Appendix U

LAKERIDGE PARKWAY OVERLAY DISTRICT

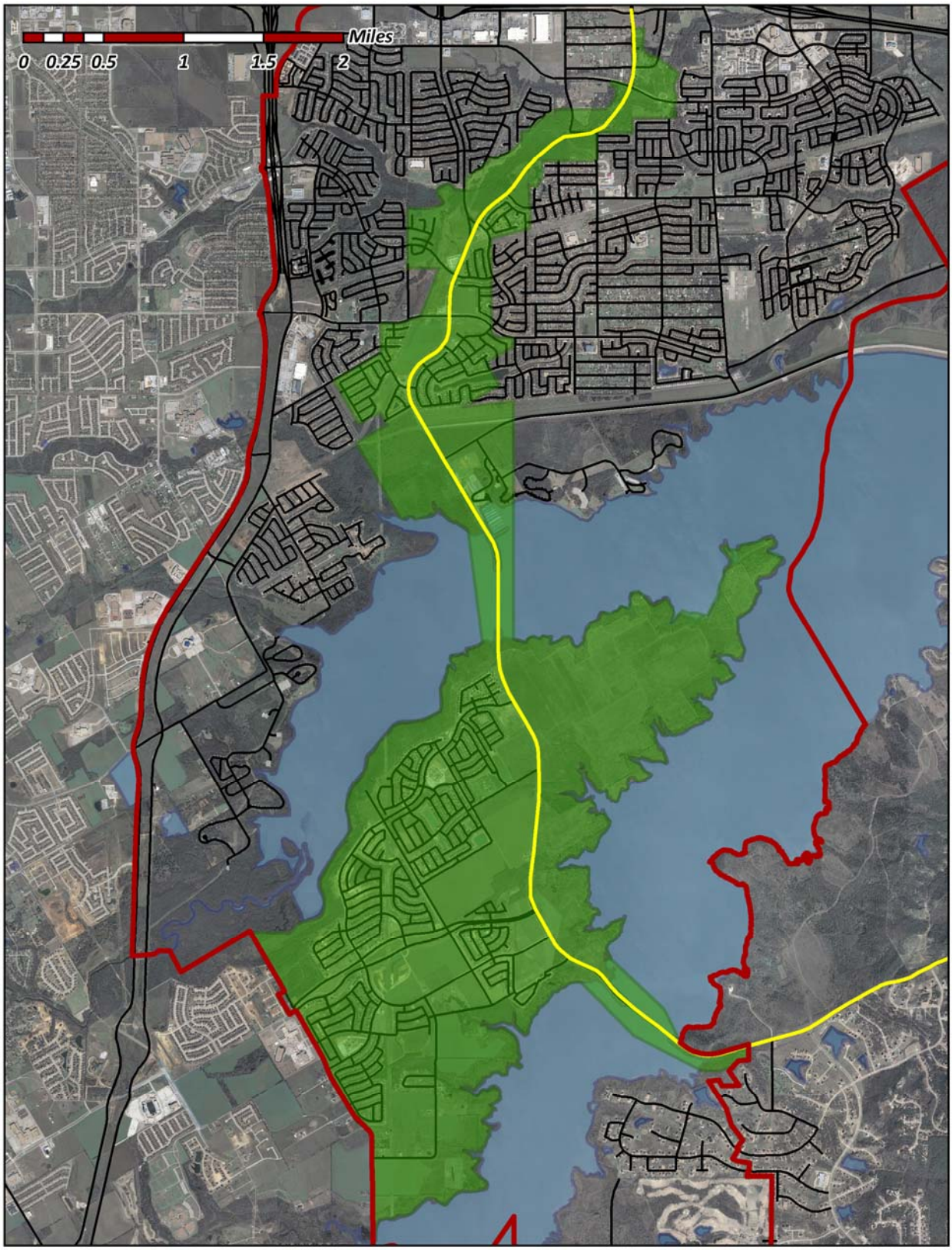
LAST UPDATE: MARCH 15, 2011

CASE NUMBER: TA110202

ORDINANCE NO. 9177-2011

APPENDIX U: LAKERIDGE PARKWAY OVERLAY DISTRICT

FIGURE 1: Lakeridge Parkway Overlay District - shown green



APPENDIX U: LAKERIDGE PARKWAY OVERLAY DISTRICT

U.1 INTRODUCTION

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

U.2 BACKGROUND ISSUES AND OPPORTUNITIES

Major Features: The outstanding feature in the Lakeridge Parkway Overlay District is the Joe Pool Lake Peninsula. This geographic feature dominates the corridor and the area south of IH-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 and retail center.

U.3 DISTRICT CONCEPT

Intent: The City intends to protect the integrity of the Joe Pool Lake Peninsula through the implementation of architectural controls.

Boundaries: Boundaries for the Lakeridge Parkway Overlay District are depicted in Figure 1. The area of influence is generally 500 feet both sides of the centerline of the parkway. The District also encompasses the Joe Pool Lake Peninsula that extends from the east right-of-way line of Day Miar Road in an eastward direction to the adjoining shoreline of Joe Pool Lake.

Architectural Style: The recommended architectural style for the Lakeridge Parkway Overlay District is termed Spanish Prairie ("Prado") Modern. This is a style distinguished by low, elongated and simple lines for buildings and wide overhangs covering sidewalks and balconies. 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 extremes in the weather. 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.

U.4 DEVELOPMENT REQUIREMENTS

Section 1: Purpose

The Lakeridge Parkway Overlay District adds development standards to properties depicted in Figure 1, extending from IH-20 southward to the City of Cedar Hill. The purpose of this overlay

district is to maximize the corridor's potential as a city asset with sustainable development, and address the concerns of property owners that future non-residential development be compatible with existing residential uses. This district is intended to increase the quality of development by applying design and development requirements developed by staff and property owners. These requirements are contained in **Appendix F** of this Code.

Section 2: Land Use

A. **Permitted Uses**: All properties within the Lakeridge Parkway Overlay District are subject to the land use requirements of the Unified Development Code for the underlying zoning district in which they are located.

B. **Structures and site improvements existing or pending on May 6, 2003:** All structures and site improvements which are in compliance with the underlying zoning regulations in effect on May 6, 2003, shall be deemed to be in a conforming condition if such structures and site improvements either:

1. Existed with a valid Certificate of Occupancy on May 6, 2003; or

2. Which have been deemed to be in conformance with the underlying zoning district on any lot or tract for which an application for platting, replatting, site plan or a building permit for such use was pending on May 6, 2003.

C. **Structure and site improvement requirements specified in a Planned Development District for undeveloped property:** Regulations specifying building design, landscaping and density and dimensional requirements contained in the body of an ordinance for a Planned Development District, that do not meet the specifications of Sections 2.B.1 and 2.B.2 above, shall remain in effect for such districts situated within the Lakeridge Parkway Overlay District.

Section 3: Development Requirements

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 in **Appendix F** of this Code.