



Legislation Text

File #: 23-5211, **Version:** 1

ZC#22-014: Change of zoning from SF-12/22, Single-family Residential District to PD, Planned Development District, for C-2, Community Business District based Commercial Uses (approximately 16,936 square feet) on 2.9 acres of land in the W.C. Low Survey, Abstract No. 970, generally located southeast of the intersection of Grand Meadows Boulevard and North Holland Road on property at 700 North Holland Road

Existing Use: Vacant

Existing Zoning: SF-12/22, Single-Family Residential District

Land Use Plan: Sub-Area 6

Surrounding Land Use & Zoning:

North: Existing, Commercial Development (PD, Planned Development District based on C-2, Community Business District)

South: Vacant (SF-12/22, Single-Family Residential District)

East: Vacant, Gas Pipeline Easement (SF-12/22, Single-Family Residential District)

West: Holland Road Right-of-Way

Synopsis

The request to rezone the property to PD, Planned Development District, is in alignment with the goals and recommendations that are contained in the Official Land Use Plan for Sub-Area 6. Specifically, the Official Land Use Plan advises limiting access on arterials; and to “encourage development that restricts or limits access” to both Holland Road and National Parkway.

Staff Analysis

The subject property is part of a larger tract of land --- 5.436 acres --- with frontages on both Holland Road and Holland Road Extension. As currently proposed and presented, the request is to rezone only the western half of the tract of land --- 2.9 acres --- to PD, Planned Development District. An existing gas pipeline easement that runs through the property (the easement runs north / south) will serve as a dividing line for the properties.

Holland Road is identified on the 2015 Master Thoroughfare Plan as a major arterial. As a major arterial, the road is currently built with 4-lanes with a divided median.

Regarding land uses in the surrounding area, there is existing commercial development to the north of the site. The existing commercial development is the physical outcome of a successful request to rezone the property to PD, Planned Development District, which was approved by the City Council in 2007 (ZC#07-001).

The provisions of the PD, Planned Development District that directs development to the north of the subject property contain specific provisions that prohibit specific commercial uses that may be too intense for an urban fabric that is primarily residential in character. It should be noted that the PD,

Planned Development District, for the adjoining property to the north, contains provisions that are intentionally derived from the C-2, Community Business District development standards.

In order to provide a more predictable and a well-defined understanding of the allowed uses, the proposed PD, Planned Development District provides development standards specifically for those uses that are permitted (i.e., the permitted uses are restricted only to the uses identified in the PD, Planned Development District Plan as “Allowed Uses”). Those uses are purposefully identified to ensure commercial activity that are compatible and complementary to existing residential uses in adjacency. Those proposed permitted uses include neighborhood-oriented retail, personal service, office, medical, veterinarian office or mail center uses. There are additional limitations proposed for the use of drive-throughs for cafés, coffee shops, bakeries, ice cream parlors, pharmacies, restaurants, dry cleaners, et cetera.

As proposed, the rezoning request contemplates construction of a 16,966 square foot commercial building in accordance with the Community Design Standards found within Section 155.056 of Mansfield’s Zoning Ordinance. These standards are provided in the Development Plan under the Development Standards Section, and include regulations for exterior finish, building articulations, and other architectural elements and features to deliver a coherent architectural composition. The Development Plan requires the project follow the standards for the C-2, Community Business District, for landscaping, parking, signage, and screening.

The elevations provided in Exhibit C depict compliance with the development standards in the proposed PD, Planned Development District. The elevations also depict a building consistent with the community’s desiring for delivering elevated commercial spaces with traditional shopfront motifs.

The property is located in Sub-Area 6 of the Official Land Use Plan. Although Sub-Area 6 is “generally built out” it does recommend that “some limited retail and service uses may be added at a neighborhood level.” While it is anticipated that the presence of more commercial activity will increase traffic, it should also be noted that the strict limitation of those commercial activities to neighborhood-oriented goods and services combined with intentional urban design considerations will produce business opportunities that will help create “complete communities” and promote alternative transportation options including cycling and walking.

Further, this rezoning request is demonstrative of realizing, recognizing, and capitalizing on unique opportunities for introducing neighborhood services in a manner that expands the market goods and services necessary for the ordinary activities of daily living and exemplifies practical approaches to infill development.

Finally, with existing commercial activity to the north, and frontage along a thoroughfare classified as a major arterial, the request will only serve as an expansion of the existing businesses and it is compatible with existing development patterns.

Staff recommends approval.

Attachments:

Maps and Supporting Information

Exhibit A, Legal Description

Exhibit B, Development Plan

Exhibit C, Building Elevations
Exhibit D, Landscape Plan