

LAKESIDE CROSSING DEVELOPMENT STANDARDS

I. PROJECT LOCATION

The Lakeside Crossing project consists of 35.~~694825~~ acres of land located at northeast corner of Interstate 35 and FM 407, and more generally described in Exhibit A.

II. PURPOSE AND INTENT

A. Purpose: The purpose of the Planned Development is to create a mixed-use development comprised of but not limited to townhomes, urban living units, and commercial uses.

1. The purpose of this development is:
 - a. To provide development and land use flexibility within the framework of a Planned Development zoning district.
2. The intent of this development is:
 - a. To create a space that provides a variety of living options and commercial businesses which will create a high-quality development at the IH-35 corridor as an entrance into Lewisville.
 - b. To provide an attractive amenity; including trails and activated open space areas, in addition to a walkable urban street design.
 - c. To stimulate positive economic growth in the surrounding area and create a high-quality development at the IH-35 Core gateway into Lewisville.
3. The Development and Design Standards herein shall apply to the entire Lakeside Crossing development unless indicated otherwise.
4. The Lakeside Crossing development shall be developed in multiple phases over a period of time.
5. The total number of multifamily dwellings shall not exceed ~~seven hundred and ninety-four~~ six hundred and eighty (794~~680~~) units.

B. Applicability: These standards shall apply to all development within the Lakeside Crossing boundaries as defined in Exhibit A. This Planned Development shall comply with the IH 35 Corridor Overlay unless stated herein.

- C. **Zoning Ordinance:** All references herein to the City of Lewisville Zoning Ordinance shall be to the City of Lewisville Zoning Ordinance in effect November 12, 2020.

III. **DEFINITIONS**

The definitions as listed in the IH-35 Corridor Overlay Ordinance shall apply to the Lakeside Crossing development in addition to the definitions provided below:

1. **Live/work units.**

- a. Definition. 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.
- b. Provisions.
 - i. The commercial component of live/work units are intended for use by the following occupations: accountants; architects; artists and artisans; attorneys, computer software and multimedia related professionals; consultants; engineers; 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.
 - ii. 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.
 - iii. 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.
 - iv. Residential areas are permitted above the commercial component, to the side or in back of the business component, provided that there is internal access between the residential and commercial space.
 - v. The commercial component shall be restricted to the unit and shall not be conducted in the yard, garage or any accessory structure.
 - vi. The commercial component shall not detract from, or otherwise be a nuisance to, the residential character or appearance of the dwelling units.

- vii. Signage intended to promote on-site commercial uses shall be restricted to two square foot signs permanently affixed to door or wall of the business component.
- viii. Signage shall be developed in accordance with a master sign plan for the overall development site.
- ix. All advertising for on-site commercial uses shall clearly state “by appointment only” if the live/work address is used.
- x. 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.
- xi. The external access for the commercial component shall be oriented to the street and should have at least one external entrance/exit separate from the living space. 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.
- xii. 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.
- xiii. 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.
- xiv. The commercial use shall not generate external noise, odor, glare, vibration or electrical interference detectable to the normal sensory perception by adjacent neighbors.
- xv. 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.

c. Prohibited Commercial Uses in Live/Work Units.

- i. 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.
- ii. Entertainment, drinking, and public eating establishments.
- iii. Veterinary services, including grooming and boarding, and the breeding or care of animals for hire or for sale.
- iv. Businesses that involves the use of prescription drugs.
- v. Adult-oriented businesses, astrology palmistry, massage, head shops, and similar uses.
- vi. Sales, repair or maintenance of vehicles, including automobiles, boats, motorcycles, aircraft, trucks, or recreational vehicles.
- vii. 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).

~~viii.~~ General Retail.

2. Retail Ready,

~~2.a.~~ Definition. The ground floor of the portion of the building labeled as retail and restaurant, as shown in the concept plan, shall be designed to accommodate non-residential uses for a depth of at least 24 feet facing Street A by meeting the standards below.

b. Provisions.

- i. The ceiling height shall not be less than 12 feet.
- ii. Ceilings and walls separating the area designed to accommodate non-residential uses from any residential uses in the same building shall have a one-hour fire separation vertically and horizontally per the adopted building code.
- iii. The exterior ground floor architecture shall reflect a vernacular commercial storefront design as outlined in Appendix 1, Old Town Design Guidelines, Chapter 7, Section 2, and consist of a minimum of 60 percent glazing.
- iv. Space for future signage shall be provided on the exterior of the building above first floor windows.

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v. Access to the area designed to accommodate non-residential uses shall meet all applicable accessibility standards for such uses, including, but not limited to, ramps and width of doors.

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vi. The building must have access to either a minimum 9-foot by 9-foot concrete space to accommodate an outdoor receptacle for non-residential uses or a trash compactor that can be shared with non-residential uses.

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vii. The ground floor must comply with at least one of the following:

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1. Ground floor podium will be constructed using load-bearing columns, whereby the ground floor space which is designed to accommodate non-residential uses may be demolished and remodeled.

2. All ground floor space will utilize girders or beams to connect two or more adjacent dwelling units to create a minimum of 1,400 square feet to connected space for non-residential uses. An alternative construction technique to girders or beams may be approved by the Planning Director as an administrative modification, but any such alternative construction technique must allow for a minimum of 1,400 square feet of connected space.

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3-viii. Post-tensioned foundation design shall not be allowed in the interior slabs for areas designated to accommodate non-residential uses.

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3. **Primary Building Material:** A material that is either brick or stone, and makes up a minimum amount of façade area as specified in the districts below.

4. **Townhome Dwelling Units:** Single family attached dwelling units except for the single detached unit within the Townhome District on Lot 18, Block K per filed Final Plat.

IV. **DEVELOPMENT REGULATIONS**

The Lakeside Crossing development includes three districts as shown on Exhibit B.2., as specified below: The base zoning for this Planned Development shall be MU-Mixed-Use.

A. **AREA A: Mixed Use District Requirements:**

1. **Purpose:** This district shall allow for a minimum of 22,000 square feet of ground floor commercial uses and above ground floor multifamily units, in addition to a minimum of 8,000 square feet of restaurant use. Up to 10,000 square feet of the non-restaurant commercial space may be built to commercial standards but occupied for residential use.

2. Permitted Uses: In addition to the uses permitted in the MU-Mixed-Use Zoning District, the following uses shall also be permitted:

- a. Business/Commercial Schools;
- b. Day Care Center;
 - i. All activity pertaining to the day care must be contained within the building.
- c. Nightclub, bar (SUP required);
- d. Hotels.
- e. Hotel, Extended Stay shall require a SUP.
- f. Multifamily Dwelling Units;
- ~~g.~~ Live/Work space; and
- ~~g-h.~~ Retail Ready

3. Restricted Uses: The following uses are not permitted:

- a. Restaurant with Drive-Thru;
- b. Single Family;
- c. Convenience Store with Gas Pumps; and
- d. Automotive Repair.

4. Area Regulations: The following minimum standards shall be required as measured from property lines:

Lot Coverage:	None
Front Yard:	Not required except for along Moccasin shall have a build-to-zone ranging from 14.5' - 35' in height with a minimum of 70% of the building frontage within the build-to-zone.
Rear Yard:	None
Side Yard:	None
Lot Area:	None
Lot Width:	None
Lot Depth:	None
Building Height:	80.0-feet

~~5. Parking Requirements:~~

- ~~a. The parking ratio for the multifamily use shall be 1.4 parking stalls per unit within the Mixed-Use District~~

- ~~b. The parking ratio for the multifamily use shall be 1.45 parking stalls per unit with the Urban Living District.~~
- ~~c. The parking ratio for the commercial and restaurant uses shall be 1 parking stall per 300 square feet.~~
- ~~d. A shared parking agreement will be obtained with the project to the south.~~

6.5 Architectural Requirements: All buildings within the Mixed-Use District shall follow the standards set forth in the IH-35 Overlay District Standards. The following changes and/or additions shall apply:

- a. A minimum of 80% of outward facing façade shall consist of a Primary Building Materials but may be reduced to a minimum of 60% provided that a minimum of 35% of said façade is stucco (3/4" cement based). The remaining area of said façade may consist of secondary materials.
- b. Internal courtyards are not required to meet the minimum masonry standards, this shall also include internally located parking structures that do not have street frontage.
- c. Elevations shall be in general compliance with the elevations attached within this Planned Development.
- d. All windows shall generally maintain symmetry across the entire façade and shall provide a minimum 3" reveal when abutting a Primary Building Material on street facing façade.
- e. All windows shall provide sills and headers.

B. AREA B: Urban Living District Requirements:

1. Purpose: This district is designated to allow for multi-family dwelling units and shall have a minimum of 5,000 square feet of live/work units.
2. Permitted Uses:
 - a. Multifamily Dwelling Units; and
 - b. Live/Work Units (minimum of 5,000 square feet)
3. Area Regulations: The following minimum standards shall be required as measured from property lines:

Minimum Dwelling Unit:	The dwelling unit size shall be a minimum of five hundred (500) square feet.
Average Dwelling Unit:	The average square footage of all dwelling units combined shall be a minimum of 650 square feet.
Lot Coverage:	Not applicable

Required Setbacks:

Front Yard:	Required for the following: a) Along Type A streets shall be a minimum of 14.5-feet b) Along Type B streets shall be a minimum of 12.5-feet c) Along Moccassin shall have a build-to-zone ranging from 14.5'-35' with a minimum of 70% of the building frontage within the build-to-zone.
Rear Yard:	None
Side Yard:	None
Min. Lot Area:	None
Min. Lot Width:	None
Min. Lot Length:	None
Max. Building Height:	80.0-feet

~~4. Parking Requirements:~~

- ~~a. A minimum of 90% of the required parking for multifamily units shall be located in a combination of the following: the parking garage(s), tuck under garages, and surface parking areas that are internal to the block.~~
- ~~b. A maximum of 10% of the required parking for multifamily units may be located on the private access drive.~~
- ~~c. The parking ratio for the multifamily use shall be 1.45 parking stalls per unit.~~

5.4. Architectural Requirements: The multifamily building(s) shall follow the standards set forth in the IH-35 Overlay District Standards. The following changes and/or additions shall apply:

- a. A minimum of 80% of outward facing façade shall consist of a Primary Building Materials but may be reduced to a minimum of 60% provided that a minimum 35% of said façade is stucco (3/4" cement based). The remaining area of said façade may consist of secondary materials.
- b. Internal courtyards and non-street facing facades are not required to meet the minimum masonry standards, this shall also include internally located parking structures that do not have street frontage.
- c. Elevations shall be in general compliance with the elevations attached within this Planned Development.

- d. All windows shall generally maintain symmetry across the entire façade and shall provide a minimum 3" reveal when abutting a Primary Building Material on street facing façade.

C. AREA C: Townhome District Requirements:

1. Purpose: This district is designated to allow attached single-family dwelling units.
2. Permitted Uses:
 - a. Townhome Dwelling Units; and
 - b. Club House/Pool.
3. Height Regulations: No building shall exceed thirty-five feet (35') or three (3) stories in height.
4. Area Regulations: The following minimum standards shall be required as measured from property lines:

Minimum Dwelling Unit: The minimum dwelling unit size shall be 1,250 square feet.

Lot Coverage: Not applicable

Front Yard: Required for the following:

- a) Along Summit and Moccasin (Type A) the minimum setback shall be 14.5-feet.
- b) Along Type B, the minimum setback shall be 12.5-feet.
- c) Along Open Space shall be a minimum of 11.5-feet; except along the Atmos easement shall be 2-feet.
- d) Along McGee Lane the minimum setback shall be variable as shown in McGee ~~L~~Kane Cross Sections and no less than the 7.5-feet.

Rear Yard: Required for the following:

- a) Along Type A alleys shall be a minimum of 2.0 feet.
- b) Along Type B alleys shall be a minimum of 1.5-feet.

Side Yard: Required for the following:

- a) Along Summit and Moccasin (Type A) the minimum setback shall be 14.5-feet.
- b) Along Type B streets shall be a minimum of 12.5-feet.
- c) Townhome buildings shall be separated from each other by a minimum of 10.0-feet.
- d) 0-feet, between units within the same buildings

Min. Lot Area: 1,320 square feet

Min. Lot Width: 22-feet

Min. Lot Depth: 64-feet

5. Garage Requirements:

- a. Residential townhome lots that are rear entry shall have a minimum two (2) car garage accessed from an alley.
- ~~b.~~ Off-street guest/overflow parking shall be provided at one (1) stall per every four (4) units.

6. Architectural Requirements: The townhome buildings shall follow the standards set forth in the IH-35 Overlay District Standards. The following changes and/or additions shall apply:

- a. All town homes to be rear-entry.
- b. A minimum of 80% of each street facing façade shall consist of a Primary Building Materials however this may be reduced to 70% provided that the remaining 30% of said façade is stucco (3/4" cement based).
- c. Elevations shall be in general compliance with the elevations attached within this Planned Development.
- d. All windows shall generally maintain symmetry across the entire façade and shall provide a minimum 3" reveal when abutting a Primary Building Material on street facing façade.
- e. All windows shall provide sills and headers.

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V. DEVELOPMENT AND DESIGN STANDARDS

- A. Streets: The development shall be served by two different street types that have been designed to best serve the development.

1. Street Types: The following street types shall guide the street design for Lakeside Crossing. Exhibit B.3 shall be the conceptual guide of street alignment and configuration of the proposed street network.

Lakeside Crossing Street Standards	Type A (Summit & Moccasin)	Type B
Public ROW Width (feet)	41.0-feet	39.0-feet
Minimum Pavement Width	41.0-feet	39.0-feet
On-Street Parking	Parallel	Parallel
Building Setback	14.5-feet	12.5-feet
Landscape & Irrigation Easement	5.0-feet	5.0-feet
Street Trees with Root Barriers	Required	Required
Utility & Pedestrian Access Easement	9.5-feet	7.5-feet
Parkway Width	5.0-feet	5.0-feet
Sidewalk Width	7-feet/12-feet (north side of Moccasin only)	5.0-feet
ROW Clips	15-feet x 15-feet	15-feet x 15-feet
Clear Visibility Area	40' x 40'	40'x 40'

2. Alley Types: The following alley types shall guide the alley design for Lakeside Crossing. Exhibit B.3 shall be the conceptual guide of alley alignment and configuration of the proposed alley network.

Lakeside Crossing Alley Standards	Type A*	Type B
Public ROW Width (feet)	29.0-feet	20.0-feet
Minimum Pavement Width	24.0-feet	15.0-feet
Building Setback	2.0-feet	2.0-feet
* Additional ROW width and pavement width has been provided to allow for emergency vehicles to have adequate room for maneuverability for lots that front onto open space.		

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. All other exceptions to the Street Design Standards shall be approved by the City Council.

1. All public streets, as shown on Exhibit "B.8", will be owned and maintained by the City of Lewisville.
2. All landscape strips and improvements within the sidewalk easement shall be maintained by the Property Owners Association.
3. In the event the POA/HOA consistently defaults on its obligations to maintain the common areas in compliance with the covenants or restrictions and the City receives a petition from 100% of the property owners within the subdivision to assume the maintenance responsibility of common areas, the city may choose to assume the maintenance responsibilities upon approval from the City Council. In such event that the city agrees to assume the maintenance responsibilities, all common areas shall be dedicated to the City as public right-of-way. The City shall maintain the common areas in a consistent manner as with other public rights-of-way, without having any obligation for a higher level of maintenance within the subdivision. Upon dedication of the common areas to the City, the City has a right to add or remove any appurtenances or structures that may impede the City's ability to perform its maintenance.
4. A Traffic Impact Analysis, as approved by the city, will determine if deceleration lanes are required. If required right of way dedication will be needed and the concept plan can be amended to reduce lot or dwelling unit counts or commercial square footage. If approved by the City Engineer, a street easement in-lieu of right of way dedication shall be allowed.

B. Parking Requirements:

1. The parking ratio for the multifamily use shall be 1.6 parking stalls per unit.
2. The parking ratio for the commercial and restaurant uses shall be 1 parking stall per 300 square feet.
3. A shared parking shall be allowed for all three districts (Urban Living, Mixed-Use, Townhomes) within the Lakeside Crossing development.

B.C. Screening and Fences: All development within Lakeside Crossing shall comply with the IH-35 Overlay District regulations.

1. Perimeter fencing may be provided along the northern and southern property lines of the Lakeside Crossing Planned Development Boundary as shown on Exhibit B.7 – Screening Plan. Perimeter fencing may be ornamental metal or board on board, with a minimum height of six (6) feet.
2. The Homeowners Association/Property Owners Association shall be responsible for the maintenance of all required screening devices and fencing on privately owned property (not within the ROW).

C.D. Landscape and Pedestrian Standards: All development within the Lakeside Crossing development shall comply with the City of Lewisville's Landscape Ordinance and the IH-35 Corridor Overlay requirements, except for the following:

1. Parking lots adjacent to IH-35 shall have a minimum of 15 -feet wide landscape area along the frontage from the existing right-of-way at the time of this Planned Development.
2. Parking lots adjacent to a Primary Street may have a minimum of 4-feet wide landscape area between the sidewalk and parking lot.
3. Landscape islands may be a minimum of 9' wide.
4. Parking garages and surface parking lots internal to blocks located within the Urban Living District are excluded from the one (1) tree per every eight (8) spaces requirement. Surface parking lots visible to public streets shall provide parking lot trees as required.
5. One (1) tree shall be planted per every eight (8) parking stalls within the Mixed-Use District as shown on Exhibit B.1.
6. One (1) tree per every eight (8) parking stalls shall not be required because of the following:
 - i. Parking stall is underneath the podium;
 - ii. Due to the building placement, the planting of a tree would not be adequate space, or sunlight for the tree to fully mature; and
 - iii. An easement prohibits the planting of a tree.

D.E. Park and Open Space Standards: The following section shall regulate the areas designated as Open Space as depicted on Exhibit "B.6". The uses and design shall be in accordance with the IH-35 Corridor Overlay District

1. Open space shall be owned and maintained by the Lakeside Crossing Property Owner's Association (POA) or Homeowner's Association (HOA).
2. Open Space as shown as "open to the public" on Exhibit B.6 will be accessible to the public and owned and maintained by the HOA/POA. Said open space shall include a 6' trail, shade trees, and benches.
3. A minimum of 3.0 acres of public open space shall be provided in the Lakeside Crossing Development.
4. A minimum of 1.8 acres will be provided in the Townhome District and will contain at a minimum:
 - i. 1 dog park;
 - ii. 5 picnic tables;
 - iii. 8 benches; and
 - iv. One graded flex field.
5. A minimum 0.4-acre public plaza will be provided in the Mixed-Use District, which will contain the following:
 - i. Hardscaping;
 - ii. Landscaping; and
 - iii. An approximate 0.25-acre pond and/or water feature.
 - iv. Adjacent restaurants may have patio seating within the plaza.

E.F. Signage Standards: All signage for this development shall comply with Chapter 11 of the Lewisville Zoning Ordinance; furthermore, the signage

guidelines set forth in the IH-35 Corridor Overlay District standards shall be followed in the design of all signage within the development.

~~F.G.~~ **Block Standards:** The following block standards shall apply:

1. The maximum perimeter block length shall be 3000’.
- ~~2. The maximum block length shall be 1,000’.~~

~~H. Concept Plan Amendments: Minor amendments to this planned development may be approved by City staff, or designee, provided that said amendment is not a substantial change to the approved concept plan. Minor changes to the approved concept plan shall be defined as any of the following:~~

- ~~1. Decrease in the number of dwelling units.~~
- ~~2. Building footprints may shift and building square feet may be adjusted during site plan approval provided that building square footage does not increase more than 20%.~~
- ~~3. Subdistricts may be individually amended by property owners within that specific subdistrict, without requiring authorization from other subdistricts.~~
- ~~2. Other changes as determined by City staff or designee.~~

VI. REQUESTED DEVIATIONS

A. Lot Requirement Comparison

As requested

	Townhome Lot Requirement Comparison	
	Required:	Requested: Rear Entry
Front Yard Setback	Shall not exceed 25-feet	12.5-feet, 14.5 feet, & Variable along McGee Ln, but no less than 7.5-feet.
Side Yard Setback	Shall not exceed 25-feet	None
Rear Yard Setback	Shall not exceed 25-feet	1.5-feet minimum
Lot Area	1,700 square feet	1,320 square feet
Lot Depth	75-feet	64-feet
Minimum Dwelling Size	1,200 square feet	1,250 square feet
Building Height	Shall not exceed 80-feet	35-feet or 2 stories

B. Additional Deviations

Requirement Comparison		
	<u>Required</u>	<u>Requested</u>
Landscape Standards	5-foot wide landscape area between the Sidewalk and Parking Lot.	4-foot wide landscape area between the Sidewalk and Parking Lot.
	1 Tree every 8 spaces	N/A in parking garages and surface parking lots internal to blocks in Urban Living District and Mixed Use Subdistrict. Parking Lots visible from public streets will meet the tree planting requirement.
Landscape Islands	Minimum of ten (10) feet in width with a minimum of 50% plant cover.	Minimum of nine (9) feet in width with a minimum of 50% plant cover.
Clear Visibility Triangle	45' x 45'	40' x 40'
Build-to-Zones (<i>defined as: an area of a specified depth, parallel to and touching a specified lot line or other setback line, within which the building's Facade shall be placed.</i>)	a) 10-feet to 80*-feet along I-35E b) 0-feet to 10-feet along Primary Streets at 80% building frontage	a) Along I-35E - Setback of 25-feet b) Along Moccasin shall have a build to range of 14.5'-35' with a minimum of 70% of the building frontage within the build to zone c) Along Type A Streets 14.5' Setback d) Along Type B Streets 12.5' Setback
Maximum Block Length	600'	1000'
Maximum Perimeter Block Length	1600'	3000'