

#### IV. CROWN CENTRE SUBDISTRICT

- A. Purpose & Intent: The purpose of the Crown Centre Subdistrict (CCS) is to support development of Crown Centre into a pedestrian-oriented, mixed-use urban development environment, with convenient access to regional highways, shopping, employment, housing, and regional retail services. The CCS also is to promote an efficient, compact land use pattern; encourage pedestrian activity; reduce the reliance on private automobiles; and provide a more functional and attractive community through the use of recognized principles of urban design.
- B. Geographic Limits: The boundaries of the Crown Centre Subdistrict shall be established in Exhibit 1C. Within the limits of the Crown Centre Subdistrict are three subareas: Subarea 1, Subarea 2 and Subarea 3, as described in Exhibit 4A.
- C. Concept Plan: The Crown Centre Subdistrict Conceptual Plan and illustrative renderings (collectively referred to as the "Concept Plan") shall be as established in Exhibit 4B.
  - 1. Amendments to the Concept Plan:
    - i. For the purpose of Concept Plan amendments, the Crown Centre Subdistrict shall be considered as three subareas. The concept plan for each subarea may be amended independently through the rezoning process set forth in the City of Lewisville Zoning Ordinance, as amended.
    - ii. The Planning Director may approve minor modifications to the concept plan such as changes in the location of buildings, changes to the size of building footprints, and minor changes to the site circulation pattern that do not impact the site or surrounding development. Major modifications such as the addition or removal of buildings and changes to the site circulation pattern that impacts connectivity within the site and to surrounding development shall be amended through the rezoning process set forth in the Unified Development Code, as amended. The Planning Director shall determine if a proposed modification to the concept plan is a minor or major modification.
- D. Regulatory Exhibits: The following exhibits shall be regulatory, and all development in the Crown Centre Subdistrict shall comply with the requirements in:
  - 1. Exhibit 4C: Crown Centre Subdistrict Framework Plan ("Framework Plan")
  - 2. Exhibit 4D: Crown Centre Subdistrict Circulation Cross-Sections ("Circulation Cross-Sections")
  - 3. Exhibit 4E: Crown Centre Traffic Impact Analysis ("TIA")
- E. Open Space: Open spaces in the CCS shall be established as set forth in the Concept Plan for this Subdistrict in Exhibit 4B and 4C (Concept Plan and Framework Plan).
  - 1. Maintenance: The City of Lewisville shall not be responsible for any maintenance or repairs of any improvements or Open Space in the Crown Centre Subdistrict unless otherwise expressly agreed to in writing by the City of Lewisville.
- F. Base Zoning: The base zoning district within the Crown Centre Subdistrict shall be the Mixed Use District.
- G. Development Standards: In addition to the Zoning District Standards established in Section IV.H of this PD, below, the following additional requirements shall apply to the standards in the City of Lewisville General Development Ordinance and, therefore, shall apply to development in the Crown Centre Subdistrict:
  - 1. Framework Plan: The Framework Plan (Exhibit 4C) applies to all development within the Crown Centre Subdistrict.
    - i. Public Streets, Private Vehicular Routes, a Pedestrian Spine Trail and Open Spaces.

- a. The Framework Plan establishes the location of Public Streets, Private Vehicular Routes, a Pedestrian Spine Trail and Open Spaces.
  - b. The Public Streets, Private Vehicular Routes, Pedestrian Spine Trail and Open Spaces shall be located as shown on the Framework Plan, except as may be otherwise allowed herein.
  - c. Modifications. Modifications which meet the requirements herein may be approved by the Planning Director.
    - 1) Private Vehicular Routes may be modified if the newly proposed Private Vehicular Route:
      - (i) Meets the intent of the CCS Concept Plan, as determined by the City ARC Member;
      - (ii) Connects to other Public Streets or Private Vehicular Routes within the Crown Centre Subdistrict and its perimeter streets;
      - (iii) Does not create a Block Perimeter that is greater than 2,000 feet, unless grade issues, creeks, drainage facilities, or TxDOT driveway spacing requirements make such limits unfeasible, as determined by the City Engineer;
      - (iv) Does not create any Block Faces greater than 600 feet in length unless bisected by a Pedestrian Passage; and
      - (v) Does not reduce the linear length of the Pedestrian Priority Frontage as shown on the Framework Plan for the respective subarea.
    - 2) Pedestrian Priority Frontage may be modified if Private Vehicular Routes are modified pursuant to subsection 1) above.
    - 3) Open Space shall be provided as shown in the Framework Plan except that:
      - (i) The location of the Open Space in Subarea 1 may be modified as long as it meets the requirements of these CCS standards and is a minimum of 2 acres in size.
      - (ii) The location of the Open Space in Subarea 2 may be modified as long as it meets the requirements of these CCS standards, is centrally located within Subarea 2, and is at least 1 acre in size.
  - ii. Minimum Non-Residential Development. The Framework Plan also establishes the approximate required minimum square footage for non-residential uses.
2. Circulation Network:
- i. The Circulation Network consists of Public Streets, Private Vehicular Routes, and a Pedestrian Spine Trail and shall be located as shown in the Framework Plan (Exhibit 4C), unless modified in accordance with Subsection IV.G.1.i.c. above.
  - ii. When the Pedestrian Spine Trail is located within 10 feet of a Public Street measured from back of curb, the trail shall be separated from vehicular traffic by a vertical curb, grade separation, a landscape buffer, or a similar treatment.
  - iii. No gates shall be permitted across any elements of the Circulation Network identified on the Framework Plan.
3. Open Space:
- i. All Open Space must be publicly accessible during City of Lewisville Park hours of operation and must be designed for outdoor recreation uses (*i.e.*, designed as squares,

- greens, sports fields, pedestrian or bicycle trails, or greenways, and may be associated with City buildings).
- ii. An irrevocable public access easement shall run across all Open Space. For Open Space in Subarea 3, said public access easement shall be filed in the Denton County property records within thirty days (30) after the City of Lewisville City Council approves this PD ordinance. For Open Space in Subarea 1 and 2, the public access easement shall be provided at the time of final plat.
4. Circulation Cross-Sections: The design of the Public Streets, Private Vehicular Routes and Pedestrian Passages shall comply with the requirements set forth in the Circulation Cross-Sections, as shown in Exhibit 4D.
  5. Traffic Impact Analysis (TIA) Requirements: Developer shall make the designated improvements in the TIA within the designated timeframes as identified in the TIA in Exhibit 4E.
  6. Stormwater Management: Stormwater management shall comply with the standards set forth in the Exhibit 2B.
    - i. For Subarea 1 and Subarea 2, regional detention and/or a combination of detention facilities will be provided for on-site stormwater runoff so that the post-development stormwater runoff from Subareas 1 and 2 shall not exceed the pre-development stormwater runoff from those Subareas.
    - ii. For Subarea 3, stormwater detention shall not be required based on the Midway Branch Drainage Study performed by O'Brien Engineering, Inc., dated April 28, 2014.
  7. Utilities:
    - i. On-site public utility waterlines may be located under street pavement in private access and utility easements. The real property owner shall be responsible for replacement of such street pavement should maintenance or repair be required to the waterline.
    - ii. Setbacks from and widths of public utility easements may be adjusted based on the type and size of the underground public utility but will not exceed current City of Lewisville public easement utility requirements.
    - iii. Required backflow prevention devices may be allowed to be located internal to the building they serve so long as the internal location is not more than 50 feet from the street right-of-way or an easement line.
  8. Off-Street Parking and Loading shall comply with:
    - i. Standards in Table 4.1 of this PD ordinance for the number of off-street parking spaces required,
    - ii. Standards in the City of Lewisville Land Development Regulations, as amended, for the design of parking lots, and
    - iii. Loading standards shall comply with the requirements set forth in Exhibit 5E of this PD ordinance.
- H. Zoning District Regulations: Crown Centre Mixed Use
1. Uses:
    - i. All uses listed in Table 4.1, below, are permitted by right in all subareas, subject to

approval as provided for in this PD ordinance, the Commercial Design Guidelines (Exhibit 3), and any specific provisions provided for herein.

- ii. Any use not listed in Table 4.1 is not permitted in the Crown Centre Subdistrict.

**Table 4.1 CCS Schedule of Uses and Minimum Parking Requirements**

USE	OFF-STREET PARKING (Min. required based on gross square footage unless otherwise noted)
<b>ACCESSORY USES AND STRUCTURES</b>	
Accessory Building, Structure, or Use	NA
Day Care, In-Home	NA
Home Occupation	NA
Solar Energy System	NA
<b>AGRICULTURAL AND ANIMAL USES</b>	
Animal Care (Indoor)	1:300
Veterinarian (Indoor Pens)	1:300
<b>EDUCATIONAL, INSTITUTIONAL, PUBLIC AND SPECIAL USES</b>	
Business or Commercial School or other Institution of Education	1 space for every 4 students, teachers, and staff
Governmental Office and Service	1:300
Public Park and Playground	NA
Public Utility Facility	1:300
Religious Facility	1 space for every 4 seats or worship spaces in main sanctuary
School, Private	<ul style="list-style-type: none"> <li>▪ Elementary and Middle School – 1 space for each classroom plus 1 space for each 15 students, based on design capacity.</li> <li>▪ High School – 1 space per 4 students, faculty, and staff, based on design capacity.</li> </ul>
School, Public or Parochial	
<b>MANUFACTURING AND INDUSTRIAL USES</b>	
Brewery, Distillery or Winery	1:1000 for manufacturing space; 1:300 for tasting rooms
<b>OFFICE AND PROFESSIONAL USES</b>	
Medical Office and Clinic	1:300
Professional and Administrative Office	1:300
<b>RESIDENTIAL USES</b>	
Multi-Family Dwelling (Standards in Section IV (H) (1) (iii) shall apply)	1.5 spaces per unit
<b>RETAIL USES</b>	
Bakery/Food Production with Retail Sales	1:300
Bar	1:300
Building Material Sales (no outdoor storage)	1:300
Grocery Store	1:300

USE	OFF-STREET PARKING (Min. required based on gross square footage unless otherwise noted)
Restaurant	1:300
Retail Store or Shop	1:300
<b>SERVICE &amp; ENTERTAINMENT USES</b>	
Bank or Financial Institution	1:300
Commercial Amusement (Indoor)	1:300
Day Care Center	1:300
Dry Cleaning and Laundry Service	1:300
Hotel, Motel or Inn (Additional standards in Section IV (H) (1) (iv) shall apply)	1 space per guestroom
Licensed Massage Therapy	1:300
Personal Service	1:300
Theater	1 space for every 4 seats
<b>TEMPORARY USES</b>	
Temporary Construction Building	NA
<b>VEHICLE AND RELATED USES</b>	
Automobile Parking Structure	NA

iii. Additional Standards Applicable to Multi-Family Dwellings:

a. Crown Centre Subdistrict Multi-Family Cap.

- 1) A maximum of 2,000 Multi-Family Dwelling ("MF") units shall be allowed within the Crown Centre Subdistrict and shall not count toward the 5,000-unit cap for Castle Hills.
- 2) Of the 2,000 MF units allowed by the Crown Centre MF Cap, a maximum of 600 MF units shall be allowed in Subarea 1, and a maximum of 600 MF units shall be allowed in Subarea 2 ("Subarea MF Cap"). Construction of these MF units must comply with Subsection (b), below.
- 3) MF units located above the 5th floor of any building shall be considered on a case-by-case basis and will not count towards the Crown Centre Subdistrict MF Cap if approved with an SUP.

b. Construction of MF Units.

- 1) Of the 2000 units allowed by the Crown Centre Subdistrict MF Cap, 300 MF units shall be available for immediate construction in Subarea 1, 300 MF units shall be available for immediate construction in Subarea 2, and 720 MF units shall be available for immediate construction in Subarea 3.
- 2) Beyond these initial 1320 MF units which are available for immediate construction (i.e., the 300 MF units in Subarea 1 the 300 MF units in Subarea 2, and 720 MF units in Subarea 3 in the area immediately north of Castle Hills Crown Centre Addition, Block A, Lots 1 and 2), additional MF units, per the Crown Centre Subdistrict MF Cap and the Subarea MF Cap, shall only be allowed in groups of 300

MF units for each 75,000 square feet of non-residential uses built (and not otherwise counted towards a previous group) or which have received a permit to begin construction or are under construction.

- 3) After the construction of a cumulative total of 325,000 square feet of non-residential uses, all remaining unbuilt MF units still available under the Crown Centre Subdistrict MF Cap and the Subarea MF Cap are allowed.
- 4) No amendment to the framework plan shall be required for modifications that are made in order to meet City or TxDot requirements.
- c. Parking. A minimum of 80% of the provided parking for all MF units shall be located in a Parking Structure.
- d. Height. All MF buildings shall be a minimum of 4 stories in height. Podium Parking may count towards the four-story minimum. Maximum building height shall be limited by Federal Aviation Administration (FAA) regulations due to proximity to area airports.
- e. Development Standards. All MF developments shall be part of and governed by development standards established by the Castle Hills Commercial Association.
- f. Minimum MF Unit Size. MF units must be an average of 700 square feet in size, but no MF unit shall be less than 500 square feet in size. Up to 10% of the units provided in any one project may be a minimum of 400 square feet but the average of 700 square feet for all units shall be maintained.
- iv. Additional Standards Applicable to Hotels, Motels, and Inns:
  - a. These uses shall comply with the requirements set forth in the City of Lewisville Code of Ordinances, as amended, applicable to Hotels, Motels, and Inns.
2. Site Design & Development Standards
  - i. Pedestrian Priority Frontages:
    - a. Build-To Requirements.
      - 1) Buildings on lots with Pedestrian Priority Frontage shall have a Front Facade facing the Pedestrian Priority Frontage.
      - 2) The Front Facade of said buildings shall contain 70 percent of the width of the lot facing the Pedestrian Priority Frontage.
      - 3) Required driveways, stairs to access entrance, parks, plazas, squares, improved forecourts, and pedestrian breezeway frontages shall all count towards the required building frontage percentage in Subsection a.2) above when designed so that the building better engages the pedestrian environment, as determined by the City ARC Member.
      - 4) Build-to requirements shall not apply to Open Space lots that are adjacent to a Pedestrian Priority Frontage.
    - b. Parking adjacent to Pedestrian Priority Frontages.
      - 1) No ground floor parking (in a Parking Structure or surface parking lot) or any service areas described in the Commercial Design Guidelines shall be permitted along a Pedestrian Priority Frontage. This standard shall not apply to on-street parking along Crown Parkway, nor Subarea 2. In Subarea 2, ground floor parking (in a Parking Structure or surface parking lot) and service areas described in the Commercial Design Guidelines may be permitted along a Pedestrian Priority

Frontage provided that the parking is separated from the walkway with a either a five foot (5') vegetative barrier such as shrubs or screening trees, or a masonry barrier such as a low masonry wall or masonry screening wall, or a combination thereof.

- 2) The above standard shall not apply to perpendicular, angled, or parallel on-street parking on Private or Public Vehicular Routes.
  - ii. Lot Coverage. Buildings shall cover no more than 90% of the area of their lots. Coverage calculations shall exclude open porches and accessory buildings.
  - iii. Setbacks.
    - a. Front setback along Pedestrian Priority Frontages
      - 1) Minimum of 0 feet.
      - 2) Maximum of 20 feet measured from back of adjacent Sidewalk, Pedestrian Passage, or the Pedestrian Spine Trail.
      - 3) Setback shall not apply to Open Space lots adjacent to pedestrian priority frontage.
    - b. Front setback along all other Public Streets and Private Vehicular Routes
      - 1) Minimum of 0 feet.
      - 2) No Maximum.
    - c. Rear setback: Minimum of 0 feet to the property line.
    - d. Side setback: Minimum of 0 feet to the property line.
    - e. Stoops, balconies, and porches may encroach into setbacks as long as they do not encroach over any parking or vehicular travel lanes.
  - iv. Height.
    - a. Stand-alone MF buildings shall be a minimum of 4 stories in height.
    - b. Non-residential uses shall be a minimum height as designated in the Framework Plan.
    - c. No building height maximum, except that maximum building height shall be limited to Federal Aviation Administration (FAA) regulations due to proximity to area airports.
  - v. Modifications to Site Design and Development Standards: Any numerical standard above may be adjusted to be  $\pm 10\%$  of the established requirement if City staff makes the determination that the intent of the requirement is still met but the modification is required to address site specific conditions such as required easements, fire lanes, driveways, topography, or existing vegetation on a site. In no case may City staff modify any standard to allow more residential units beyond the Multi-Family cap established in this PD ordinance.
- I. Architectural and Site Design Standards
    1. Building and Site Design. Building and site design (including screening, landscaping, and perimeter treatments) shall comply with the provisions outlined in Section II.D, above.
    2. Parking Structures.
      - i. Parking Structures shall have a facade utilizing colors and materials complementary to the building or buildings the Parking Structure services. When possible, Parking Structures shall be located behind buildings to minimize their visibility from adjacent portions of the Circulation Network.

- ii. Parking Structures shall not be located with ground floor frontage along any Pedestrian Priority Frontage.
- iii. Where a Parking Structure is located adjacent to a Public Street or Private Vehicular Route, and which is not a Pedestrian Priority Frontage:
  - a. Parking Structure facades shall be designed with vertical articulation such as changes in planes, columns, pilasters, etc. at least every 40 linear feet.
  - b. The Parking Structure shall be designed incorporating elements to provide visual interest to the facade(s) closest to and facing the adjacent street. Design elements may include items such as decorative metal panels, murals, landscaping, or a combination thereof. Parking Structure ramps shall not be visible from any street. Ramps shall not be located on the perimeter of the Parking Structure.
3. Bird Collision Prevention. The north facades of buildings fronting Highway 121 Business that are greater than twenty feet (20') above grade will include avian-deterrent architectural elements related to minimizing exterior glazing.
4. In addition to the above, Multi-family development shall have these specific standards:
  - i. MF units may be allowed on portions of the ground floor that have limited visibility and access from public streets and private vehicular routes such as areas within courtyards, areas fronting interior circulation drives, or areas facing buildings on adjacent properties.
  - ii. Portions of the building that have adequate visibility and access from a public street or private vehicular route:
    - a. must be composed of the following uses on the ground floor:
      - 1) Minimum 40% allowed non-residential uses
      - 2) Maximum 40% live/work units
      - 3) Maximum 20% MF units
    - b. shall be built to the specifications found in the Unified Development Code, as amended, Section VII.3.22-Multi-Family Dwelling.
  - iii. The Planning Director shall determine which areas of the ground floor of the building qualify as having limited visibility and access or adequate visibility and access.
    - a. To do so, a site plan shall be submitted to the Planning Director that illustrates the visibility and access from the public streets and private vehicular routes of the portions of buildings at issue.
    - b. The Planning Director shall consider the specific site, surrounding development, traffic patterns, general circulation patterns, and other relevant information in making the determination.
  - iv. Live/work units:
    - a. A minimum of 50% of the exterior frontage of each live/work unit allowed in Section IV.1.4.ii.a.2) above, shall consist of the commercial/office component. The remaining exterior frontage of the unit may consist of the residential component on the ground floor.
    - b. The residential and the commercial/office components must be occupied by the same tenant, and no portion of the live/work unit may be rented or sold separately.
    - c. Residential component:
      - 1) Residential component of live/work units are permitted above the commercial/office component, to the side, or in back of the commercial/office

component, provided that there is internal access between the residential and commercial/office components.

- d. Commercial/office component:
- 1) The commercial/office component of live/work units are intended for use by the following occupations: accountants; architects; artists and artisans; attorneys; computer software and multimedia related professionals; consultants; engineers; fashion, graphic, interior and other designers; hair stylists; homebased office workers; insurance, real estate and travel agents; one-on-one instructors; photographers; retail sales; and similar occupations.
  - 2) In addition to the permitted occupations above, the Planning Director may authorize other commercial/office occupations using reasonable discretion, as long as such other occupations are not otherwise precluded by law.
  - 3) The commercial/office component of live/work units may not include the following:
    - (A) The retail sale of food and/or beverages with customers arriving on-site. This does not include online (Internet) sales or mail order
    - (B) Entertainment, drinking, and public eating establishments.
    - (C) Veterinary services, including grooming and boarding, and the breeding or care of animals for hire or sale.
    - (D) Businesses that involve the use of prescription drugs.
    - (E) Adult-oriented businesses, astrology, palmistry, head shops, massage, and similar uses.
    - (F) Sales, repair, or maintenance of vehicles, including automobiles, boats, motorcycles, aircraft, trucks, or recreational vehicles.
    - (G) Trade or private schools. This excludes private instruction of up to two students at any one time (e.g., music lessons, tutoring).
  - 4) The commercial/office component shall be restricted to the live/work unit and shall not be conducted in the garage or any accessory structure.
  - 5) The total number of occupations at one address is not limited, except the cumulative impact of all such occupations shall not exceed the 40% non-residential use limit set forth in Section IV.I.4.ii.a.2) above, for a live/work unit.
  - 6) The external access for the commercial/office component shall be oriented to the public street, private vehicular route, or an adjacent open space and should have at least one external entrance/exit separate from the external entrance/exit for the residential component.
    - (A) The entrance/exit to the commercial/office component shall be located on the ground level.
    - (B) Access to the commercial/office component of each live/work unit shall be clearly separate from the common walkways or entrances/exits to other residential units within the development, or other residential units in adjacent developments.
  - 7) No more than three employees (excluding residents of the live/work unit) shall work or report to work at the live/work unit or its premises, and the employment of any persons who do not reside in the live/work unit shall comply with all applicable building code requirements.
  - 8) The commercial/office component shall not generate external noise, odor, glare, vibration or electrical interference detectable to the normal sensory perception by adjacent neighbors.

- 9) No explosive, toxic, combustible, or flammable materials in excess of what would be allowed incidental to normal residential use shall be stored or used at the live/work unit or its premises.