

MEMORANDUM

TO: Planning & Zoning Commission

FROM: Grace Martin-Young, Planner I

DATE: April 2, 2024

SUBJECT: **Consideration of Three Alternative Standards Associated With Landscaping, Building Envelope and Architectural Standards for a Quick Service Coffee Establishment on Approximately 1.104-Acres, out of the Hebron Lakepointe Addition, Lot 3R1 Block A, Zoned General Business (GB) District, Located Approximately 55 Feet East of the Southeast Corner of Hebron Parkway and Lakepointe Drive, as Requested by Patrick Colliflower, Foresite Group, on Behalf of Dutch Bros Coffee, the Property Lessee . (24-03-3-ALTSTD)**

BACKGROUND:

Dutch Bros Coffee aims to open a second drive through coffee establishment in Lewisville along Hebron Parkway. During the Review process for the Engineering Site Plan several areas were identified that would require alternative standards relating to: building orientation, placement of landscape islands, and percentage of ground floor windows. The details of each deviation and the alternative provided are included in the section that follows.

ANALYSIS:

Requested Alternative Standards:

- a) To replace one required parking lot landscaping island with a landscaped green area containing shrubs and three canopy trees.

In the I-35 overlay district, parking lot landscaping is required at a ratio of one canopy tree and landscape island for every eight parking spaces. While the applicant is supplying sufficient canopy trees, the applicant is requesting to eliminate the requirement for the landscape island in the middle of the row of 14 parking spaces along the eastern side of the building.

Directly in front of these spaces is an open green space which was originally going to be covered with only turf grass. The applicant proposes adding three additional native canopy trees as well as landscaping shrubs to this area to provide the shading and greening elements required by code, in lieu of the required landscape island.

- b) To reduce the required building orientation requirements by 100% and that the longest side of a building must be oriented towards the highest category roadway.

The Unified Development Code VI.8.1.C. requires that the longest side of a building be oriented towards the street. The applicant seeks to meet the intent of the code through the provision of an elongated canopy for further visual interest along the street frontage. Additionally, to meet the objectives of the I-35 Corridor overlay district the applicant has provided enhanced pedestrian facilities along the trail easements in the rear of the property in the form of benches, trash cans and canopy trees. Additionally, Dutch Bros voluntarily elected to use the City Park Department's material specifications for pedestrian amenities for consistency and quality along the trail.

c) To reduce the required 40% ground floor window requirement by 26.9%

The Unified Development Code VI.8.1.C. requires that 40% of ground floor facades along Arterial Streets must be comprised of doors or windows. As a drive through establishment, the applicant feels these standards would be inappropriate for this type of use and is requesting a 29.6% deviation from the standard for window and door coverage.

The façade otherwise meets all applicable architectural requirements such as masonry and articulation requirements and contributes additional elements of visual interest mentioned above such as the elongated canopy and enhanced landscaping.

These deviations will be ameliorated through the addition of enhanced pedestrian amenities along the rear trail easement, and a landscaped open area in the middle of the site which will soften the transition between the roadway the recreational trail area. These alternatives support the Lewisville 2025 'big move' of 'extending the green' by enhancing the carbon sequestration, shading and tree canopy coverage of the site.

The alternative standards being requested align with the purposes and intentions of the UDC and they are consistent with the comprehensive plan. Moreover, it maintains harmony with the overall objectives and intent of relevant development regulations and the character of the General Business zoning district. Additionally, it adheres to all other applicable standards and requirements specified in the UDC. The modification being sought is kept to the minimum necessary to address the unique condition related to the proposed development. The requested alternative standard will not have any adverse effects on adjacent properties and uses. Staff finds this request to be consistent with the criteria for approval within Section IV.4.9 of the UDC.

CITY STAFF'S RECOMMENDATION:

Staff recommends that the Planning & Zoning Commission recommend approval of Alternative Standard as presented.