

## APPENDIX T

### Lakeridge Parkway Overlay District

## LAKERIDGE PARKWAY OVERLAY DISTRICT

## CITY OF GRAND PRAIRIE, TEXAS

Adopted \_\_\_\_\_, 2003 – Ordinance # \_\_\_\_\_

\_\_\_\_\_ 2003

### INTRODUCTION

The Lakeridge Parkway through Grand Prairie is \_\_\_ miles in length, encompassing \_\_\_\_\_ acres. The Overlay District establishes land use, zoning, development standards and design criteria along the Corridor that is compatible with a high density, highly traveled urban retail area. Once part of the Black Prairie Region and a grazing ground for buffalo, the Lakeridge Parkway Corridor is now the primary roadway access to Joe Pool Lake and peninsula and will serve as a major arterial joining the extended SH 161 and IH-20 to Joe Pool Lake and peninsula in the future.

### BACKGROUND ISSUES AND OPPORTUNITIES

**Access:** The study area lies south of the junction of I-20 and future State Highway – 161 (SH-161). Right-of-way is being purchased and access roads for SH 161 will begin construction in 2004. SH-161 will intersect I-20 between Robinson Road and the Great Southwest Parkway. Lakeridge Parkway will be extended from Polo Road to IH-20 to complete the connection. Access roads and neighborhood collectors are expected to provide excellent surface access throughout the Overlay District.

**Flood Plain:****Major Features:**

**Retail Development:** The I-20 corridor in Grand Prairie is the most populous and fastest-growing area of the city. National marketing statistics firm Claritas projects the corridor's zip code area to grow 11 percent over the next five years compared with 3 percent in the zip code area immediately north. Claritas' growth forecasts in radiuses from a center point of Interstate 20 and Grand Prairie (Dorothy Road and Interstate 20) show similar rates of growth (Table 1).

Household incomes in the Grand Prairie-Interstate 20 area are relatively higher, according to Claritas' income statistics. Median household income in zip code 75052 is estimated to be \$84,063, compared with \$47,970 in zip code 75051 immediately north and \$47,404 in zip code 75050, which is the northern most area of the city. Radiuses from Dorothy Road/Interstate 20 reflect higher income levels as well (Table 1).

The Grand Prairie-I-20 corridor has recently attracted renewed retail interest due to construction of the Westchester shopping center, built at South Carrier Parkway and Interstate 20 in the early 1990s. Recent projects include Target, Home Depot, Wal-Mart, Kohl's, Tom Thumb, and Garden Ridge since 1998.

The Parks Mall of Arlington at Cooper and Interstate 20 is the closest retail mall nearest to Grand Prairie-I-20, four miles to the west. Six Flags Mall in Arlington, on Highway 360 at Division, is a similar distance from the I-20 corridor. Six Flags Mall has faced loss of customer traffic, especially from market areas to the east and west, as I-30 and I-20 offer motorists an alternative to Highway 80 (called Division Street in Arlington and Main Street in Grand Prairie). All but one major anchor left Six Flags Mall by the fall of 2002. Six miles east of Grand Prairie on I-20, Southwest Center Mall of Dallas offers roughly half the number of stores at The Parks, which hosts close to 160 stores.

Table 1 (~ Interstate 20 and Dorothy Rd)

	5 MI RADIUS	10 MI RADIUS	20 MI RADIUS
POPULATION			
2006 PROJECTION	199,744	747,223	2,496,265
2001 ESTIMATE	183,039	693,273	2,351,176
%Population growth (2001-2006)	9.13%	7.78%	6.17%
2001 EST. MEDIAN HOUSEHOLD INCOME	\$59,944	\$56,289	\$51,131
	\$1,764	\$7,350	\$26,068
TOTAL RETAIL SALES (\$millions, 2001)			
	\$9,637	\$10,602	\$11,087
RETAIL SALES PER CAPITA (2001)			

Source: Claritas

Claritas estimates 2001 retail sales per capita at \$9,637 in a 5-mile radius from I-20 and Dorothy Road in Grand Prairie; \$10,602 in a 10-mile radius and \$11,087 in a 20-mile radius. In the five-mile radius of Grand Prairie-I-20, Claritas data show relatively higher incomes and forecast higher rates of population growth over the next five years. At the same time, the area has relatively lower current retail sales per capita, which suggests the retail market is under-represented. Given the traffic issues facing The Parks and Six Flags malls and the longer driving distance and fewer retail options of Southwest Center Mall, the

Grand Prairie-I-20 corridor is a relatively strong current and near future competitor for retail development, all other factors equal.

- ✓ Competition for “market in the middle”
- ✓ Future retail development in response to population growth farther south is a constraint on Grand Prairie-Interstate 20 retail market

The Grand Prairie market faces competition for consumers who live between the city and the Parks Mall. From the five-mile radius to the 10-mile radius from I-20 and Dorothy Road, population increases dramatically (Table 1, see Table 2 for a comparison). Density maps of population and retail distribution (Dun & Bradstreet data, 2<sup>nd</sup> quarter 2001) indicate clearly more retail and slightly higher population proportionally in the western semi-circle of the Interstate 20-Dorothy Road 10-mile radius.

Common retail types will be those most affected by competition for growing populations between The Parks Mall and Grand Prairie. Also, any new southern retail development west of Grand Prairie (and east of Parks), due south and east toward Cedar Hill and Duncanville will impact the retail market environment. Future competition among these retailers will hinge on details such as ease of access to their locations, mix of retail offered and the ability of retailers to target accurately the preferences of the consumers.

Table 2 (~ Interstate 20 and Cooper - Parks Mall)

	5 MI RADIUS	10 MI RADIUS	20 MI RADIUS
POPULATION			
2006 PROJECTION	290,870	705,519	2,334,011
2001 ESTIMATE	267,918	656,667	2,187,206
%Population growth (2001-2006)	8.57%	7.44%	6.71%
2001 EST. MEDIAN HOUSEHOLD INCOME	\$61,899	\$51,458	\$51,543
TOTAL RETAIL SALES (\$millions, 2001)	\$2,703	\$6,924	\$23,316
RETAIL SALES PER CAPITA (2001)	\$10,089	\$10,544	\$10,660

Source: Claritas

### **Zoning:**

### **Land Use:**

Current land use in the study area is primarily (80%) open or undeveloped land.

### **Architectural Style:**

The recommended architectural style for the Lakeridge Parkway Overlay District is termed Prairie Modern. This is a style distinguished by low, elongated and simple lines for buildings and wide overhangs covering sidewalks and balconies. The objective is to integrate natural harmonies into a dense urban activity center. Building materials include earthen berms, stone and textured terra cotta exterior walls, clay tile, and wrought iron grille work accents. Grassy berms serve as insulators to the first level of buildings and parking areas, while covered walkways shall be provided to protect pedestrians from heat and wind. Landscape materials indigenous to the Black Prairie Region are also recommended such as Austin stone or similar stone materials, brick, cast stone, rock, marble and granite.

### **PUBLIC INFRASTRUCTURE**

A large portion of the Lakeridge Parkway Corridor is within the Peninsula Tax Increment Finance (TIF) District. Public infrastructure within the TIF identified for development includes the projects discussed below.

**Infrastructure for Shopping Mall** Numerous infrastructure improvements will be required for location of the future regional shopping center. These include a parking garage, fiber optic cables, grading and drainage projects, traffic lights, access roads, arterial roadways and signage

**Water/wastewater Improvements** Construction of water and sewer lines along future SH 161, Robinson Road, and the extension of Waterwood Drive will be required and eligible for funding from the Tax Increment Financing District.

**Sanitary Sewer Main** Extension of a sanitary sewer main along the extension of Lake Ridge Parkway to I-20 will also be funded by TIF revenue.

**Bardin Road** Extension of Bardin Road from Great Southwest Parkway to Robinson Road is a project identified for funding in TIF #2, providing an east-west arterial parallel to and south of IH-20.

**Lake Ridge Parkway extension** The extension of Lake Ridge from Polo Road to the IH-20 interchange will facilitate north/south traffic and relieve congestion on Carrier Parkway and Great Southwest Parkway.

**Forum/Crossland Road connection** Extension of Forum to Crossland will provide needed east/west capacity running parallel to IH-20. This project runs through the future regional shopping center and is eligible for funding through TIF #2.

**Mayfield Road improvements** Mayfield Road is currently a two-lane undivided roadway that will be straightened and constructed to a 4-lane divided arterial. Heavy traffic along this arterial includes residential and Traders Village traffic on weekends.

**Robinson Road improvements** Robinson Road currently has sections of two-lane undivided pavement and serves as a major north/south arterial from Pioneer Parkway to Camp Wisdom Road. The road will be widened to 4-lanes to accommodate increased traffic volumes from residential development and future mall traffic.

## **INTRODUCTION**

The Lakeridge Parkway Overlay District in Grand Prairie extends 7.8 miles in length, from I.H.-20 on the north to Cedar Hill, passing through the Grand Prairie Peninsula. The Overlay District establishes development standards and design criteria along the Corridor that are compatible with the residential areas of the Peninsula.

## **BACKGROUND ISSUES AND OPPORTUNITIES**

### **Major Features:**

The outstanding feature in the Lakeridge Parkway Overlay District is the peninsula at Joe Pool Lake. This geographic feature dominates the corridor and the area south of I-20. Its watershed reaches into the undeveloped area of Ellis County.

### **Retail Development:**

The City seeks to establish a neighborhood center with specialty retail, entertainment, cultural and recreation venues and other amenities compatible with the recreational theme and opportunities of the Peninsula.

**Zoning:** Current zoning along the Lakeridge Parkway Overlay District Corridor allows for residential and neo-traditional mixed use development featuring a central neighborhood business/retail center.

## **DISTRICT CONCEPT**

**Intent:** The City intends to protect the integrity of the peninsula through the implementation of these guidelines.

**Boundaries:** Boundaries for the Lakeridge Parkway Overlay District are depicted in Figure 1. The scale is generally 500 feet either side of the centerline of the parkway.

### **Architectural Style:**

The recommended architectural style for the Lakeridge Parkway Overlay District is termed Prairie Modern. This is a style distinguished by low, elongated and simple lines for buildings and wide overhangs covering sidewalks and balconies. The objective is to integrate natural harmonies into a dense urban activity center. Building materials include earthen berms, stone and textured terra cotta exterior walls, clay tile, and wrought iron grille work accents. Grassy berms serve as insulators to the first level of buildings and parking areas, while covered walkways shall be provided to protect pedestrians from heat and wind. Landscape materials indigenous to the Black Prairie Region are also recommended such as Austin stone or similar stone materials, brick, cast stone, rock, marble and granite.

## **DEVELOPMENT STANDARDS**

### **Section 1 Purpose**

The Lakeridge Parkway Overlay District is a new overlay district which adds development standards to the existing base zoning district along a line 500 feet either side of the centerline of Lakeridge Parkway, From IH-20 to Cedar Hill.

### **Section 2 Development Standards**

All development must meet the minimum requirements prescribed in the Unified Development Code for the property's underlying zoning district classification and adhere to additional architectural standards specified below.

### A. Site Plan Approval Required

1. **Public Hearing Required** - All non-residential development located within the IH-20 Overlay District shall require a site plan approval from the Planning and Zoning Commission and the City Council at a public hearing. Completed submittals which conform to the requirements of the Interstate Highway-20 Overlay District may be approved as a consent agenda item. Alternative designs will be considered where a strict application of these standards may result in a physical hardship to the plans and design for site improvements.
2. **Submittal Requirements** -All site plan submittals shall conform to the requirements specified in Article 16 of the Unified Development Code. All building elevations submitted for site plan and building permit review shall include area and percentage tabulations for all exterior wall materials and articulation features proposed for each wall elevation.
3. **Incomplete Submittals** - The Planning and Zoning Commission and City Council reserve the right to table or deny any site plan application that does not meet submittal requirements.

### B. Building Articulation Required

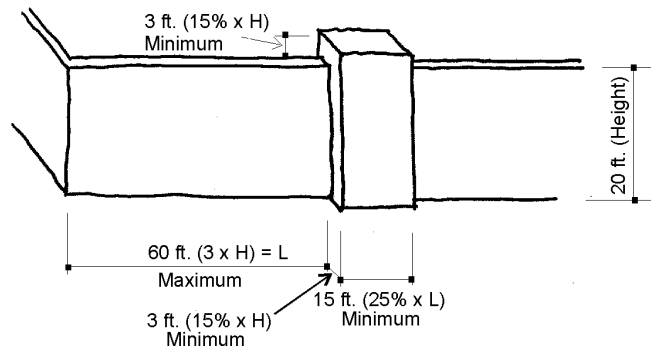
All facades of a building which are adjacent to and face a roadway, public park or residential district shall comply with the following standards:

1. **Horizontal Articulation** – No building façade shall extend for a distance greater than three times the mean elevation of the wall's height without having an off-set of fifteen percent (15%) or more of the wall's height. This off-set shall extend for a distance equal to at least twenty-five percent (25%) of the maximum length of either adjacent plane.
2. **Vertical Articulation** – No horizontal wall shall extend for a distance greater than three times height of the wall without changing height by a minimum of fifteen percent (15%) of the wall's height. This height change shall continue for a minimum distance equal to at least twenty-five percent (25%) of the maximum length of either adjacent plane.

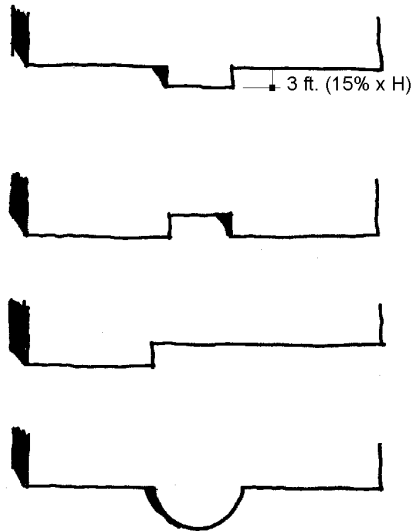
(Refer to Figures 2 and 3 on the following page for examples of Articulation Standards.)

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# Figure 2 Articulation Standard Example



### Possible Plans of Buildings:



### Possible Elevations of Buildings:

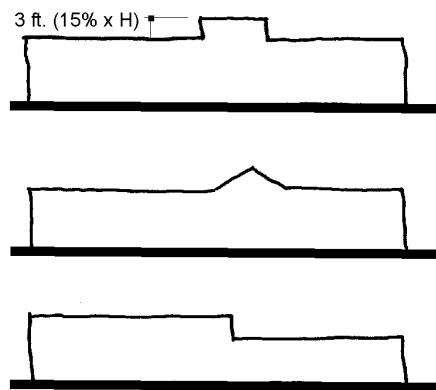
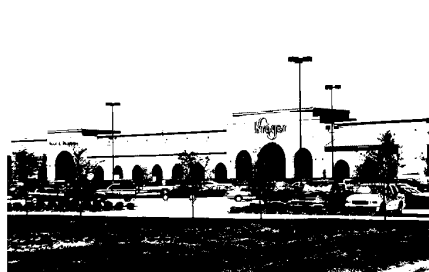


Figure 3

### Samples of Articulation Standard



## C. Exterior Building Material Requirements

1. **Masonry Requirement** - One hundred percent (100%) of the exterior of all new buildings (excluding doors and windows) shall be finished in one or more of the following materials indicated below.
  - a. Brick, stone, cast stone, rock, marble and granite.
  - b. Exterior Insulating Finishing System (EIFS). However, the use of EIFS shall not exceed 25% of the exterior walls of the building.
  - c. Architectural glass with less than twenty percent (20%) reflectance. However, only a maximum of twenty-five percent (25%) of a building façade may be constructed in architectural glass.
  - d. Split face concrete block, poured-in-place concrete, and tilt-wall concrete. Concrete products shall have an integrated color and be textured or patterned. Tilt-wall concrete structures shall include reveals, punch-outs, or other similar surface characteristics and adornments to enhance the façade on at least ten percent (10%) of each façade.
2. **Stone Requirement** - In addition, a minimum of 10% of the front façade shall be finished in stone, Austin stone or similar stone materials in order to establish a local architectural theme for the area.
3. **Accent Materials** – In addition, the following accent materials may be allowed up to 10% of a façade, excluding all windows, doors, and glass construction materials:
  - a. Corrugated galvanized metal,
  - b. Glass block,
  - c. Tile, and
  - d. Concrete board, such as Hardy Plank or other similar material, properly installed.
4. **Side and Rear Facades** - Side and rear facades shall be finished in a similar color and texture as the main front façade of the building.

## D. Architectural Features

### 1. Facades

- a. In addition to the features described in Section A above, the facades of all primary commercial structures which face a street shall also include the following key architectural features:
  - i. All primary structures shall be designed with distinguishable architectural elements, such as a distinct base, wall and cornice or top.
  - ii. The use of arcades, covered walkways, architectural awnings, canopies or porticos is required along 25% of the primary façade and/or street facing facades.

- iii. Windows, which may include see-through doors, shall be provided along all facades which face streets, such that they comprise at least 50% of the length of that façade for buildings under 10,000 square feet in size, and at least 25% for buildings over 10,000 square feet in size. The Council may approve alternative treatments; however in no case shall there be less than 10% in windows and doors.

## 2. Roofs

- a. Roofline variations are required to reduce the visual scale of buildings, and to create visual interest. The roofs of non-residential buildings shall include at least two of the following elements:
  - i. Parapet walls that conceal flat roofs and rooftop equipment from eye level public view at adjacent public streets. Parapet walls shall vary in height, and will include architectural detailing, cornices, moldings, trims, variations in brick coursing, and other similar type detailing.
  - ii. Overhanging eaves, extending no less than three (3) feet past the supporting walls.
  - iii. Two or more roof slope planes.
  - iv. Sloping roofs that do not exceed the average height of the supporting walls, and that have an average slope of at least 8 in 12. Sloped roofs shall be finished with standing seam metal, corrugated metal, tile, or 30-year or better composite shingle.

## 3. Color

- a. All non-residential buildings shall comply with the standards in this section.
- b. Exterior colors shall be low reflectance, subtle, neutral or earth tone colors.
- c. The use of high intensity, primary, black, or fluorescent colors is prohibited, except as trim or accent areas. Where used as trim or accents, those colors shall not exceed ten percent (10%) of any single façade, excluding all windows, doors and glass construction materials.

**E. Sign Regulations** - Signage requirements of Article 9 of the Unified Development Code will apply to the subject property with the following exception:

- a. Individual tenant pole signs shall not be permitted.
- b. Multi-tenant pole signs shall not exceed 35 feet (above ground level).

**F. Landscaping Requirement** - Landscape requirements of Article 8 of the Unified Development Code will apply to the subject property along with the following supplemental requirements.

## 1. Tree Preservation Incentives

- a. The following credits shall be provided to the developer for each existing tree in excess of a 6-inch caliper width, as measured 4-feet and 6-inches (4'-6") above ground that is preserved and incorporated into the site plan design. This requirement applies to those species of trees listed in Exhibit 2 of Article 8, "Landscaping and Screening" of the Unified Development Code.
  - i. Parking requirement may be reduced by 6 paved parking spaces, including access drive paving that serve same spaces, for each tree preserved. Maximum parking reduction not to exceed 20% of total parking requirement; plus,
  - ii. Maximum height of multi-tenant sign, as defined in Section D.b. above at 35-feet, shall be increased two (2) feet for every tree preserved. Maximum sign height not to exceed 51-feet.
  - iii. Total tree preservation credits shall be granted to the developer in accumulative fashion for all trees preserved by above Section i and ii combined.
- b. A Tree Protection Plan shall be required at the time of building permit submittal and shall be approved by the Development Review Committee. Such plan shall include the following:
  - i. Identification of all existing trees to be preserved, including species type and size in caliper inches;
  - ii. Provide note prohibiting the storage of building materials, equipment and vehicles under the drip-line of all existing trees to be preserved;
  - iii. Indicate type of temporary fencing or barricade devices to be used to protect critical root zones (CRZ) of all existing trees to be preserved during the construction period. The CRZ shall be defined in accordance with Section 8.13.1 of Article 8, "Landscaping and Screening" of the Unified Development Code.
  - iv. Providing grading plan indicating both existing and new final grade elevation inside drip line of all existing trees to be preserved
- c. Replacement trees shall be required at a ratio (in caliper inches) of 1:1 for any tree designated for preservation on the Tree Protection Plan that is significantly damaged or destroyed during the construction period. Replacement trees shall be no less than 3-inches in caliper width.

## 2. Parking Lot Location and Screening Requirements

- a. All parking or drive areas shall be located a minimum of thirty (30) feet from right of way lines along public streets. The area inside the thirty (30) foot parking setback shall be credited towards the landscaping requirement prescribed by Article 8 of the Unified Development Code.
- b. All parking shall be screened from public rights-of-way and public park areas in accordance with Article 8, "Landscape and Screening" of the Unified Development Code, using a solid screen in the landscape strip. The screen shall be at least thirty six (36) inches in height, and be achieved through one of the following methods:
  - i. A berm;
  - ii. A planting screen (hedge);
  - iii. A wall, using masonry materials similar to those used in the main building façade; or
  - iv. A combination of the above.

## 3. Internal Parking Lot Landscaping Standards - Landscaped areas in a parking lot shall be provided in accordance with Article 8, "Landscape and Screening" of the Unified Development Code along with the following supplemental requirements.

- a. Perimeter parking lot screening shall be offset at least six (6) feet for every sixty (60) linear feet of screening area length.

## G. Service Area Screening and Fencing Requirements

### 1. Screening of Mechanical Equipment

- a. Properties that may be viewed from residential uses, streets or public park areas shall screen all roof, ground and wall mounted mechanical equipment (e.g. air handling equipment, compressors, duct work, transformers and elevator equipment) from view at ground level on adjacent properties or public streets or parks.
- b. Roof-mounted mechanical equipment shall be shielded from view on four sides. Screening shall consist of materials consistent with the primary building materials, and may include metal screening or louvers that are painted to blend with the primary building.
- c. Screening shall result in the mechanical equipment blending in with the primary building, and not appearing separate from the building.
- d. Wall or ground-mounted equipment screening shall be constructed of:
  - i. Planting screens; or

- ii Brick, stone, reinforced concrete, or other similar masonry materials; or
- iii Redwood, cedar, preservative pressure treated wood, or other similar materials;  
and
- iv All fence posts shall be rust-protected metal, concrete-based masonry or concrete pillars.
- v A combination of the above.

## **2. Screening of Outside Storage**

- a. Outside storage shall be located on the side or rear of the primary building and shall be screened from public view on public streets.
- b. Outside storage shall be screened with a minimum seven (7) foot tall screen or a screen that is a minimum of one (1) foot above the top of the storage materials, whichever is taller. Screening shall be:
  - i. A masonry wall or other material that is similar to the primary structure
  - ii. A berm.
  - iii. A planting enclosure of large evergreen shrubs planted a maximum of four (4) feet apart that shall create a solid screen to a minimum height of seven (7) feet within two (2) years as determined by a registered landscape architect, certified nurseryman 3. or master gardener, or as determined by the Director of Development Services.
  - iv. A combination of the above.

## **3. Screening of Garage Bays**

- a. This section shall apply to all sites with garage bays in non-industrially zoned tracts within the district.
- b. Garage bay doors shall be located at the side or rear of buildings.
- c. Garage bay door areas shall be screened from adjacent properties, streets or public areas by a 36" high screen.
- d. Screening materials shall be comprised of:
  - i A wall that has a similar finish to the primary structure, or
  - ii A combination of trees and shrubs that will result in solid screening to the required height within two (2) years as determined by a registered landscape architect, certified nurseryman or master gardener.

## **4. Screening of Non-Residential Uses**

A landscaped buffer shall be located on the site of a nonresidential use along all property lines adjacent to an existing or proposed residential uses, subject to the following standards:

- a. For nonresidential development, except for churches and/or schools, located across the street from existing or proposed residential uses: a the landscaped setback shall consist of a minimum 20-foot landscaped buffer facing the street, including a continuous berm with a minimum height of three feet. Under story plants of a species included in Article 8 of the City's Unified Development Code shall be provided in order to achieve a continuous dense six-foot screen. Native shade trees, a minimum of three-inch caliper and of species included in Article 8 of the City's Unified Development Code approved tree list shall be provided at a ratio of one tree per 500 square feet of buffer area. Said landscaped setback shall be fully irrigated and maintained in a healthy state in accordance with Article 8 of the City's Unified Development Code.
- b. For nonresidential development, except for churches and/or schools, adjoining existing or proposed residential uses: a landscaped setback shall consist of a minimum 15-foot landscaped buffer located inside the required screening wall specified in Section 4.c. below. Native shade trees, a minimum of three-inch caliper and of species included in Article 8 of the City's Unified Development Code approved tree list, shall be provided every 15-foot on center. Said trees shall be of a species capable of achieving a mature growth height of between 10 to 12 feet. Said landscaped setback shall be fully irrigated and maintained in a healthy state in accordance with Article 8 of the City's Unified Development Code.
- c. A masonry wall with a mortar bond finish, both exterior finishes being the same, shall be constructed along all property lines either across the street from, or adjoining, existing or proposed residential uses. Walls facing a street right-of-way shall be offset at least five (5) feet for at least every one hundred sixty (100) linear feet of screening area length or a curvilinear wall plan may be used. Such walls shall have no vehicular access points into or from an alley or residential street except for those access point required for emergency access. All walls shall be a minimum of six feet in height, except that the first 20 feet in from the street line may be stepped down to a minimum height of four feet. Churches and/or schools shall be exempt from the requirements of this section.
- d. Waiver or modification of screening requirement. Written notification to all adjacent property owners shall be provided no less than ten days prior to the consideration of a site plan containing a modification or waiver of the non-residential screening requirements.

## **G. Lighting Standards**

### **1. Screening of Light Fixtures**

- a. In order to preserve the night sky and to reduce glare on roadways, pedestrian areas and adjacent development, light sources (e.g. light bulbs) shall be oriented toward the center of the site or shielded so as to not be visible from the nearest

property line. This applies to refractory lenses that extend beyond the lighting fixture and are designed to redirect the lighting source horizontally. This does not apply to neon or internally lit signs, or to decorative lighting with 15 watts or less per bulb.

- b. Historic or antique-style pedestrian light fixtures approved by the city are excluded from this standard.

## **2. Decorative Pedestrian Level Lighting**

- a. To accent entry areas and to enhance pedestrian safety, decorative pedestrian level pole or façade mounted lighting fixtures shall be used at entrances to the building and along major internal pedestrian routes.

### **H. Utilities**

- a. All utilities shall be placed below ground, except for major high voltage transmission lines.
- b. Major utility access structures, which must be located above ground, shall be placed in unobtrusive locations, and shall be screened with landscaping that blends into the overall landscaping of the area.