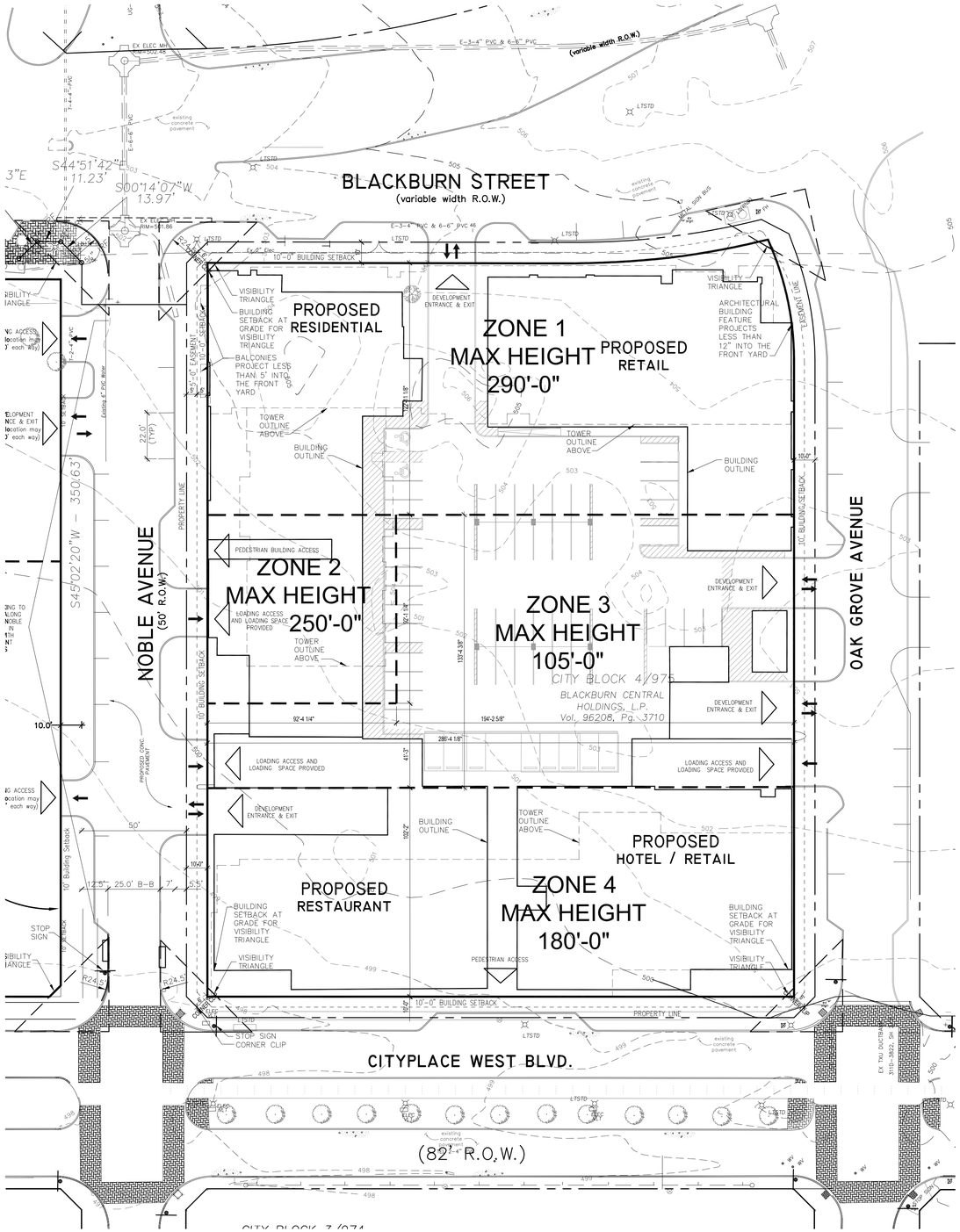
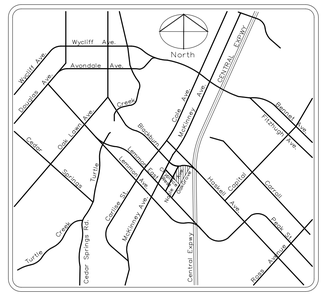


WEST ZONE OF PD 305
WEST MIXED USE SUBZONE
SUBDISTRICT D-3



VICINITY MAP
MAPSCO NO. 35-Y
NTS

CITYPLACE WEST
SECTION D-3 ADDITION

BLOCK 4/975
JOHN GRIGSBY SURVEY, NO. 495
CITY PLAN FILE NO. S045-329
PD 305 SUBAREA "D-3"
TOTAL LAND AREA = 2.55 Acres OR 111,154 s.f.
RESIDENTIAL F.A.R. = 444,000 / 111,154 = 3.99
NON RESIDENTIAL F.A.R. = 125,000 / 111,154 = 1.12

MAX ALLOWABLE RESIDENTIAL F.A.R. = 444,616 SF = 4.0
MAX ALLOWABLE NON RESIDENTIAL F.A.R. = 444,616 SF = 4.0

SIDEWALK SUMMARY

	REQUIRED	PROVIDED
BLACKBURN AVENUE	8'-0"	8'-0"
OAK GROVE AVENUE	7'-0"	7'-0"
NOBLE AVENUE	7'-0"	7'-0"
CITYPLACE WEST	8'-0"	8'-0"

BUILDING HEIGHT SUMMARY

		MAXIMUM HEIGHT PROPOSED	MAXIMUM HEIGHT ALLOWED
	AVG. GRADE ELEVATION	502.00 (0'-0")	502.00 (0'-0")
ZONE 1	TOP OF MAIN STRUCTURE (ROOF SLAB)	792.00 (290'-0")	792.00 (290'-0")
	TOP OF PARAPET	792.00 (294'-0")	792.00 (294'-0")
	TOP OF ROOF SCREEN/MECHANICAL	806.00 (302'-0")	806.00 (302'-0")
ZONE 2	TOP OF MAIN STRUCTURE (ROOF SLAB)	752.00 (250'-0")	752.00 (250'-0")
	TOP OF PARAPET	756.00 (254'-0")	756.00 (254'-0")
	TOP OF ROOF SCREEN/MECHANICAL	764.00 (262'-0")	764.00 (262'-0")
ZONE 3	TOP OF MAIN STRUCTURE (ROOF SLAB)	607.00 (105'-0")	607.00 (105'-0")
	TOP OF PARAPET	611.00 (109'-0")	611.00 (109'-0")
	TOP OF ROOF SCREEN/MECHANICAL	619.00 (117'-0")	619.00 (117'-0")
ZONE 4	TOP OF MAIN STRUCTURE (ROOF SLAB)	682.00 (180'-0")	682.00 (180'-0")
	TOP OF PARAPET	686.00 (184'-0")	686.00 (184'-0")
	TOP OF ROOF SCREEN/MECHANICAL	694.00 (192'-0")	694.00 (192'-0")

✳ HIGHEST FF ELEVATION ABOVE AVG. GRADE

CUMULATIVE DEVELOPMENT WEST ZONE OF PD 305

SUBDISTRICT		UNITS	RETAIL/PERS. SERV
A (PART B)		20	0
B		28	0
B		232	0
C	(SOUTH OF BLACKBURN)	150	124,000
C	(NORTH OF BLACKBURN)	75	18,259
D	SUBAREA		
D	D-1*	218	19,857
D	D-2	380	37,301
D	D-3**	389	25,000
D	D-4	103	57,406
D	D-5	232	10,372
TOTAL		1,827	292,195

**WEST MIXED USE SUBZONE OF PD 305

CURRENT CUMULATIVE RETAL/PERS. SERV. DEVELOPMENT PD 305

EAST ZONE	RETAIL/ PERS. SERV.
SUB DISTRICTS E-J	346,935
WEST ZONE	
SUB DISTRICTS A-D	267,195
AREA ADDED IN D-3	25,000
WEST ZONE NEW TOTAL	292,195
CURRENT PD TOTAL	614,130
PD TOTAL WITH D-3	638,590

PD 305 CUMULATIVE AREA MAX

THE MAXIMUM ALLOWABLE FLOOR AREA FOR ALL NON RESIDENTIAL USES COMBINED IS 7,715,114 SF.

THE MAXIMUM ALLOWABLE FLOOR AREA FOR RETAIL AND PERSONAL SERVICE USES ALLOWED ON THE PROPERTY IS 640,000 SF, FURTHER LIMITED TO A MAXIMUM OF 450,000 SF OF FLOOR AREA FOR EITHER SIDE OF N. CENTRAL EXPRESSWAY.

THIS PLAN DOES NOT EXCEED THE MAXIMUM ALLOWABLE FLOOR AREA AND RATIO REQUIREMENTS FOR RETAIL, PERSONAL SERVICE USES, AND NON RESIDENTIAL USES STATED IN THE PD.

BUILDING AREA

TYPE	PROPOSED	UNITS
RETAIL/RESTAURANT/PERS.	25,000 SF	
HOTEL/ LODGING	100,000 SF	150 UNITS
RESIDENTIAL	444,000 SF	389 UNITS
TOTAL	569,000 SF TOTAL	

PARKING SPACE CALCULATION

MINIMUM PARKING REQUIRED

PD #305 PARKING REQUIREMENT PER USE
- RESIDENTIAL = 1 SPACE / 1 UNIT (.25 VISITOR PARKING INCLUDED)
- BAR AND RESTAURANT = 1 SPACE / 100 SF
- RETAIL AND PERSONAL SERVICE = 1 SPACE / 200 SF
- LODGING = 1 SPACE / 1-250 UNITS

PD #305 PARKING REQUIRED WITHOUT EXHIBIT 305B-1 MIXED USE CHART
- RESIDENTIAL = 389 SPACES
- BAR AND RESTAURANT = 113 SPACES
- RETAIL AND PERSONAL SERVICE = 68 SPACES
- LODGING = 150 SPACES
- TOTAL PARKING = 720 SPACES REQUIRED

PARKING	REQUIRED	PROVIDED
TOTAL	*685	860
BICYCLE PARKING	LEED STANDARD	
TOTAL	138	146

✳ USED EXHIBIT 305B-1 MIXED USE DEVELOPMENT PARKING CHART FOR REQUIRED PARKING CALCULATION - EVENING PEAK TIME.

REQUIRED STREET IMPROVEMENTS

SEC. 51P-305.114.1 - SUBAREA D-3 STREET INTERSECTION IMPROVEMENTS
1. INSTALLATION OF AN ALL-WAY STOP SIGN AT THE INTERSECTION OF CITYPLACE WEST BOULEVARD AND NOBLE AVENUE.
   A. SHOWN ON DEVELOPMENT PLAN.
2. INSTALLATION OF AN ALL-WAY STOP SIGN AT THE INTERSECTION OF CITYPLACE WEST BOULEVARD AND OAK GROVE.
   A. SHOWN ON DEVELOPMENT PLAN.

NOTE:
ZONED STRUCTURE MAXIMUM HEIGHT APPROVED BY CITY COUNCIL ON MARCH 25, 2015; ZONING NUMBER Z145-164(RB)

0 30 60 120 Feet

DEVELOPMENT PLAN

Cityplace Block 7B
Dallas, Texas
D145-035

Job #: 14262.00
File Name: zoning 040115_REVISED.dwg
Date: 10/16/2015
Drawn by: LG, LNE

gff ARCHITECTS