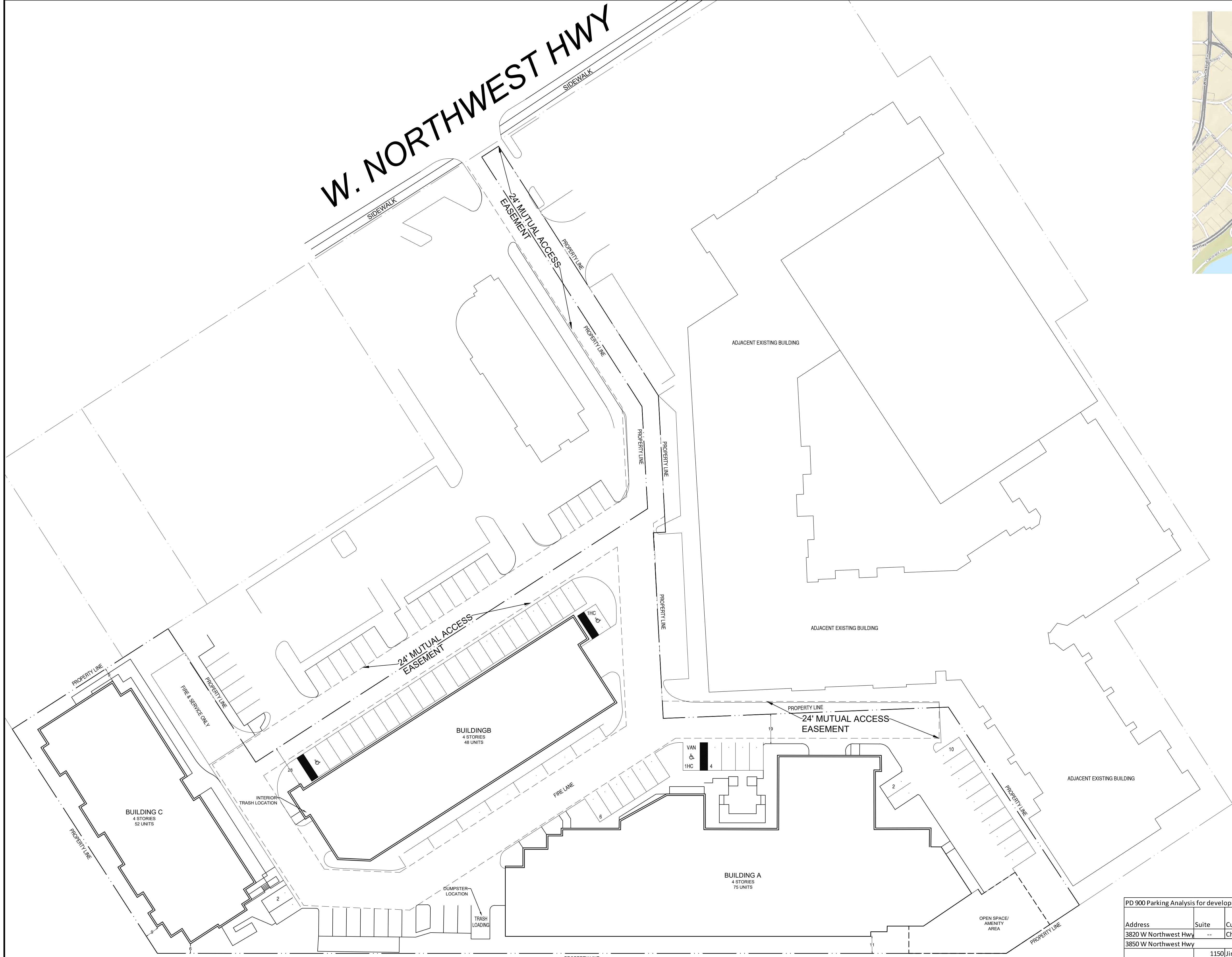
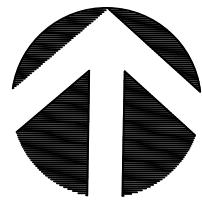




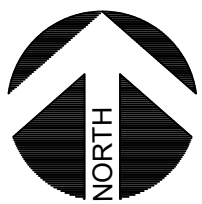
VICINITY MAP

NTS



TOTAL SITE AREA	2.577 ACRES
LAND USE	MULTIFAMILY
DENSITY PROVIDED	185 UNITS
TOTAL PD 900 DENSITY	361 UNITS
MAXIMUM PD 900 DENSITY	481 UNITS
	REQ./MAX.
BUILDING HEIGHT	55 FT
LOT COVERAGE	43%
LOT COVERAGE (ENTIRE PD 900)	49%
MAXIMUM PD 900 LOT COVERAGE	60%
MINIMUM SETBACKS	
FRONT SETBACK: Northwest Hwy	15 FT
SIDE SETBACK	0 FT
REAR SETBACK	0 FT

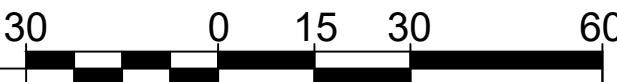
PD 900 Parking Analysis for development plan application						
Address	Suite	Current Tenant	Land Use	Floor Area (sf)	Parking ratio	Parking required
3820 W Northwest Hwy	--	Chick-fil-a	Restaurant	4,403	1:100	44.03
3850 W Northwest Hwy						
	1150	Jimmy Johns	Restaurant	1,881	1:100	18.81
	1190	Bluffview Growler	Restaurant	1,800	1:100	18.00
	1170	Preston Hollow Bicycles	Future restaurant	2,871	1:100	28.71
	1100	National Laser Institute	Future restaurant	5,299	1:100	52.99
3810 W. Northwest Hw	--	Elan at Bluffview	Multifamily	181 units / 260 bedrooms	1 per bed	260.00
3802 W. Northwest Hw	--	Bluffview Highline	Multifamily	185 units/ 191 bedrooms	1 per bed	191.00



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DEVELOPMENT PLAN

SCALE: 1:30



3802 W. NORTHWEST HWY

CITY OF DALLAS, TX

07/29/2022
PROJECT NUMBER

CASE NUMBER

BALDWIN
ASSOCIATES

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