

VICINITY MAP
N.T.S.

TRACT VIII - SUBAREA A PROJECT DATA	
SITE AREA	32,000 SF, 0.7346 AC
USES	RETAIL, RESTAURANT, HOTEL, MULTIFAMILY
MULTIFAMILY DENSITY	MAXIMUM 90 DWELLING UNITS
LOT COVERAGE BELOW 60 FEET	85%
LOT COVERAGE ABOVE 60 FEET	60%
MAXIMUM STRUCTURE HEIGHT	305 FEET
PARKING*	PER PD 314

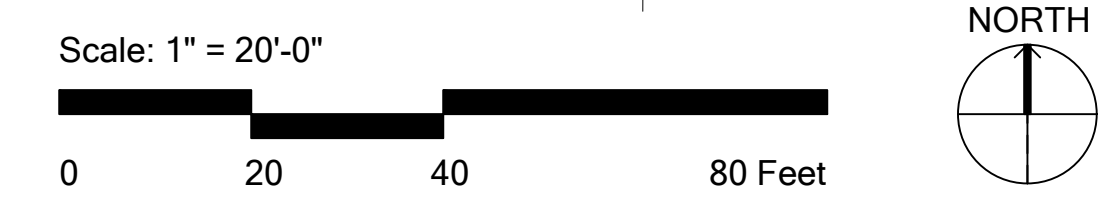
* PARKING REQUIREMENTS TO BE CONFIRMED AT THE TIME OF INDIVIDUAL TENANT FINISH OUT PERMIT APPLICATION AND MAY VARY BASED ON TENANT MIX. ALL REQUIRED PARKING ON TRACT 5 / BLOCK 5623 TO BE LOCATED BELOW GRADE.

TRACT VIII - SUBAREA B PROJECT DATA	
SITE AREA	33,153 SF, 0.761 AC
USES	MULTIFAMILY RESIDENTIAL
MULTIFAMILY DENSITY	MAXIMUM 255 DWELLING UNITS **
LOT COVERAGE BELOW 60 FEET	70%
LOT COVERAGE ABOVE 60 FEET	60%
MAXIMUM STRUCTURE HEIGHT	270 FEET ***
PARKING	PER PD 314

** MULTIFAMILY DENSITY MAY BE INCREASED TO 339 UNITS IF PROJECT COMPLIES WITH 51P-314.111 (b)(5)(B) AND 51P-314.114

*** UP TO 350 FEET IN HEIGHT IF PROJECT COMPLIES WITH 51P-314.111 (b)(3)(B) AND 51P-314.114

PD 314 : EXHIBIT 314-I : TRACT VIII - SUBAREAS A & B DEVELOPMENT PLAN



Preston Center Mixed-Use Project at Luther and Westchester
Dallas, Texas



Z 190-238