



Legislation Details (With Text)

File #:	18-0577	Version:	1	Name:	
Type:	Agenda Item	Status:		Regular Hearing	
File created:	3/19/2019	In control:		City Council	
On agenda:	4/1/2019	Final action:			
Title:	Consideration of Four Variances to Planned Development Ordinance No. 4225-11-2015 Regarding Building Layout, Parking Location, Architecture, and Sidewalks and One Variance to the Lewisville City Code Regarding Turn Lanes, for The Village at Lewisville, a Proposed Multifamily Development Located at the Northeast Corner of Summit Avenue and Grandys Lane; Further Identified as a Portion of Lewisville Corporate Center, Lot 1 Block A; as Requested by Cross Engineering Consultants on Behalf of The NRP Group, the Developer, and FLSC LTD & FLCT LTD & NSHE Alpha Accommodation LLC, the Property Owner.				

Sponsors:

Indexes:

Code sections:

Attachments: 1. Staff Memo, 2. Location Map, 3. Aerial Map, 4. Variance Letter, 5. Variance Exhibit - Site Plan, 6. Variance Exhibit Elevations

Date	Ver.	Action By	Action	Result
4/1/2019	1	City Council		

Consideration of Four Variances to Planned Development Ordinance No. 4225-11-2015 Regarding Building Layout, Parking Location, Architecture, and Sidewalks and One Variance to the Lewisville City Code Regarding Turn Lanes, for The Village at Lewisville, a Proposed Multifamily Development Located at the Northeast Corner of Summit Avenue and Grandys Lane; Further Identified as a Portion of Lewisville Corporate Center, Lot 1 Block A; as Requested by Cross Engineering Consultants on Behalf of The NRP Group, the Developer, and FLSC LTD & FLCT LTD & NSHE Alpha Accommodation LLC, the Property Owner.

ADMINISTRATIVE COMMENTS:

The Planned Development (PD) for The Village at Lewisville was approved by Council Ordinance No. 4225-11-2015 on November 16, 2015. The planned development allows for variances paralleling the City's regular variance process. The NRP Group is proposing 347 apartment units, below the 850 multifamily units permitted in this area by the existing planned development. The following four variances are requested to The Village at Lewisville PD: a) to exceed the maximum gap for a parking lot between buildings of 70 feet; b) to allow parking within 60 feet of an intersection but maintain the City standard of no parking within 20 feet of a cross walk; c) to provide less than 80% masonry by demonstrating an alternative method of achieving the standard of quality with the proposed allocation of masonry materials; and d) to provide a six-foot sidewalk with strategic sidewalk connections to the parallel parking in lieu of providing an eight-foot sidewalk along the two east/west shared access drives. One variance to the Lewisville City Code is requested as follows: e) to allow an oversized approach apron in

lieu of a right turn lane for the northern ancillary entry off the IH-35E frontage. The first four (a-d) of the overall five requested variances are specifically to standards set in the planned development. The fifth variance request (e) is specific to a requirement of the Land Development Regulations of the Lewisville Code of Ordinances.

RECOMMENDATION:

That the City Council approve the four requested variances to The Villages of Lewisville PD and the one requested variance to the Lewisville City Code as set forth in the caption above.

AVAILABLE FOR QUESTIONS:

Richard E. Luedke, Planning Director