



03/04/2020
PROJECT NUMBER
CASE NUMBER

BALDWIN ASSOCIATES
3904 Elm Street, Suite B
Dallas, Texas 75226
MOBILE: 214.729.7949
OFFICE: 214.824.7949
rob@baldwinplanning.com



SITE DATA TABLE
SUP FOR OPEN ENROLLMENT CHARTER SCHOOL
SUP NO. 2299

IR INDUSTRIAL RESEARCH ZONING DISTRICT		
TOTAL SITE AREA	3.195 AC	
SUP LAND USE (BUILDINGS A, C, D; 37,200 SF)	OPEN ENROLLMENT CHARTER SCHOOL	
BUILDING B (17,200 SF) CURRENT LAND USE	MEDICAL CLINIC	
TOTAL FLOOR AREA FOR SITE	49,000	
CLASSROOMS/GRADE LEVEL	18	HIGH SCHOOL
YARD, LOT, SPACE		
	MAX.	PROVIDED
FLOOR AREA RATIO	2.0	.39
BUILDING STORIES	15	2
LOT COVERAGE	80%	48%
SETBACKS		
	MIN.	PROVIDED
FRONT SETBACK - SKILLMAN ST	15 FT	43 FT
FRONT SETBACK - WENDELL RD	15 FT	53 FT
SIDE SETBACK	NONE	N/A
REAR SETBACK	NONE	N/A
PARKING		
	REQ.	PROVIDED
PARKING: SCHOOL 3.611 PER CLASSROOM	65	
PARKING: BUILDING B	86	
	151	151*

*137 Spaces On-site; 14 Spaces Remote

9617 Wendell Road
CITY OF DALLAS, TEXAS

