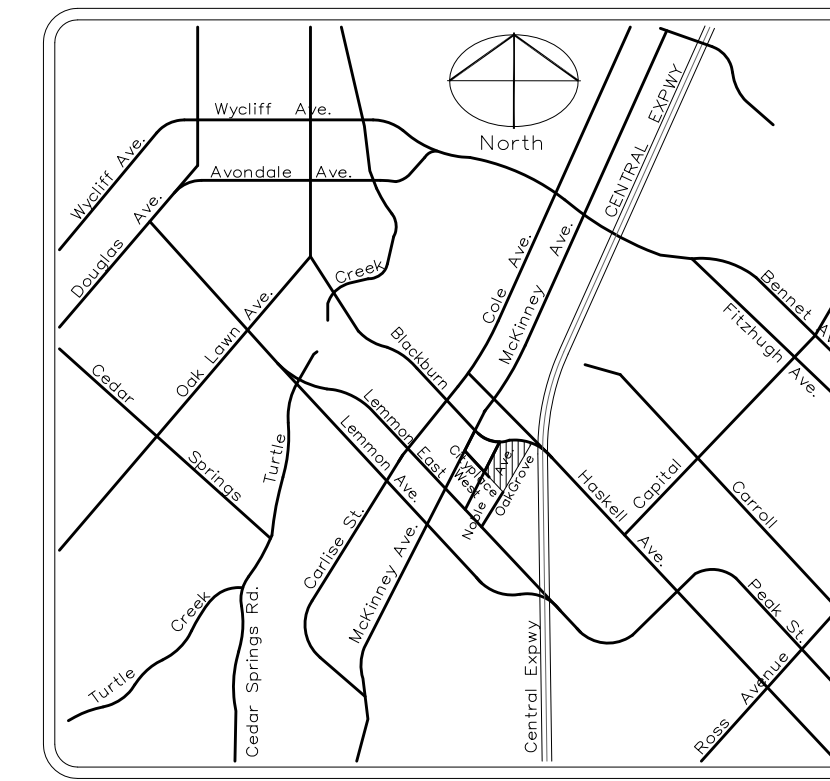


WEST ZONE OF PD 305
WEST MIXED USE SUBZONE
SUBDISTRICT D-3



VICINITY MAP
MAPSCO NO. 35-Y
NTS

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 (E. GARDNER))	150	124,000
C (NORTH OF (E. GARDNER))	75	18,259
SUBAREA		
D-1*	218	19,857
D-2	380	37,301
D-3**	389	25,000
D-4	103	57,406
D-5	232	10,372
TOTAL	1,827	292,195

**WEST MIXED USE SUBZONE OF PD 305

CURRENT CUMULATIVE RETAIL/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.

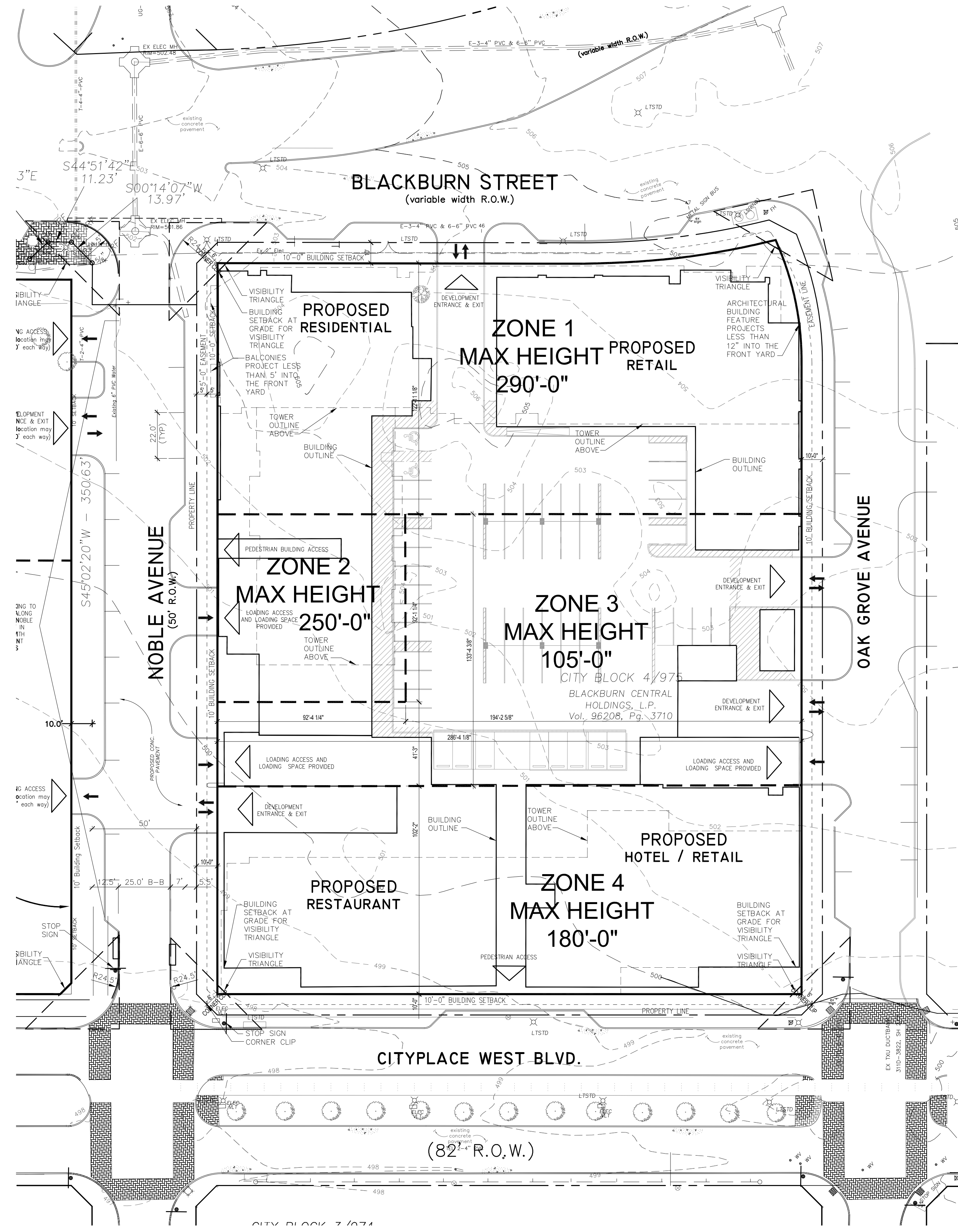
THE MAXIMUM ALLOWABLE FLOOR AREA FOR RETAIL AND PERSONAL SERVICE USES ALLOWED ON THE PROPERTY IS 640,000 SF, FURTHER LIMITED TO A MAXIMUM OF 450,000 SF OF FLOOR AREA FOR EITHER SIDE OF N. CENTRAL EXPRESSWAY.

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; 1 SPACE/ 200SF MEETING RM		
PD #305 PARKING REQUIRED WITHOUT EXHIBIT 305B-1 MIXED USE CHART		
RESIDENTIAL = 486 SPACES (.25 VISITOR PARKING INCLUDED)		
BAR AND RESTAURANT = 119 SPACES		
RETAIL AND PERSONAL SERVICE = 68 SPACES		
LODGING = 161 SPACES		
TOTAL PARKING = 834 SPACES REQUIRED		
PD #305 PARKING REQUIRED WITH EXHIBIT 305B-1 MIXED USE CHART		
RESIDENTIAL = 486 SPACES (.25 VISITOR PARKING INCLUDED)		
BAR AND RESTAURANT = 119 SPACES		
RETAIL AND PERSONAL SERVICE = 47 SPACES		
LODGING = 137 SPACES		
TOTAL PARKING = 789 SPACES REQUIRED		
CHAPTER 51A -4.314 - REDUCTIONS FOR PROVIDING BICYCLE PARKING		
PROVIDED BICYCLE PARKING SPACES = 130		
REDUCED PARKING COUNT BY 130/ 6 (CLASS I) = 21		
MAXIMUM ALLOWABLE REDUCTION 5% OF REQUIRED PARKING = 39		
PARKING	REQUIRED	PROVIDED
TOTAL	*768	798
BICYCLE PARKING		
TOTAL	30	130

* USED EXHIBIT 305B-1 MIXED USE DEVELOPMENT PARKING CHART FOR REQUIRED PARKING CALCULATION - EVENING PEAK TIME AND REDUCTIONS FOR PROVIDING BICYCLE PARKING.



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

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

