

KIK Service Yard

Project Narrative

Project Overview

KIK Underground is seeking to construct a contractor's yard at the northwest corner of E. Main Street and Valley Ridge Boulevard. The proposed development will consist of an office building, repair shop, and an outdoor storage area for the temporary storage of materials and construction equipment. KIK Underground currently uses a facility on Hillside Drive for the office and repair shop. The property is currently zoned Heavy Industrial and no rezoning is proposed. The proposed use is listing as a permitted use with a SUP in the existing zoning district.

A special use permit provides a means for evaluating certain land uses to ensure compatibility with adjacent properties. The special use permit process allows consideration of certain uses that may be incompatible or be overly dominant in the area in which they are located, but these characteristics may be addressed through the provisions of additional restrictions and conditions.

Variances

No variances are proposed at this time.

Purpose

As Valley Ridge Boulevard is fully constructed, no improvements are expected to Valley Ridge Boulevard. E. Main Street will be improved along the frontage of the property to match the existing improved section and will include a sidewalk. Two (2) driveways will be connected to E. Main Street.

The waterline in E. Main Street will be connected to for fire protection and domestic water service. Currently a septic sewer system is planned to provide sewer service.

A detention pond is planned to accommodate an expected increase in the stormwater runoff rate and water quality in accordance with the iSWM Manual.

Compatibility with Lewisville 2025 Plan

The property is compatible with the Lewisville 2025 Plan.

Compatibility with Business 121 Corridor Plan

The site of the proposed contractor's yard is located in the area designated "Industrial Legacy Center." This area is described as "long-standing industrial and auto-related uses that have been established on the corridor." The proposed use falls under the category of industrial and is compatible with uses on adjacent properties.

Compatibility with Adjacent Properties

The properties to the south and west are zoned HI and is used for a tow yard and a concrete plant respectively. The property to the east across Valley Ridge Parkway is zoned LI and is a private soccer facility. The property to the immediate east is zoned LI and is currently vacant.