



July 8, 2021
AVO 42113.001

Mr. David Russell, Civil Engineer
City of Lewisville
151 W. Church Street
Lewisville, Texas 75057

RE: Prologis Waters Ridge SW & NW Driveway Access Management Variance Request

Dear: Mr. Russell:

This letter is in reference to the Prologis Waters Ridge 14.42-acre property at. We respectfully request 2 variances as described below for the proposed Prologis Waters Ridge West Driveway entrances.

Variance A) – To waive the deceleration lane requirement for the north driveway.

Article V, - PUBLIC IMPROVEMENTS, CHAPTER 6, SECTION 103, ITEM (E)

6-103 (e) - Right turn/deceleration lanes shall also be provided at driveways to all commercial developments of five acres or more or any commercial development with access on a major traffic carrier. When multiple entries are proposed for a commercial development and based on the projected traffic patterns of the site determined by an engineering study approved by the city engineer, staff may waive this requirement at one or more driveways.

The requested variance would remove the requirement for a right-turn deceleration lane on Waters Ridge for the north existing site driveway. A traffic count estimation was completed for truck counts and concluded that a right turn lane for the north driveway is not warranted.

The truck docks are located on the south of the building with the fire lane being one way around the building. All trucks currently enter using the south driveway as direct access to the truck docks. As the existing driveway spacing with the adjacent lot prohibits a turn lane at this south driveway location, we respectfully request a variance to waive the requirement.

Variance B) – To reduce the required driveway separation within

Article V, - PUBLIC IMPROVEMENTS, CHAPTER 6, SECTION 103, ITEM (C) (2)

6-103 (c)(2) - Access spacing. The minimum spacing (measured to the near radius points of the driveways) between driveways along:

- a) Major traffic carriers and frontage roads shall be 230 feet.
- b) Principal arterials (P6D, P4D) streets shall be 100 feet on the same platted lot, and 50 feet between adjacent lots.
- c) Collector (C4U) streets shall be 75 feet on the same platted lot and 50 feet between adjacent lots.
- d) Collector (C2U) streets shall be 50 feet.

Under no circumstance will existing platted lots or unplatted stand-alone tracts that are physically unable to meet minimum driveway spacing standards be denied access, however, will be limited to one driveway. The driveway will be located such that maximum spacing is achieved.

The two driveways located on the subject site are existing. Re-configuring the existing on-site driveways to meet the required spacing would cause circulation issues on the existing site for the existing truck movements. We respectfully request a variance to waive the driveway spacing to leave the existing driveways in the current location.

If there are any questions or concerns regarding the variance request please give me a call at (214) 937-3923.

Sincerely,

HALFF ASSOCIATES



Kaylie Flynn, P.E.
Project Manager

Variance Exhibit