

MEMORANDUM

TO: Donna Barron, City Manager

FROM: David Salmon, P.E., City Engineer

VIA: Eric Ferris, Deputy City Manager

DATE: February 18, 2019

SUBJECT: **Consideration of a Variance to the Lewisville City Code Section 6-103 (Access Management) Regarding Driveway Spacing for National Indoor Storage Addition, Lot 1, Block A, Auto Master Addition; Located at 498 East State Highway 121 Business as Requested by David Norris, Foresite Group, on Behalf of National Indoor Storage I, LLC dba National Indoor RV Centers, the Property Owner.**

BACKGROUND

The existing National Indoor RV Storage building is approximately 150,000 SF on an 11.7-acre lot. The developer is proposing to construct a new 49,990 square foot building consisting of 28,184 square feet of repair area, 13,756 square feet of office and sales lobby, 5,730 square feet of storage area, and 2,320 square feet of tech support area. They will construct 52 spaces to park and display recreational vehicles and additional 227 spaces for customer and employee parking. The developer has acquired additional land and will be replatting the property to create an approximately 13.4-acre lot. The developer will keep the existing driveway and is proposing to construct a deceleration lane. The existing driveway does not currently meet the driveway spacing requirements to the adjacent lot. The developer is asking for the following variance: a) to allow driveway spacing between adjacent lots to be less than 230 feet apart. An SUP was approved by City Council on August 6, 2018.

ANALYSIS

- a. To allow driveway spacing between adjacent lots to be less than 230 feet along a major traffic carrier.

Section 6-103 of the General Development Ordinance requires a minimum spacing between driveways along a major traffic carrier of 230 feet. The existing driveway at National Indoor RV and the industrial park to the northeast, along State Highway 121 Business are approximately 170 feet apart. There are currently two driveways for National Indoor RV with no deceleration lanes. The developer will be removing the southern driveway and constructing a deceleration lane for their main entrance. The owner is requesting to keep the location of the northern driveway because relocating it would create conflicts with the existing and proposed site layout and circulation.

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RECOMMENDATION

It is City staff's recommendation that the City Council approve the variance as set forth in the caption above.