

LD1-S LD2-S CHECKLIST

Date _____

Application made and received for a proposed development in the downtown?

PIN # _____

Block _____ Lot _____

Current Zoning _____ Proposed Zoning _____

Owner(s) _____

- Pre-Conference Held w/ Applicant – Yes ____ No ____ Date _____
- Has the report of the Pre-Conference been shared with the Town Manager for his/her Review? Yes ____ No ____
- Does the development conform to the purpose statement found in paragraph {B.2-1.5(E)(2)}?

Purpose. The Lewisville Downtown District(s) provide for development in Lewisville’s traditional town center. The Town Center anchors the surrounding neighborhoods while also serving the broader community.

- (a) In the downtown core area (Lewisville Downtown District 1 (LD1-S) applies with a broad array of uses is expected in a pattern which integrates shops, restaurants, services, work places, civic, educational and religious facilities, single-family housing and higher density housing in a compact, pedestrian-oriented environment.
- (b) The downtown gateway area (Lewisville Downtown District 2 (LD2-S) applies primarily for auto-dependent uses in areas not amenable to easy pedestrian access and a comfortable pedestrian environment. It is expected that the gateway area will retain and present the unique character of Lewisville and serve not only the Lewisville Community, but highway travelers as well. Due to its downtown location the moderate integration of pedestrian-oriented environs is paramount to accommodate a systematic transition from vehicular to pedestrian orientation.

- Have the uses been checked against those allowed within the requested district?
- Has the application process and development schedule been explained to the applicant and materials provided that will facilitate the completion of the application. This can be accomplished at the Pre-Conference meeting required by this section. Yes ____ No ____

- **Twenty-five (25)** copies of the Site Plan Map (to be submitted with the rezoning petition. _____
- Date of Receipt of Application: _____
- Date of Receipt of Site Plan Maps: _____

General Dimensional Requirements – LD1-S and LD2-S {B.2-1.5(D)(5)(a)(b)}

- **BTL** – Is the proposed building located at the Build-to-Line (BTL) Yes ____ No ____
- Are overhead utilities located at or near the BTL? Yes ____ No ____ {B.2-1.5(D)(5)(b)}
- What is the proposed front setback based on the above requirement(s)? _____ feet
- If located in the LD2-S gateway area, does the building meet the minimum front setback of forty (40’) feet as required? Yes ____ No ____
- What is the proposed front setback based on the LD2-S gateway area requirement? _____ feet
- Sideyards are not required; however, any sideyard provided adjacent to an interior lot line shall not be less than twelve (12’) feet in width. A space less than six (6”) inches in width between an interior lot line and a building wall shall not be regarded as a sideyard.
- Not less than fifty (50%) percent of the façade is to be built on the BTL. The remainder of the building should be set back a minimum of six (6’) feet behind the BTL. Balconies, stoops, open porches, covered walkways may project into the setback to the extent that it fills the setback area.
- Height – Maximum Height must be less than Forty-eight (48’) feet. Yes ____ No ____

Architectural Character –

Are the minimum criteria for architectural character shown on the site plan and included as conditions to the approval of the site plan? Yes ____ No ____

Explain _____

▪ **Building Orientation** –

Does the building face a NCDOT Secondary Road, the Great Wagon Road (GWR) or Jennings Road and provide the principal entrance to the structure from the front or side of the structure? Yes ____ No ____

Secondary Road that building will face _____

All buildings shall front on at least one side, preferably the entrance side of the building, on a street with no intervening parking area. (Please Check)

Front Entrance ____ Side Entrance ____

▪ **Roofs** –

Roof Pitch ____ (preferred between 8:12 and 12:12)

Percent (as a percentage of the exterior roof) of Pitched Roof ____ (40% to 70% allowed)

Are dormers and gables provided to interrupt the pitch roof? Yes ____ No ____

Overhanging Eaves? Yes ____ No ____

Roof Top Equipment Screened? Yes ____ No ____ N/A ____

Is the Main Entrance clearly articulated through the use of architectural detailing and landscaping plantings? Yes ____ No ____

▪ **Covered Walkways** –

Are colonnades or similar weather protection structures provided to further articulate pedestrian circulation areas? Yes ____ No ____

▪ **Façade Openings** –

Are doorways, knee walls, windows and other openings in the façade proportioned to reflect a pedestrian scale? Yes ____ No ____

▪ **Building Materials** –

Are the materials chosen for the exterior of the building in keeping with the requirements of the LD1-S and LD2-S district(s)? Yes ____ No ____

▪ **Landscape –**

Are the required landscape plantings at a ratio of six (6) square feet of planting area for each one foot of horizontal wall? Human scale elements are to be incorporated into large undefined expanses of walls. Plantings are to be located between the building and the parking area(s). Yes ____ No ____

▪ **Sidewalks –**

Does the proposed project have a connection to the public sidewalk? Are the existing sidewalks and other amenities to remain? Yes ____ No ____ How are they to be protected during construction? _____

▪ **Parking –**

Will the amount of parking be reduced by a maximum of thirty (30%) percent as allowed within the district? Yes ____ No ____

- Total Required Parking ____
- Amount of Reduction Allowed ____ (Maximum 30%)

Location of Parking – Rear ____ Side ____ Both ____

On-Street Parking Credit Yes ____ No ____ (Maximum 35%)

Total Required Parking after On-Street Parking Credit (if applicable) ____

- No off-street parking shall be located between a building and any on-street parking except as approved for temporary parking for an earlier phase of a multi-phase development.

Does the interior parking connect with neighboring or planned neighboring parking areas? Yes ____ No ____

▪ **Bufferyards –**

Does the plan show a minimum Type II bufferyard around the perimeter boundary if the corresponding boundary is the Downtown Overlay boundary and the adjacent property is zoned for single-family development? Yes ____ No ____

Does the plan show a minimum Type II bufferyard along the side yard line if the adjacent property is zoned for single-family development? Yes ____ No ____

If fences are planned as part of the approved site plan, do the fences conform to the requirements for fences in the district? Yes ____ No ____

Is Alternative Compliance being sought for any bufferyard area as part of this project? Why?

Please explain _____

▪ **Alternative Compliance –**

The Town may, in its discretion, consider site plans varying from requirements regarding dimensions, setbacks, parking, buffer yards and screening, utility easements and architectural character where the lot size, configuration, topography and natural conditions beyond the control of the property owner exist or acts of any public agency have occurred such that to require strict compliance with the standards would compromise or contradict the spirit and intent of the requirements.

Other Applicable Requirements –

▪ **Driveway Access (Management) – {B.3-3.7}**

General Requirements

Where the property is to be served by a driveway opening onto a State Highway or Public Street located within the Town of Lewisville, a driveway permit shall be first submitted to the Public Works Director. The requirements of this section or those of the Uniform Traffic Code Manual and Roadway Design Manual, published by the NCDOT, whichever is greater, shall be the minimum standards for development. It shall be unlawful for any person to cut, break or remove any curb along a street except as herein authorized.

Shared Access Requirements

A joint public access easement may be required between adjacent lots fronting on arterial and collector streets in order to minimize the total number of access points and to facilitate traffic flow between lots.

- Will shared access be required? Yes ____ No ____
- If yes, has a Joint Access Agreement been recorded at the Forsyth County Register of Deeds?
- The applicant agrees to construct and maintain the shared driveway for five (5) years as a condition of the siteplan approval as required by B.3-3.7(I)(1)(b).

▪ **Traffic Impact Analysis –**

The Town of Lewisville may review all proposed development plans for traffic impacts. To facilitate the determination of adequacy of adjoining public transportation facilities the Town may recommend that a traffic impact study be performed for any proposed commercial, industrial, institutional or multi-family development.

All traffic impact studies should conform to sound engineering principles and are subject to review and approval by the Lewisville Technical Review Committee (TRC), Planning Board and Elected Body. The applicability of a traffic impact study can be determined at the Pre-Conference meeting as required by this section.

▪ **Permanent Signs –**

The following types of signs are allowed within the LD1-S and LD2-S zoning districts:

- On-Premise Ground Signs – **UDO B.3-2.1 - Table B.3.6**
- Awning Signs
- Projecting Signs
- Wall Signs

- Within the LD1-S and LD2-S zoning districts ground signs are limited to a maximum height of five (5') feet measured from the road to which the sign is oriented or grade of the site, whichever is higher. The location of all applicable signs are required to be shown on the approved siteplan.

- Sign area shall be computed by means of the smallest square, circle, rectangle, triangle or combination thereof, measuring the copy area. The outside dimensions of the sign, exclusive of structural support shall not increase the overall dimensions by more than twenty-five (25%).

All signs are required to be permitted by the Winston-Salem/Forsyth County Inspections Department prior to their manufacture and installation.

Applicant Signature _____

Date _____

Witness _____

Date _____

DISCLAIMER: This checklist does not include all conditions and requirements of Lewisville's UDO. The applicant is urged to refer to the UDO and Town Code of Ordinances to assure compliance with all conditions and requirements.

Completion of this checklist does not guarantee that any application for rezoning will be approved. Town Staff will prepare a report recommending approval or disapproval of any application. The Lewisville Planning Board and Town Council will each hold public hearings following which approval will be considered. Additional conditions of approval may be requested or required.