

Lake Vista Light Industrial Park DEVELOPMENT STANDARDS

I. PROJECT LOCATION

PROPERTY consists of +/-20.1 acres of land located on the southern frontage road of the Sam Rayburn Tollway, on the southwestern side of its intersection with Lake Vista Drive, as more generally shown and described in the approved plat for the site (Exhibit A).

II. PURPOSE AND INTENT

A. Purpose: The purpose of the district is to allow for warehouse, light industrial, and manufacturing uses at the Property.

1. The Development Standards herein shall apply to the Project (defined hereinafter).

2. The Project may be developed in phases.

B. Applicability: These standards shall apply to development within the Property.

C. Unified Development Code: All references herein to the City of Lewisville Unified Development Code ("UDC") shall be to the City of Lewisville UDC, as it exists or may be amended.

III. DEFINITIONS

A. Unless otherwise stated, the definitions and interpretations in the UDC apply to this article.

B. PROJECT shall mean the warehouse/light industrial development described and depicted in this planned development district, the zoning plan, landscape plan, and concept elevations.

IV. TRACTS

A. For purposes of this planned development district, the Property shall be divided into three (3) tracts: Tracts I, II, and III (collectively, the "Tracts" and each separately, a "Tract") shown as Lots I, II, and III on the Zoning Plan attached hereto (Exhibit B). The size and shape of each Tract may change without Director of Planning approval, provided that such changes do not increase or decrease the acreage of any one Tract by more than ten (10) percent.

B. Unless otherwise stated herein, use and development of the Property shall be generally in conformance with the Zoning Plan, subject to final layout and design conforming with the City's engineering standards and fire code.

V. DEVELOPMENT REGULATIONS

A. Base Zoning District and Uses: Except as otherwise provided in this section, development and use of the Property must comply with the regulations and standards applicable to the “LI” Light Industrial zoning district, as set forth in the UDC. Uses permitted are those permitted in the LI District, subject to the same conditions as applicable in the LI District, as set forth in the UDC, subject to the following exceptions:

1. Additional Uses: The following uses are also allowed at the Property:
 - a. Wholesale Establishment, fully enclosed within a building (no Outside Storage), by right
 - b. Manufacturing, Medium Intensity, via Special Use Permit
 - c. Wholesale Establishment with Outside Storage, via Special Use Permit

2. Outside Storage: The parking or storage outdoors of truck trailers against the building adjacent to truck dock doors is permitted by right and is not considered Outside Storage. The parking or storage outdoors of truck trailers away from truck dock doors and buildings is permitted by right, provided it occupies less than 10 percent of the total lot area, and is considered Outside Storage.

B. Project Plans: The Project must generally comply with the Zoning Plan, Concept Elevations, and Landscape Plan.

C. Development Area: Maximum total building square footage for the Property is 335,000 square feet. Total development area may be distributed across all three Tracts at the discretion of the developer, to be finalized at the time of engineering site plan approval. In no event, however, may the development area for a Tract deviate by more than 10 percent from that shown for the Tract on the Zoning Plan.

D. Building Materials: The Project will comply with the building material standards set forth in Section VII.A. of these Development Standards.

E. Parking: The Project shall provide the following minimum off-street parking:

1. Warehouse use: 1 parking space per 2,000 sq. ft. of gross floor area; and
2. Office use: 1 parking space per 300 sq. ft. of gross floor area.

VI. LANDSCAPE AND CHARACTER STANDARDS

A. Landscape Plan: Except as otherwise provided in this section, the Project shall comply with the landscape standards set forth under the UDC and with the Landscape Plan (Exhibit C). In the event of a conflict between the UDC’s landscape standards and the Zoning Plan, the Landscape Plan shall control.

1. In lieu of providing a 50-foot landscape strip along public or private street and any property line adjoining certain uses as specified and provided in the UDC, the Project shall provide the following:

- a. Along the Sam Rayburn frontage, a landscape strip with a minimum width of 10.3 feet, but with a total average width of 23 feet, as calculated across the total linear footage (excluding drive lengths) of the Sam Rayburn frontage.
- b. Along the Lake Vista frontage, a landscape strip with a minimum width of 13 feet, but with a total average width of 20 feet, as calculated across the total linear footage (excluding drive lengths) of the Lake Vista frontage.

2. Future Parking Areas:

- a. Areas designated on the Landscape Plan for future parking may be paved, provided such work complies with City paving and construction standards. Such paving and work are considered consistent and fully compliant with the Zoning Plan and Landscape Plan.
- b. The first engineering site plan shall include the provision of drainage and screening for such future parking areas, such that no new engineering site plan or additional drainage or screening shall be required to allow for the future construction of the same. Instead, only a grading and pavement permit shall be required for the construction of the future parking areas.
- c. Outdoor Storage generally, whether of materials, equipment, or truck trailer parking (*see* Section V.A.2 of these Development Standards), is permitted in truck court areas not within a fire lane and in areas designated on the Landscape Plan for future parking, provided that adequate access, paving required under City code, and screening in compliance with these Development Standards are shown on the approved engineering site plan.

B. Character Standards: The Project shall comply with the following character standards:

- 1. A minimum 15-foot-wide landscape buffer shall be provided along the western side and southern rear of the Property, as shown on the Landscape Plan and shall consist of the following:
 - a. One canopy tree per every 20 linear feet;
 - b. One ornamental tree per every 30 linear feet; and
 - c. A continuous row of evergreen shrubs.

2. The Project shall comply with the tree preservation requirements under the Unified Development Code.
3. There shall be a minimum of one 3-inch caliper canopy tree per fifteen (15) parking spaces;
4. Truck docks at the rear of a building may face open space, including a public park, playground, and or body of water;
5. In lieu of the screening requirements set forth under Section VII.3.24.D, the open sides of truck courts shall be screened as shown on the Landscape Plan.

C. Tree Mitigation: All protected trees with a minimum 8-inch caliper (diameter at breast height) must be mitigated per inch, as follows:

1. Every tree planted, including shade trees and ornamental trees, shall be counted toward mitigation, inch per inch; and
2. The first engineering site plan shall include the provision of mitigation for trees lost in the paving of areas designated on the Landscape Plan for future parking, such that no new engineering site plan or additional mitigation shall be required to allow for the future construction of the same.

D. ROW Expansion: If, prior to engineering site plan approval for the Project, ROW is required that reduces the landscape strip, then landscape islands shall be added along the frontage adjacent to the reduced landscape strip. These landscape islands shall contain a minimum of one (1) canopy tree and shall be spaced no farther than 60 feet apart, in precise locations to be determined at the discretion of the developer, but subject to approval by the Planning Director

VII. ARCHITECTURAL STANDARDS

A. Except as otherwise provided in this section, the development of the Property shall comply with the architectural standards set forth in the UDC and with the Concept Elevations (Exhibit D).

1. **Building Materials:** The Project will include:
 - a. Building 1: For all facades combined, a minimum total of 5,800 square feet of brick, which is equal to approximately 29 percent of the area of the front building façade.

- b. Building 2: For all facades combined, a minimum total of 5,200 square feet of brick, which is equal to approximately 33 percent of the area of the front building façade.
 - c. Building 3: For all facades combined, a minimum total of 4,300 square feet of brick, which is equal to approximately 38 percent of the area of the front building façade.
 - d. Fences: All fences must be a minimum six (6) feet in height and black tubular steel or decorative metal in construction. No chain link, wood, plastic, or other synthetic fence materials are permitted. Razor wire and barbed wire are prohibited. If a fence(s) is provided along the western side and/or southern rear of the Property, it shall be installed along the interior boundary of the 15-foot-wide landscape buffer.
2. Amendments and Adjustments: In addition to those details and changes allowed by right to be made to the Concept Elevations at the time of engineering site plan approval, the following revisions are permitted:
- a. Truck dock doors at the rear of the building may be resized, reorganized, and/or relocated, provided that dock doors remain exclusively at the rear of the building; and
 - b. The number of truck dock doors provided may be increased by no more than one dock door per building, such that the number of dock doors may not exceed the following numbers:
 - i. Building 1: Maximum 19 dock doors
 - ii. Building 2: Maximum 18 dock doors
 - iii. Building 3: Maximum 16 dock doors

VII. VARIANCE SUMMARY TABLE

A table summarizing where these Development Standards deviate from the regulations and standards that would otherwise apply to the development of the Property under the UDC is attached as Exhibit E. In the event of a conflict between these Development Standards and the variance summary table, these Development Standards shall control.

Exhibit E

Variance Summary Table

Project Overview: In our conversations with Lewisville City Staff, there are some conditions that need to met to advance for a PD request. Those conditions were 1) dress up the front facade of the facility and 2) to provide a green screen along the trail on the southern portion of the site. Clearly these two conditions have been satisfied with our current proposed plan. To be able to achieve this, Developer has pushed the project as far to the north and west as possible to provide a significant improvement over existing conditions along the street frontage. Our screening will be a significant upgrade over what is currently in place north of the frontage road.			
Zoning Comparison			
Item:	Required:	Provided:	Comments:
Typical landscape strip at street frontage (if façade requirements are being met)	Min. 15' wide landscape strip	A landscape strip that averages 21' along 121, and averages 20' along Lake Vista Drive	Proposed landscaping along the frontage road (29,315sf) is 176.5% of the existing landscape (16,609sf) along the frontage road.
Landscape at south property line	None	Min. 15' wide landscape strip	Along the south property line a 15' min. landscape strip is proposed that includes (91) 3" caliper canopy trees and (80) 3" caliper ornamental trees.
Tree requirements	3" shade trees counts towards tree mitigation	All shade and ornamental trees that are at least 3" cal. will be counted towards tree mitigation	Ornamental trees were included to address the concern of limiting views under the trees and provide a more robust visual screening along the southern edge of the loading dock. Proposed plan includes 363 total trees, requirement is 171. The project is providing 212% of the required trees.
Loading Bay Location	None	No dock doors facing public roads. Loading facing jogging trail, but additional screening provided.	Screen with heavy planting. Provide solid screen walls at sides of truck courts where they face jogging trail (as shown on plans). Offering to limit number of dock doors to specified counts.
Façade Brick Percentages	Brick requirement varies with building size.	Treat all 3 buildings as over 100,000 sf. Current Avg is 105,438 sf. 10% of front façade Brick Required.	We propose additional Brick from the Minimum requirements: B1 29% B2 33% B3 38%
Glass	None	20%	
Awnings	None	35 awnings	
Allowed Uses	LI District uses	LI District uses, plus: + Wholesale Establishment (no outside storage)(by right) + Manufacturing, Medium Intensity (SUP)	Additional allowed uses are wholly contained within building interior. Even then, for Medium Intensity Manufacturing, an SUP is required.
Minimum Parking Requirement for Warehouse Uses, Generally	1 space per 1,000 sf of warehouse area	1 space per 2,000 sf of warehouse area	Observed parking utilization rates at other sites supports proposed parking ratio. Applicant is confident that proposed plan would provide adequate parking for tenants.