with the surrounding land uses. However, land use compatibility is not relegated solely to the activities; it also includes and contemplates the intentional integration of the use within the urban fabric through elevated architecture, landscaping, and other traditional neighborhood design practices that will generate cultural, economic, and physical value for the property and its immediate environs.

The Planning and Zoning Commission held a public hearing on November 7, 2022, and voted 6 to 0 (with one absence) to recommend approval of the request for an SUP with the allowance of parking to be located between Buildings No. 1 and No. 2 along Domain Drive and with the enhanced seating and streetscape details, as shown on the site plan, based on topographical considerations and to encourage increased pedestrian activity.

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