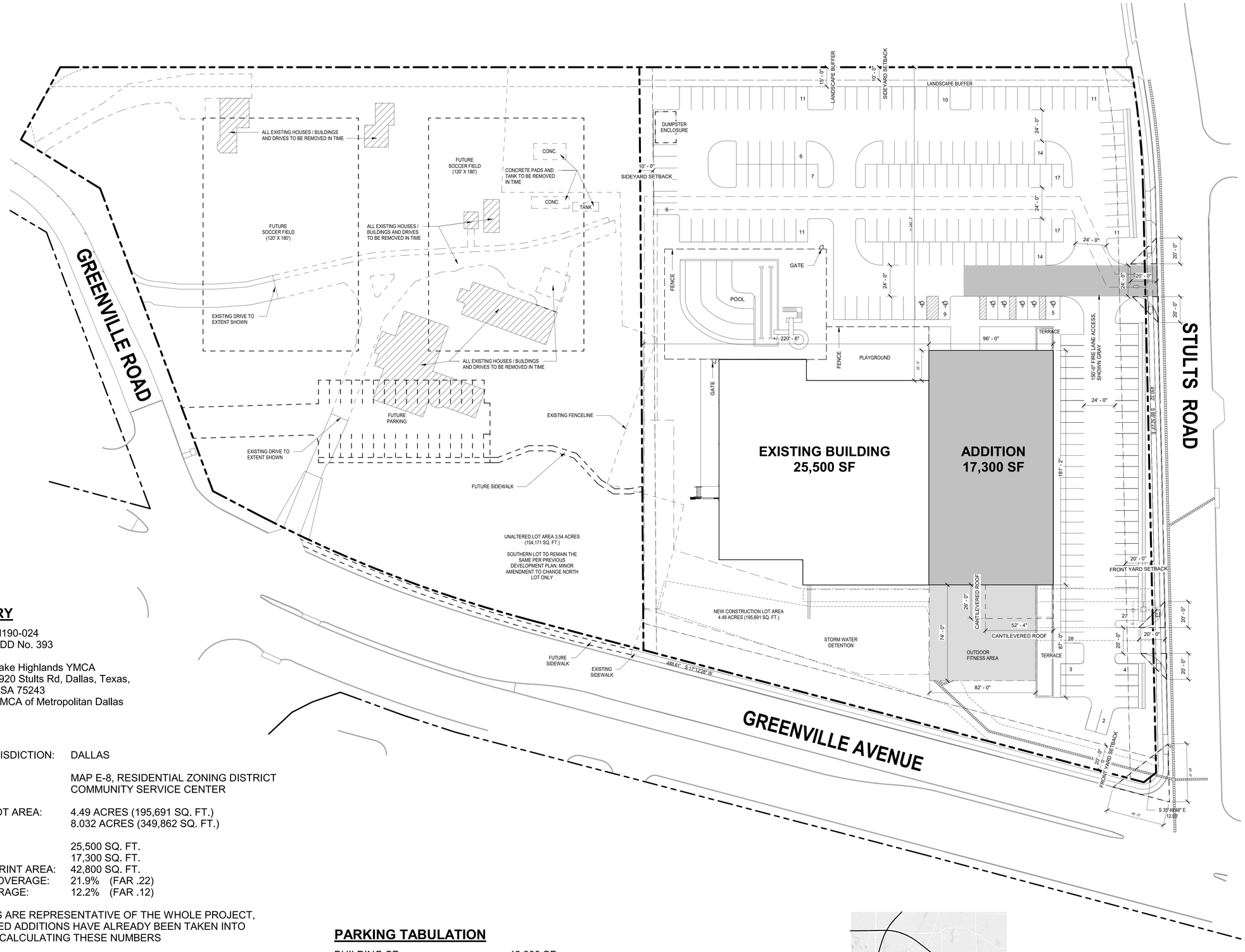

PROJECT SUMMARY

CASE NUMBER:	M190-024
PD NUMBER:	PDD No. 393
PROJECT NAME:	Lake Highlands YMCA
PROJECT ADDRESS:	8920 Stults Rd, Dallas, Texas, USA 75243
PROJECT OWNER:	YMCA of Metropolitan Dallas

SITE DATA

AUTHORITY HAVING JURISDICTION:	DALLAS
ZONING DISTRICT:	MAP E-8, RESIDENTIAL ZONING DISTRICT
PERMITTED USE:	COMMUNITY SERVICE CENTER
NEW CONSTRUCTION LOT AREA:	4.49 ACRES (195,691 SQ. FT.)
TOTAL SITE AREA:	8.032 ACRES (349,862 SQ. FT.)
EXISTING BUILDING	25,500 SQ. FT.
NEW ADDITION (MAX)	17,300 SQ. FT.
TOTAL BUILDING FOOTPRINT AREA:	42,800 SQ. FT.
NEW CONSTRUCTION COVERAGE:	21.9% (FAR .22)
TOTAL SITE AREA COVERAGE:	12.2% (FAR .12)

*NOTE: THESE NUMBERS ARE REPRESENTATIVE OF THE WHOLE PROJECT, AND THAT THE PROPOSED ADDITIONS HAVE ALREADY BEEN TAKEN INTO CONSIDERATION WHEN CALCULATING THESE NUMBERS

MAXIMUM BUILDING HEIGHT:	36 FT or 3 STORIES
NEW ADDITION HEIGHT (MAX)	26 FT or 1 STORY
SETBACKS:	
FRONT YARD:	20 FT
SIDE YARD:	10 FT

*NOTE: SOUTHERN LOT TO REMAIN THE SAME PER PREVIOUS DEVELOPMENT PLAN. MINOR AMENDMENT TO CHANGE NORTH LOT ONLY.

*NOTE: NO RESIDENTIAL USE ON PROPERTY

PARKING TABULATION

BUILDING SF	42,800 SF
REQUIREMENT	1 per 200 SF
REQUIRED PARKING	**214 spaces**
STANDARD PARKING SPACES	207 spaces
HANDICAP SPACES	7 spaces
TOTAL PROVIDED	**214 spaces**

VICINITY MAP
NOT TO SCALE

1 DEVELOPMENT PLAN
1" = 30'-0"

PLAN NORTH

gff ARCHITECTS
Dallas | Fort Worth | Austin

LAKE HIGHLANDS YMCA ADDITION

8920 Stults Rd
Dallas, TX 75243

DESIGN DEVELOPMENT

No. Date Revision

MF Drawn By

SS Reviewed

THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

SCOTT SOWER

05/06/2020

DEVELOPMENT PLAN

Project No. 19173.00
Date 06/03/20

AS-001

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