

Site Data

Zoning: PD 759 - Subdistrict IIB

Land Area: 84,220 SF / 1.9334 acres

Uses: Multifamily,

Floor Area: Building A (4-story)
Multifamily: 89,900 SF (Gross)*

Setbacks: EMPIRE CENTRAL: 15 FT
SIDE YARDS: 5FT
*Encroachments are permitted in setback.
*Encroachments will include flatwork at ground level and exterior balconies at upper levels.

Height: Building height: 47'-9"
(48' max. allowable Height)

Density: New Construction: 113 Units TOTAL
105 1BR units
8 2BR units

Number of Units: 113

Lot Coverage:

Lot Coverage Not Including Covered Parking: 31% current (80% Maximum allowable)
Lot Coverage Including Covered Parking: 39% current (80% Maximum allowable)

Parking:

Parking Required:	
1 per E Unit:	77
1 per 1BR Unit:	28
2 per 2BR Unit:	16
Total Parking Required:	121

Total provided Off-street parking:

Regular Spaces	83
Handicap Spaces	5
Compact Spaces	37
Total Parking Provided:	125 (38 Covered Spaces)

(31% compact spaces)

Bicycle Parking:

Bicycle Parking Required (Ordinance 51A-4.330):	
1 per 25 vehicle parking spaces	5 Required
Bicycle Parking provided	6 Provided



Issues and Revisions:

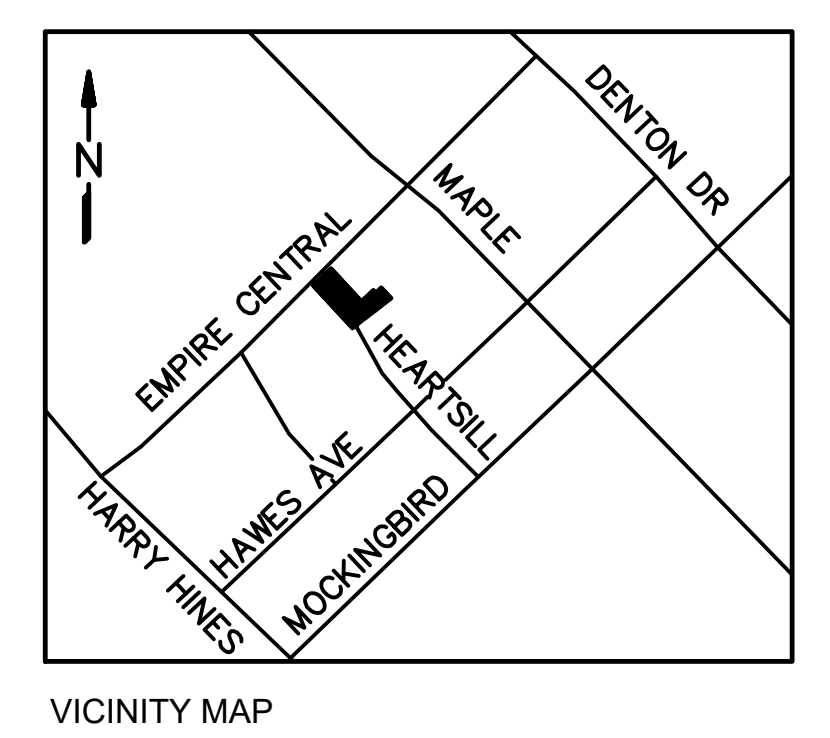
No.	Date	Issues
01	24 August 2020	Development Plan
02	31 August 2020	Development Plan
03	09 Sept 2020	Development Plan
04	05 Nov 2020	Development Plan

Slate Love West

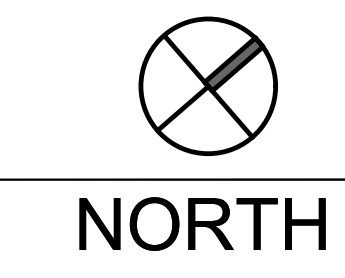
Dallas, Texas
Wilder Belshaw Project No.: 2009

Drawing Name:
Development Plan

Sheet Number:



07 DEVELOPMENT PLAN
SCALE: 1" = 20'-0"



DEVELOPMENT PLAN
Planned Development District
No. 759 Subarea II-B
Case: D190-009