

**CP Midway/121 - 2**  
**DEVELOPMENT STANDARDS**

**I. PROJECT LOCATION**

The property consists of 7.08 acres of land located south of E. State Highway 121 Business and east of Holfords Prairie Road, and more generally described in Exhibit "A".

**II. PURPOSE AND INTENT:**

The purpose of the district is to accommodate a 265-unit, 4-story multi-family residential community with optional live/work units for a portion of the ground floor facing State Highway 121 Business.

**III. DEFINITIONS**

Refer to the definitions of Article II of the Lewisville Unified Development Code except as provided herein:

1. A live/work unit is defined as a single unit (e.g., studio, loft, or one bedroom) consisting of both a commercial/office and a residential component that is occupied by the same resident. The live/work unit shall be the primary dwelling of the occupant.

**IV. EXHIBITS**

Development is subject to the Concept Plan, Exhibit B, Landscape Plan, Exhibit C, and Building Elevations, Exhibit D. In the event there is conflict between the exhibits and the written standards herein, the written standards apply.

**V. DEVELOPMENT REGULATIONS**

**A. Permitted Uses:** Per "MF-3"-Multi-Family-Three District with the following exceptions:

1. Optional live/work is permitted for up to five ground floor units facing SH 121 Business in Building A.

**B. "MF-3" Multi-Family-Three District Area, Yard and Bulk Requirements:**

Development is subject to Section 14 "MF-3" Multi-Family-3 District of the Lewisville Unified Development Code, except as specified herein.

1. Density: The maximum allowed density is 38 units per acre.
2. Height Regulations: The maximum allowed building height is 65 feet including parapet walls. The maximum number of stories is 4.
3. Area Regulations:
  - a. The minimum parking requirement is 1.6 spaces per unit.
  - b. The minimum building setback from Midway Road right-of-way is 15 feet.
  - c. The minimum side yard building setback from common property lines is 10 feet.

Standard	MF-3 Standards	Proposed Standards
Density	24 u/ac maximum	38 u/ac maximum
Building Height	45 feet/3 stories	65 feet/4 stories
Parking	2/unit	1.6/unit
Building Setbacks	Front, 25 feet Sides 25 feet	25 feet on SH 121/ 15 feet on Midway Road Sides 10 feet

**B. Landscape Standards:** All development shall adhere to Article VI Landscaping Standards, except as specified herein:

1. The minimum width of landscape strip along State Highway 121 is 20 feet.
2. The minimum width of landscape strip along Midway Road is 15 feet.

**C. Architectural Standards:** Development shall generally adhere to the Building Elevations, Exhibit D and as provided in this section below:

1. A minimum of 50% of the exterior building elevations facing both State Highway 121 Business and Midway Road shall be comprised of brick or stone.
2. A minimum of 20% of all other exterior building elevations shall be comprised of brick or stone.

**D. Perimeter Screening:** The existing 8-foot tall perimeter screening wall along the western perimeter and the 8-foot board-on-board cedar fence and screening wall on the eastern perimeter satisfy the perimeter screening requirements.

**E. Off-Street Parking:**

1. A minimum of 1.6 parking spaces are required per dwelling unit. Of the total required parking, the following specific types of parking accommodations are required:
  - a. A minimum of 48 garage parking spaces are required.
  - b. A minimum of 64 covered parking spaces are required.

2. The parking requirement for live/work units is the same as for a standard living unit cited in E.1 above.

**F. Amenities:** The following amenities are required:

1. Clubhouse with fitness and business centers, interior, 6,000 SF minimum
2. Dog run, 300 SF minimum
3. Dog spa
4. Swimming pool court, 4,500 SF minimum
5. Gas cooking grill(s)

**G. Phasing:** The development shall be developed in one phase.

**H. Live/Work Units:**

1. The commercial component of live/work units are intended for use by the following occupations: accountants; artists and artisans; attorneys, computer software and multimedia related professionals; consultants; fashion, graphic, interior and other designers; hair stylists; home-based office workers, insurance, real estate and travel agents; one-on-one instructors; photographers, and similar occupations.
2. In addition to the permitted uses above, Director of Planning may authorize other uses using reasonable discretion, as long as such other uses are not otherwise precluded by law.
3. The residential and the commercial space must be occupied by the same tenant, and no portion of the live/work unit may be rented or sold separately.
4. The commercial component is permitted to be to the side or back, or as an integral part of the residential space provided there is internal access between the residential and commercial space.
5. The commercial component shall be restricted to the unit and shall not be conducted in the yard, garage or any accessory structure.
6. The commercial component shall not detract from, or otherwise be a nuisance to, the residential character or appearance of the dwelling units.
7. All advertising for on-site commercial uses shall clearly state "by appointment only" if the live/work address is used.

8. The total number of occupations at one address is not limited, except the cumulative impact of all such commercial uses shall not exceed the limits set forth in this section for a live/work unit.
9. The external access for the commercial component shall be oriented to the street and should have at least one external entrance/exit. The entrance to the business component shall be located on the ground level. Access to the commercial component of each live/work unit shall be clearly separate from the common walkways or entrances to the other residential units within the development, or other residential units in adjacent developments.
10. The commercial use shall not generate vehicular traffic, in excess of normal residential traffic, which will interfere with residential traffic circulation or shall not cause more than three vehicles including vehicles used by customers, vendors, or delivery services to visit the premises per day.
11. No more than one employee (excluding residents of the dwelling unit) shall work or report to work on the premises, and the employment of any persons who do not reside in the live/work unit shall comply with all applicable building code requirements.
12. The commercial use shall not generate external noise, odor, glare, vibration or electrical interference detectable to the normal sensory perception by adjacent neighbors.
13. No explosive, toxic, combustible or flammable materials in excess of what would be allowed incidental to normal residential use shall be stored or used on the premises.
14. Prohibited Commercial Uses in Live/Work Units.
  - a. The retail sale of food and/or beverages with customers arriving on-site. This does not include online (Internet) sales, mail order, or off-site catering preparation.
  - b. Entertainment, drinking, and public eating establishments.
  - c. Veterinary services, including grooming and boarding, and the breeding or care of animals for hire or for sale.
  - d. Businesses that involve the use of prescription drugs.
  - e. Adult-oriented businesses, astrology palmistry, massage, head shops, and similar uses.

- f. Sales, repair or maintenance of vehicles, including automobiles, boats, motorcycles, aircraft, trucks, or recreational vehicles.
- g. Trade or Private Schools. This excludes private instruction of up to two students at any one time (e.g., music lessons, tutoring). (Ord. 2920-10 § 1).

**I. Alternative Standards:**

<b>Regulation / Section:</b>	<b>Required:</b>	<b>Requested:</b>	<b>Justification</b>
<b>Density</b>	24	38	Density is necessary to make the project feasible. The increased density enables allocation of amenities, structured parking and other development features.
<b>Building Height Exhibit VI.5.14-1</b>	45 feet/3 stories	65 feet/4 stories	The increase in height is commensurate with the density request. The additional height will have no detrimental impact given there are no adjacent single-family neighborhoods. A greater height aligns with a higher density, which drives quality and supports amenities.

<p><b>Landscape Strip/Building Materials</b></p> <p><b>Chapter 3, Section 4 A.1 &amp; B.1.A</b></p>	<p>30' or 10' with 80% brick or stone materials</p>	<p>20' wide landscape strip with a minimum of 50% brick or stone on the building elevation facing SH 121</p> <p>15' wide landscape strip with a minimum of 50% brick or stone on the building elevation facing Midway Road</p>	<p>The proposal is comprised of an appropriate balance of landscape strip width and masonry materials for those elevations that are most visible from public view. The landscaped area along SH 121 Business varies in depth including portions that exceed 30 feet in landscape width. The proposal offers 6% more landscape area than a development that would strictly adhere to uniform minimum 30-foot wide landscape strip.</p>
<p><b>Parking Spaces</b></p> <p><b>Article VIII, Chapter 1</b></p> <p><b>Exhibit VII.1.4-1</b></p>	<p>2 per unit or 530 spaces</p>	<p>1.6 per unit or 424 spaces</p>	<p>The variance to parking better aligns the requirement with actual demand, avoiding overparking the property.</p>
<p><b>Building Setbacks, Front Yard</b></p> <p><b>Exhibit VI.5.14-1</b></p>	<p>25' minimum setback from Midway Road</p>	<p>15' minimum setback from Midway Road</p>	<p>The decreased setback is necessary to accommodate required right-of-way dedication and a right-hand deceleration lane. The proposed setback aligns</p>

			with the 15' minimum building setback in Phase 1.
<p><b>Building Setback, Side Yard</b></p> <p><b>Exhibit VI.5.14-1</b></p>	25' side yard	10' side yard	<p>The proposed buildings have been staggered to provide significant building-to-building separation between adjacent developments. Granting the 10' setback will best optimize development and use of the site while providing adequate separation.</p>