

July 31, 2024

Mr. Jonathan Beckham
Planning Services Division
City of Lewisville
151 W Church Street
Lewisville, Texas 75057

**RE: Heritage Estates at Valley Ridge – Planned Development Application
McAdams Job Number GHP24001**

Dear Mr. Beckham:

Please accept this letter, on behalf of Travis Barber of Generation Housing Partners, LLC, as an explanation of the proposed application. We are submitting a Zoning Change Application for review and approval on approximately 3.155 acres of land located at the southeastern corner of Valley Ridge Blvd. and Garden Ridge Blvd. The proposed zoning designation will be (MD) Medical District and will serve as a Senior Living Community for non-medical residential uses.

The existing zoning is Light Industrial. The property north of our site is zoned Light Industrial, but has retail uses on site, while the property to the southeast is zoned Medical District and has a senior living multi-family building on the site. The area that is south of our property is owned by the City of Lewisville and serves as a drainage swale, with single family lots on the other side of the swale.

This zoning use will assimilate well with the surrounding properties by transitioning from retail to medical district to single family to the south. Medical district integrates well with retail and medical uses, that surround this property. While helping keep the traffic impact minimal.

We have proposed a trail connection with the existing Medical District Community development to the southeast and to the Single Family Residential to the west. We also plan to tie into the existing trail under the powerlines adjacent to Garden Ridge Blvd. There is a 100' open space easement at the west end of the property to allow people to walk-in and out of the site. Allowing us to propose another Medical District Community adjacent to the one that currently exists, will help keep the low impact on traffic secure. The goal to have MD instead of LI, will help benefit the impact on trees, which will create new and beautified open spaces.

Light Industrial, "is intended to provide areas for light- and medium-intensity manufacturing firms engaged in processing, assembling, warehousing, research and development, and incidental services that are provided." In terms of traffic there would be a considerable amount of construction trucks, delivery trucks, and industrial vehicles of different kinds driving in and out of the property throughout the entire day. Senior Living traffic is less intense, with seniors leaving and returning typically not within peak hours of traffic. Education impact would be minimal as most senior living residents do not have dependents in school, but they would still have taxes that went to education. Police and EMT would be impacted due to senior living facilities being more prone to medical emergencies. Water and sewer are currently next to the site and drainage will be handled by the drainage swale to the south of the site. The City has identified capacity concerns with the existing wastewater system serving the site. A formal wastewater capacity analysis will be performed during the engineering site plan process and potential upgrades will be identified at that time.

Approval of the zoning case associated with this exhibit shall not imply approval of any associated study, plat or plan, approval of development standards shown here on, or the initiation of the development process. Planning and Zoning Commission and/or City Council action on studies, plats or plans relating to the development of this property shall be considered as an action separate from action taken on this zoning case. This site is compatible with the Lewisville 2025 Plan and all applicable long-range plans.

One way this property is compatible with the Lewisville 2025 Plan is focusing on diverse and thriving neighborhoods. In the 2025 Plan it states that the “Lewisville 2025 sought to make Lewisville the location of choice for all ages and incomes, with an increased emphasis on housing for empty nesters seeking to downsize...”. Heritage Estates at Valley Ridges provides an upscale Senior Living Community for empty nesters who are looking to remain in Lewisville. The Lewisville 2025 also states, “Different product types were also promoted such as live-work units, accessory cottages and retirement communities.”. Retirement communities are a main focus on creating a diverse living city. Lastly this Senior Living Community allows for residents to live in Lewisville throughout different stages of their life. The Lewisville 2025 states this on diverse range of housing, “Rather than considering existing and future neighborhoods separately, this Big Move now establishes the same objectives for all neighborhoods – that they should be thriving and remain sustainable and desirable places to live over time. Together, Lewisville’s neighborhoods should offer a diverse range of housing choices that meet residents’ needs throughout their lives.”. This Senior Living Community will be upscale and create a space for senior to live in the same city they have lived throughout their lifetime.

Thank you for your consideration of the presented request. We look forward to working with the City of Lewisville on this exciting and unique project. Please feel free to contact us to discuss any comments or questions you have during the review.

Sincerely,

Patricia Fant, AICP