

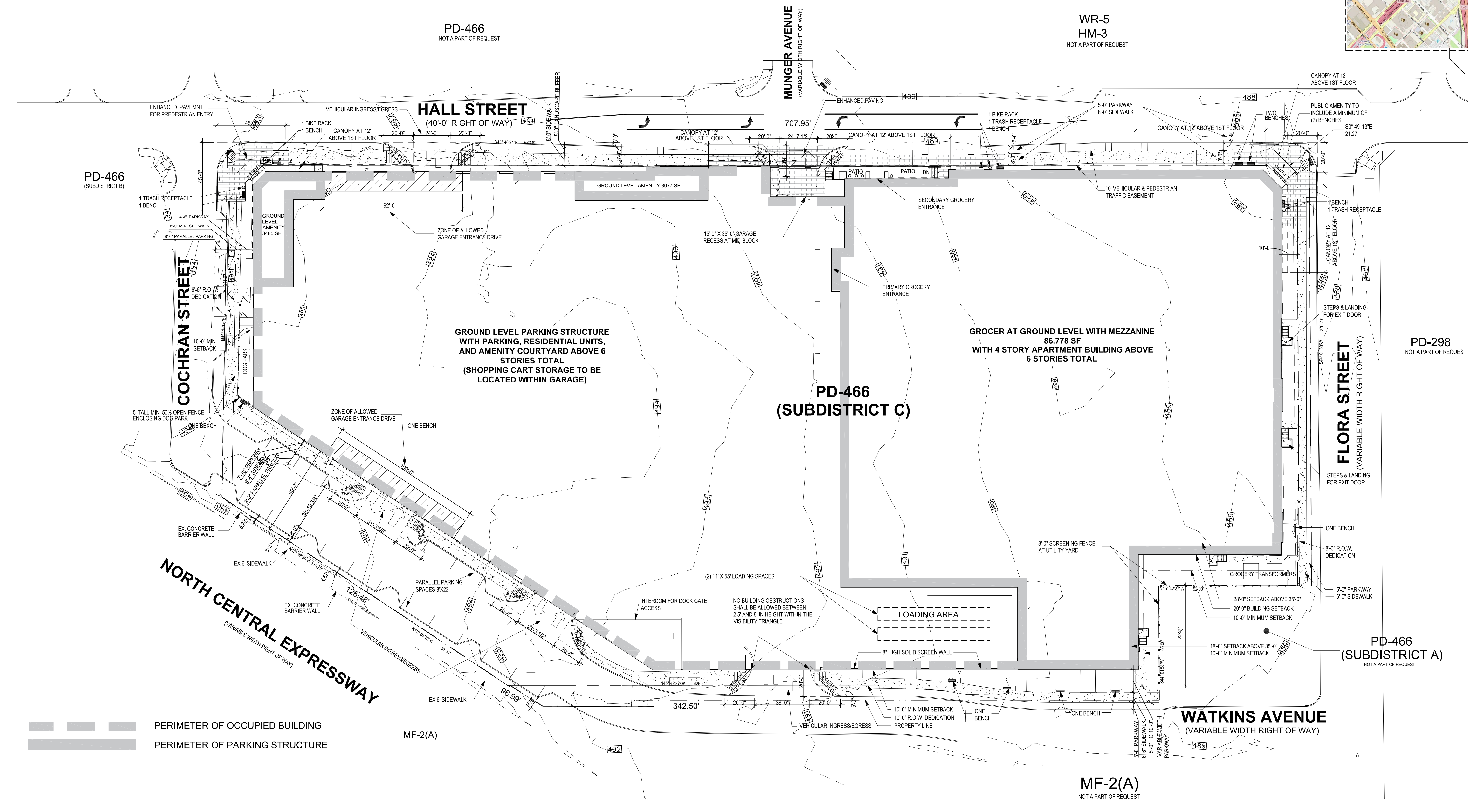
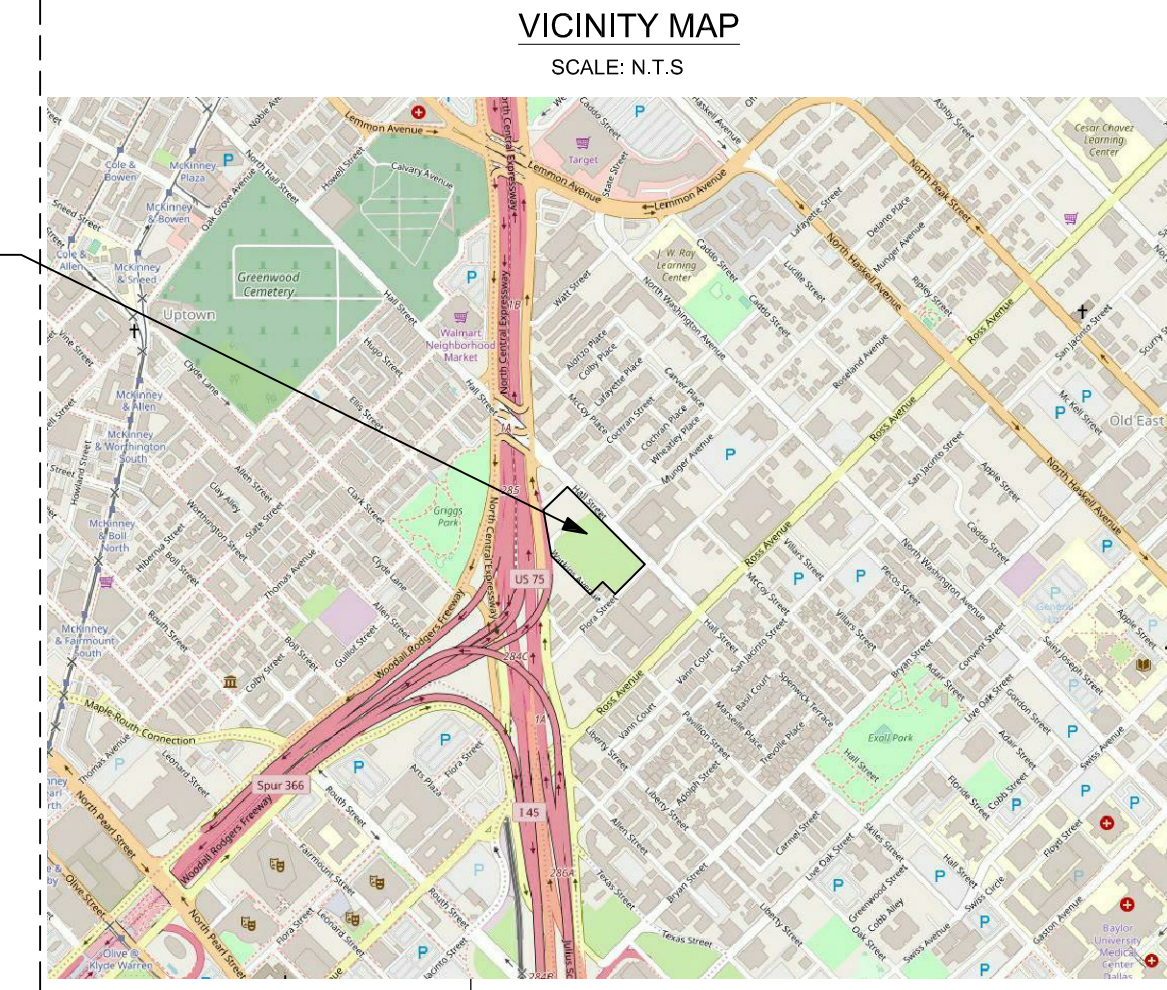
PROJECT DATA TABLE	
SITE:	227,200SF, 5.216 ACRES
USES:	MULTIPLE FAMILY, GROCERY
FLOOR AREA:	
RESIDENTIAL:	395,107 SF
GROUND LEVEL NON-RESIDENTIAL:	86,500 SF
GROUND LEVEL AMENITIES:	6,692 SF
COMBINED FLOOR AREA:	482,381 SF
BUILDING FOOTPRINT:	189,100 SF
DENSITY:	375 MAX DWELLING UNITS
LOT COVERAGE:	85%
STRUCTURE HEIGHT:	85'-0"
MINIMUM PRIVATE OPEN SPACE ABOVE GRADE:	
PROVIDED ON BUILDING LEVEL 3 RESIDENTIAL COURTYARDS:	20,000 SF

ZONING COMPARISON TABLE		
	PD 466 (SUBDISTRICT C)	PROPOSED
BUILD HEIGHT:	54'	85'-0"
STORIES:	6 STORIES	6 STORIES
LOT COVERAGE:	80%	85%
FAR:	NO MAX	NO MAX
DWELLING UNITS DENSITY:	NO MAX	375 UNITS
SETBACKS:		
FRONT SIDE REAR	10' MIN / 15' MAX	10' MIN
	0	0

PARKING DATA TABLE				
	SQUARE FOOTAGE / UNITS	PARKING FACTOR (514-4.200 RATIOS INCREASED BY 20%)	SPACES REQUIRED	SPACES PROVIDED
GROCER:	86,778 SF	86,778 SF = 2,500 SF div 66 = 300 = 281	281	
RESIDENTIAL:	375 UNITS			
(TOTAL BEDROOMS)	429	1 SPACE PER 1.2 BEDROOMS = 429 x 0.833 = 358	358	780
VISITOR PARKING		375 units x .25 = 94	94	12
ON-STREET PARKING				3
TOTAL			733	795
BIKE SPACES REQUIRED			30	32

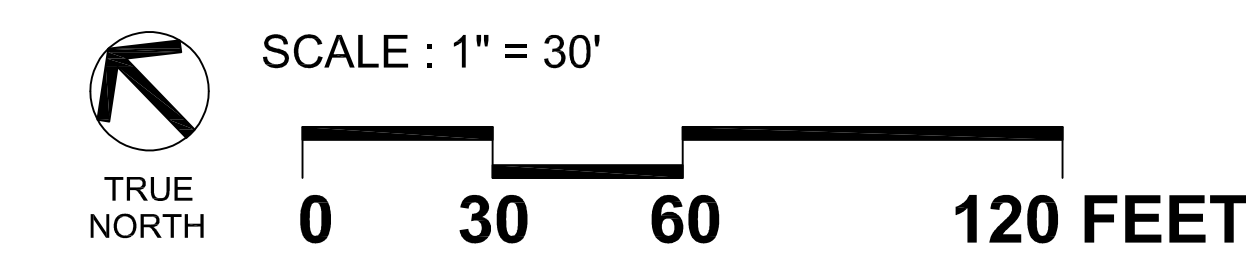
PEDESTRIAN AMENITIES			
STREET NAME	TOTAL LOT FRONTAGE (FEET)	MINIMUM PED. AMENITIES REQ'D	AMENITIES PROV'D
HALL STREET	687	6	7
FLORA STREET	265	2	3
WATKINS STREET	418	4	4
COCHRAN STREET	216	2	3

PROJECT LOCATION



PERIMETER OF OCCUPIED BUILDING
 PERIMETER OF PARKING STRUCTURE

ARCH. PROJ. # 18076
 FILE NAME: ZONING DEVELOPMENT PLAN.DWG
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ZONING DEVELOPMENT PLAN
 HALL STREET & US-75
 DALLAS, TEXAS
 MIXED USE
 KROGER & SOUTHEASTERN

M201-039