Kimley»Horn

# Alternative Standard Request Narrative

Date: May 8th, 2025

To: City of Lewisville – Planning Department

From: Patrick Hogan, P.E.

Re: Constellation Valley Ridge – ENG-2024-360

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Below you will find the requested alternative standards for the project Constellation Valley Ridge.

1. An alternative standard is requested for the below section of the City of Lewisville's Unified Development Code – IH-35E Corridor Overlay District.

   Section VI.8.1.C.2.b "Building Orientation - If the building only has one (1) public street frontage on the IH-35E frontage road or arterial street, then the longer side of the building shall be placed parallel to the frontage road or arterial street. For all properties with frontage on the IH-35E frontage road or an arterial street, the front facade of the building shall be oriented to the higher category roadway."

   The proposed alternative is for Building 1 to be oriented to match the neighboring buildings east of the site rather than to be parallel to Valley Ridge Boulevard. The reason for the deviation is that Valley Ridge Boulevard curves for the portion of the road in front of Building 1. In the attached exhibit, it is shown that Building 1 deviates from the preferred orientation (holding the SE corner of Building 1 perpendicular to the curve along Valley Ridge Boulevard) by approximately 25 degrees, or 7%.

2. An alternative standard is requested for the below section of the City of Lewisville's Unified Development Code – IH-35E Corridor Overlay District.

   Section VI.8.1.C.3.b "A minimum 12-foot-wide secondary walkway shall be required along each façade with primary entrances into businesses or tenant spaces, if such a facade faces a parking lot on the property. This secondary walkway shall incorporate shading elements along the entire applicable facade in the form of canopies, trees or a combination of the two (2). See Exhibit VI.8.1-12"

   The proposed alternative is for the secondary walkway to be on average 8 feet wide for Building 1 and 10 feet wide for Building 2. The proposed deviation from a 12' to 8' wide secondary walkway is approximately 33.3% (Building 1). The proposed deviation from a 12' to 10' wide secondary walkway is approximately 16.7% (Building 2). Reasons for the requested deviation include, but are not limited to, the unique site configuration, existing floodplain to the south of the site, and an existing cemetery to the north of the site that have constrained north/south reconfigurations for the proposed buildings. Additionally, SUE has field verified that an existing 48" UTRWD water line is located approximately 10' further south than record drawings have shown.

3. An alternative standard is requested for the below section of the City of Lewisville's Unified Development Code – IH-35E Corridor Overlay District.

Section VI.8.1.C.6.a “General Provisions - Loading spaces, outside storage, ground-mounted equipment, roof-mounted equipment, outdoor receptacles and utility equipment shall be screened in order to reduce the visual impact of these elements on adjoining properties and public rights-of-way. All screening walls shall be measured at the highest finished grade and designed by a professional civil engineer registered in the state. Construction and location details of the required screening shall be shown as part of the engineering site plan, when required. In areas where non-single-family development is proposed adjacent to established single-family residential dwellings and a screening wall is required, the screening wall shall be constructed prior to issuance of a building permit. The screening wall portion of the project costs may not be escrowed under the performance escrow policy of Article IX.3.”

The requested alternative standard would be to not screen loading spaces from the existing cemetery. Loading spaces for Buildings 1 and 2 sit at elevations 516.70’ and 514.50’, respectively. The elevation at the cemetery entrance is approximately 529’ - 530’. The differences in elevation between Fox Hembry Cemetery and the proposed buildings would not be screened by an 8’ screening wall. There are no permanent structures allowed in the existing 30’ UTRWD easement located in between Building 1 and the cemetery. Additionally, the existing vegetation surrounding the cemetery in present conditions serves as a natural living screen. This vegetation will remain to serve as screening between Fox-Hembry Cemetery and the proposed development.