

## MEMORANDUM

**TO:** Claire Powell, City Manager

**FROM:** Richard E. Luedke, AICP, Planning Director

**DATE:** May 6, 2024

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

### **BACKGROUND:**

Dutch Bros Coffee plans to open a second drive through coffee establishment in Lewisville along Hebron Parkway. During the engineering site plan review, three alternative standards were identified for building orientation, placement of landscape islands, and percentage of ground floor windows. The Planning and Zoning Commission recommended unanimous approval (7-0) on April 2, 2024.

### **ANALYSIS:**

*Requested Alternative Standards:*

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

In the I-35E Corridor 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 row of 14 parking spaces along the eastern side of the building. Directly in front of these spaces is an open green space which originally contained only turf grass. The applicant proposes adding three additional native canopy trees as well as landscaping shrubs to this area, providing the shading and greening elements required by code, in lieu of the required landscape island.

- b) to provide enhanced pedestrian amenities and an elongated canopy in lieu of requiring the longest side of the building to be oriented towards the highest category roadway.

The Unified Development Code (UDC) Section 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. The trail master plan shows a trail along the pond at the rear of the property; therefore, this development is dedicating a 14-foot-wide trail easement as well as building the portion of the trail within their property. To meet the objectives of the I-35E Corridor Overlay District, the applicant is also providing enhanced pedestrian facilities along the trail in the form of benches with dividers, trash cans and canopy trees. Additionally, Dutch Bros voluntarily elected to use the Park and Recreation Department's material specifications for pedestrian amenities for consistency and quality along the trail.

c) to reduce the required 40% ground floor window requirement to 10.4%

The UDC Section VI.8.1.C. requires that 40% of ground floor facades along arterial streets be comprised of doors or windows. This standard is intended to engage the streetscape and pedestrians. As a drive through establishment, the applicant feels these standards would be inappropriate for this type of use and is requesting a reduction to 10.4% for the standard for window and door coverage. As the establishment is setback from the roadway, the use type as a quick service restaurant reduces the degree of pedestrian engagement with the building to warrant heightened window requirement. Furthermore, the facade 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 alternative standards will be complimented by 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 Vision Plan 'Big Move' of 'Extending the Green' by enhancing the shading and tree canopy coverage of the site.

Staff finds this request to be consistent with the criteria for approval within Section IV.4.9 of the UDC. 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.

**CITY STAFF'S RECOMMENDATION:**

That the City Council approve the three alternative standards as set forth in the caption above.