

## **Cowan Street Townhomes DEVELOPMENT STANDARDS**

### **I. PROJECT LOCATION**

Cowan Street Townhomes consists of 0.615 acres of land located at the Southwest corner of the intersection of South Cowan Avenue and Hickory Street, and more generally described in Exhibit “1”.

### **II. PURPOSE AND INTENT**

#### **A. Purpose:**

1. The purpose of this district is: To create a planned residential community with a base of Old Town Mixed-Use Two (OTMU-2) zoning.
  - a. To provide development and land use flexibility within the framework of a Planned Development zoning district.
2. The intent of this district is:
  - a. To develop a neighborhood that serves the needs of both future residents and the surrounding community, and to provide safe walkable streets.
3. The Development and Design Standards herein shall apply to the entire Cowan Street Townhomes development unless indicated otherwise.
4. Cowan Street Townhomes shall be developed in one phase.

**B. Applicability:** These standards shall apply to all development within the Cowan Street Townhome boundaries.

**C. Zoning Ordinance:** All references herein to the City of Lewisville Zoning Ordinance shall be to the City of Lewisville Zoning Ordinance in effect as of August 21, 2023.

### **III. DEFINITIONS**

All definitions shall be as set forth in the City of Lewisville’s Unified Development Code, as amended

### **IV. DEVELOPMENT REGULATIONS**

Cowan Street Townhomes will include a maximum of 13 townhomes. The base zoning for this PD shall be OTMU-2.

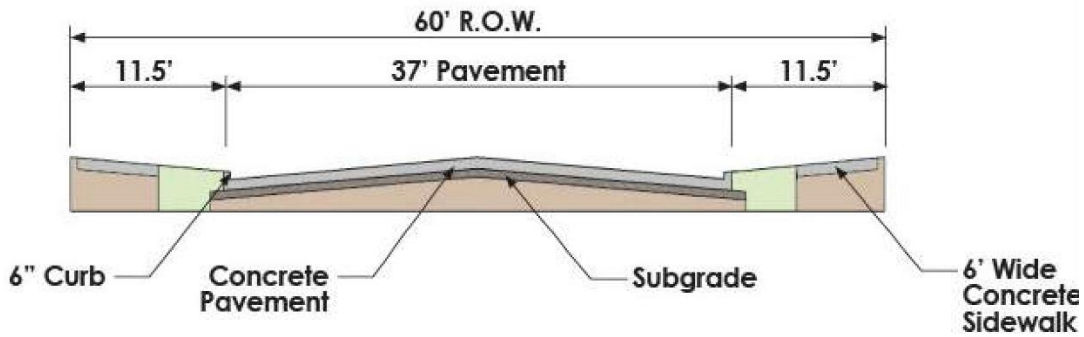
**A. Town Homes Requirements:**

1. Purpose: To allow for attached single family dwellings that provide ownership opportunities on smaller lots than generally allowed.
2. Permitted Uses:
  - a) Townhouse attached dwelling units.
3. Height Regulations: No building shall exceed forty-five feet (45') in Height
4. Area Regulations: The following minimum standards shall be required

Minimum Dwelling Unit:	The Minimum Dwelling unit size shall be 1,000 square feet
Minimum Lot Size:	The minimum Lot Size shall be 1,100 square feet
Front Yard Setback:	The minimum front yard setback shall be 5'
Rear Yard Setback:	The minimum rear yard setback shall be 4'
Side Yard Setback:	The minimum side yard setback shall be 5'
Maximum Density:	The maximum density shall be 21.2 units per acre.

**V. DEVELOPMENT AND DESIGN STANDARDS**

- A. **Streets:** The following street types shall establish the criteria for streets allowed within the Cowan Street Townhome Development.
  1. Local Streets A and B  
Classification: Minor Collector Street  
Street Right-of-Way: 60'  
Pavement Width: 37'  
Pavement Section: 6" Reinforced Concrete, 6" stabilized subgrade  
Curb Radii: 25'  
Minimum Sidewalk Width: 6'-0"  
Parking: Allowed on both sides of the street



The City Engineer shall have the discretionary authority to consider and approve exceptions to the Street Design Standards, limited to grade and centerline curvature, based on compelling evidence of hardship on a case-by-case basis.

2. All streets will be owned and maintained by City of Lewisville (Public)

**B. Screening, Gates and Fences:** All development within Cowan Street Townhomes shall comply with Chapter 4, Article X of the City of Lewisville Code of Ordinances

1. Screening: Screening shall be a board on board with cap cedar wooden fence and not to exceed 8'-0" in height.
2. The homeowner's association shall be required to maintain the screening fences in B.1 above.

**C. Landscape Standards:** All development within Cowan Street Townhomes shall comply with the City of Lewisville's Landscaping Ordinance and shall comply with Illustration "2" with the following requirements:

1. Street trees will be provided along the parkway every 40 feet on center. Where shade trees cannot be planted at least 10' from a foundation then under-story trees may be used and planted ever 20' along Cowan Avenue and Hickory Street. Irrigation will be provided through an automatic system the front of each lot which will include irrigation for the street tree in the parkway adjacent to the lot.
2. The open space and the area in front of each home, excluding sidewalks and lead walks, shall not consist or more than 50% living turf grass the remainder being any combination of ornamental grasses, ground covers, shrubs and perennials.
3. The homeowner's owner's association (HOA) shall be required to maintain all landscaping, trees, shrubs.

**D. Architectural Standards:** All development within Cowan Street Townhomes shall comply with the City of Lewisville's Architectural Standards adhering to the elevations approved in the Old Town Development Review Committee, see attached elevations.

1. Homes will comply with attached elevations.
2. All units shall have a minimum of two parking spaces per unit within the attached residential garages.
3. All garage doors shall be rear entry.
4. All homes shall be protected with an automatic fire sprinkler conforming to N.F.P.A. Standard 13D.

**E. Parking:** Two off-street parking spaces are required per unit.

## **V I. AMENITIES**

- A. Community Amenities:** There is one open lot which will contain sidewalk and some landscaping to include minimum of one ornamental tree, and ornamental grasses and shrubs.

**VII. REQUESTED DEVIATIONS**

**A. Lot Requirement Comparison**

	<b>Lot Requirement Comparison</b>	
	<b>Required:</b>	<b>Requested:</b>
<b>Minimum Lot Area</b>	None	1,100 square Feet
<b>Minimum Front Yard</b>	None	5 feet
<b>Minimum Side yard</b>	5 feet; 10 feet if side garage entry	5 feet
<b>Minimum Rear Yard</b>	6.5 feet; 4 feet for alley garage entry	4 feet
<b>Maximum Height</b>	45 feet or 3 ½ stories	45 feet or 3 ½ stories