



Legislation Details (With Text)

File #:	18-0602	Version:	1	Name:	
Type:	Agenda Item	Status:		Regular Hearing	
File created:	4/3/2019	In control:		City Council	
On agenda:	4/15/2019	Final action:			
Title:	Consideration of a Variance to Section 6-37 of the Lewisville City Code Regarding the Timing of the Parkland Dedication Requirement 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 NRP, 3. Aerial Map NRP, 4. Conceptual Open Space Plan, 5. Open Space Requirements - The Village at Lewisville Planned Development

Date	Ver.	Action By	Action	Result
4/15/2019	1	City Council		

Consideration of a Variance to Section 6-37 of the Lewisville City Code Regarding the Timing of the Parkland Dedication Requirement 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:

Staff has been working with two developers, including The NRP Group, on a master open space plan for the Villages at Lewisville. In order to bring the master open space plan to fruition, a three-party development agreement is required. The development agreement cannot be completed until the master open space plan with cost estimates is complete. To allow The NRP Group to continue moving forward with the permitting process, staff is proposing a variance to Section 6-37 of the Lewisville City Code to allow the parkland dedication requirement (or cash -in-lieu of parkland dedication) to be paid prior to the issuance of the final certificate of occupancy.

RECOMMENDATION:

That the City Council approve the variance request as set forth in the caption above.

AVAILABLE FOR QUESTIONS:

Richard E, Luedke, Planning Director