

May 18, 2021

City of Lewisville
Attn. Michele Berry, AICP
Planning Manager

Re: Building Permit #2021-1796
Northern Tool
2428B S. Stemmons Freeway
Lewisville, TX 75067
Alternative Standard Request Letter

Dear Michele,

Please see below for an explanation of the Alternative Design Standards we are requesting for the above mentioned project.

Alternative Standards:

- a) To reduce the doors and windows façade requirement on the ground floor from the required 60% to 9%, a 75% reduction. [Sec.17.5-4(c)(1)e.1] – Northern Tool sales equipment and tools with large scale equipment stored in tall racks anchored to the perimeter walls of the Sales floor. Having windows would interfere with how merchandise is stored and create a hardship to the retailer.
- b) To reduce the façade material requirement from 80% brick or stone to 9%, a reduction of 88.75% [Sec.17.5-4(c)(3)a.1] – Since the building is multi-tenant & existing, we propose to limit the amount of brick/stone being added so that the entire building has more of a consistent look and also because it presents a hardship to the tenant.
- c) To reduce the canopy length along the façade from the required minimum 75% to 29%, a reduction of 61.3% - [Sec.17.5-4(c)(4)a] – The canopy length we're proposing matches the new windows that we're proposing to install.
- d) To install decorative tubular steel fence with no living screen for trailers stored on the side of the building instead of behind the building [Sec.17.5(f)(4)] – The trailers are a part of the merchandise being sold by the tenant and having the area readily accessible to customers is necessary for sales. Also, having to store the trailers inside at night would present a hardship to the tenant.
- e) To reduce the landscape standards for parking lots and add new plantings at existing landscape areas only. [Sec.17.5-4(d)(1)h] – The site is existing and adding landscape islands would require more site work than what the tenant anticipated for the interior finish out.