

11-14-12

ORDINANCE NO. 28843

An ordinance changing the zoning classification on the following property:

BEING all of City Blocks A/5403, B/5403, and 3/5404 at the southwest corner of Skillman Street and Sandhurst Lane; and containing approximately 19.11 acres,

from an MF-1(A) Multifamily District to Planned Development District No. 873; amending Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code by creating a new Article 873; establishing use regulations and development standards for this planned development district; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the City of Dallas, have given the required notices and have held the required public hearings regarding the rezoning of the property described in this ordinance; and

WHEREAS, the city council finds that it is in the public interest to establish this planned development district; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the zoning classification is changed from an MF-1(A) Multifamily District to Planned Development District No. 873 on the following property ("the Property"):

BEING all of City Blocks A/5403, B/5403, and 3/5404 at the southwest corner of Skillman Street and Sandhurst Lane; and containing approximately 19.11 acres.

SECTION 2. That Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended by adding a new Article 873 to read as follows:

"ARTICLE 873.

PD 873.

SEC. 51P-873.101. LEGISLATIVE HISTORY.

PD 873 was established by Ordinance No. _____, passed by the Dallas City Council on November 14, 2012.

SEC. 51P-873.102. PROPERTY LOCATION AND SIZE.

PD 873 is established on property generally bounded by Sandhurst Lane, Skillman Street, and Amesbury Lane. The size of PD 873 is approximately 19.11 acres.

SEC. 51P-873.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this article:

(1) **BLADE SIGN** means an attached premise sign projecting perpendicularly from a main building facade, visible from both sides, and made of rigid or soft materials.

(2) **STOOP** means a small porch leading to the entrance of a residence.

(3) **TANDEM PARKING** means one parking space in front of another parking space, making it necessary to pass through one parking space to gain vehicular access to the other parking space.

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.

(c) This district is considered to be a residential zoning district.

SEC. 51P-873.104. EXHIBITS.

The following exhibits are incorporated into this article:

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- (1) Exhibit 873A: conceptual plan.
- (2) Exhibit 873B: conceptual street and sidewalk section plan.

SEC. 51P-873.105. CREATION OF SUBAREAS.

This Property is divided into four subareas: Subarea A, Subarea B, Subarea C, and Subarea D. Subarea D is further divided into Subarea D-1 and Subarea D-2.

SEC. 51P-873.106. CONCEPTUAL PLAN.

(a) Development and use of the Property must comply with the conceptual plan (Exhibit 873A). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls.

(b) A minor amendment to the conceptual plan required due to right-of-way modifications may be approved by the city plan commission if the amendment does not change the basic relationship of the proposed development to the abutting property and does not reduce the area of trail access shown on the conceptual plan.

(c) The minor amendment described in Subsection (b) does not require the public notice procedure in Section 51A-1.105(k).

SEC. 51P-873.107. DEVELOPMENT PLAN.

(a) A development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district. If there is a conflict between the text of this article and the approved development plan, the text of this article controls.

(b) Development plans may be submitted in phases.

SEC. 51P-873.108. MAIN USES PERMITTED.

The following uses are the only main uses permitted:

- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(b)(3.1) is not met.]*
- Local utilities. *[SUP may be required. See Section 51A-4.212(4). Communications exchange facility prohibited.]*
- Multifamily.
- Public park, playground, or golf course.

- Retirement housing.
- Single family.

SEC. 51P-873.109. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(b) The following accessory uses are not permitted:

- Accessory helistop.
- Accessory medical/infectious waste incinerator.
- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory pathological waste incinerator.
- Amateur communication tower.
- Day home.
- General waste incinerator.
- Private stable.

SEC. 51P-873.110. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a) Setbacks. Minimum setbacks apply to the outer perimeter of the Property. Setbacks are not required between subareas or lots within the Property.

(1) Front yard.

(A) Minimum front yard along Amesbury Drive is 10 feet.

(B) Minimum front yard along Sandhurst Lane is 15 feet.

(C) Minimum front yard along Skillman Street is 30 feet except where shown on the conceptual plan.

(2) Side and rear yard.

(A) Except as provided in this paragraph, minimum side and rear yard is 10 feet.

(B) In Subarea B, minimum side yard is 30 feet.

(C) In Subarea D-2, minimum side yard is the greater of 50 feet or a one foot setback for every one foot of structure height.

(3) Encroachments.

(A) For residential uses, unenclosed balconies, bay windows, awnings, and patios may encroach up to five feet into a required front yard setback. Stoops, retaining walls, raised planters, sculptures, and other decorative landscape items may be located within the required front yard setback.

(B) In the required front yard along Skillman Street, gazebos, pergolas, and trellises may be located within the required setback if they are for public use.

(C) Accessory structures for residential uses that are located in a side or rear yard and less than 15 feet in height may provide no side or rear setback.

(b) Density.

(1) In Subarea A, maximum number of dwelling units is 196.

(2) In Subareas B, C, D-1, and D-2, maximum combined number of dwelling units is 1,150.

(c) Floor area ratio. No maximum floor area ratio.

(d) Height and stories.

(1) In general.

(A) If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope.

(B) The structures listed in Section 51A-4.408(a)(2)(A) may project an additional four feet above the maximum structure height if they are located at least 10 feet, but no more than 40 feet, from the front, rear, and side property lines, and may project an additional 12 feet above the maximum building height if they are located more than 40 feet from the front, rear, and side property lines, provided that they also comply with the residential proximity slope.

(C) Parapet walls may project a maximum of four feet above the maximum building height.

(D) Parking garages are exempt from the maximum stories requirement, but must comply with the maximum height requirement.

(2) Subarea A. Maximum structure height is 36 feet. Maximum number of stories above grade is three.

(3) Subarea B. Maximum structure height is 54 feet. Maximum number of stories above grade is four.

(4) Subarea C. Maximum structure height is 65 feet. Maximum number of stories above grade is five.

(5) Subarea D-1. Maximum structure height is 65 feet. Maximum number of stories above grade is five.

(6) Subarea D-2. Maximum structure height is 54 feet. Maximum number of stories above grade is four.

(e) Lot coverage.

(1) In Subarea A, maximum lot coverage is 50 percent.

(2) In Subareas B, C, D-1, and D-2, maximum lot coverage is 85 percent.

(3) Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(f) Lot size. No minimum lot size.

SEC. 51P-873.111. URBAN DESIGN ELEMENTS FOR RESIDENTIAL USES.

(a) A minimum of 75 percent of the street-facing, ground floor dwelling units must have individual entries that access the street and must have an improved path connecting to the sidewalk. Individual entries may be gated and private yards may be fenced if the fencing is a minimum of 50 percent open, such as wrought iron.

(b) Solid fencing is prohibited between a street-facing facade and the right-of-way and between a facade that faces the Ridgewood Trail and the southern property line of the Property.

(c) Street-facing facades must be clearly visible from the street.

(d) In order to break up long walls, building articulation is required with a minimum depth of one foot for every 50 feet of length of a street-facing facade.

(e) A minimum of two different facade materials are required on each street-facing facade.

(f) Special architectural elements, such as architecturally prominent public entrances, a canopy or awning, attached tower, or turret, are required at the building corners at street intersections and building public entry points.

(g) At least two of each of the following pedestrian amenities are required along each street frontage per lot: bench, trash receptacle, and bicycle rack.

SEC. 51P-873.112. OFF-STREET PARKING AND LOADING.

(a) In general. Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(b) Multifamily uses. For multifamily uses, a minimum of one space per bedroom is required. No additional off-street parking is required for an accessory use.

(c) Tandem parking. Tandem parking spaces count towards the off-street parking requirement for residential uses.

(d) Compact spaces. 7.5-foot wide stalls may constitute no more than 25 percent of the required off-street parking spaces for any use.

(e) Parking structure concealment.

(1) Except as provided in this subsection, the exterior walls of a parking structure that are visible from a public right-of-way must be concealed with a facade that is similar in materials, architecture, and appearance to the facade of the main structure or an adjacent structure, except that breaks in the exterior parking structure facade, not exceeding 40 feet in width, are permitted at driveway and entryway locations. Openings in the exterior facade of a parking structure may not exceed 60 percent of the total parking structure facade area.

(2) The facade of an aboveground parking structure that faces the northern or western property line of Subarea D must be constructed of brick, concrete, or stone with solid screening at least 42 inches in height from each floor level within the parking structure to screen vehicles and vehicle headlights. Openings in the facade above the 42 inch solid screening must be covered with architectural grill work or other visual screening materials that provide ventilation and screening of vehicles, headlights, and lighting interior to the parking structure. Cable guard strands and chain link fencing that are visible from the exterior of the parking structure are prohibited on the northern or western facade in Subarea D.

(3) In order to visually screen a parking structure from the southern boundary of this district, the parking structure must be interior to and concealed by a structure containing floor area for a multifamily use. The multifamily structure must screen the parking structure from view at the southern boundary at grade.

- (f) Ingress and egress. Access to Skillman Street is prohibited.

SEC. 51P-873.113. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-873.114. LANDSCAPING; STREETS AND SIDEWALKS.

- (a) In general.

(1) Except as provided in this section, landscaping must be provided in accordance with Article X.

(2) Plant materials must be maintained in a healthy, growing condition.

(3) For each subarea, or portion of a subarea approved by a development plan, landscaping must be installed within six months after the issuance of a certificate of occupancy.

(4) Large trees must be planted at least 10 feet away from a building.

- (b) Parkway trees.

(1) Tree planting zone. Parkway trees must be located within the tree planting zone, which is the area parallel to and between two-and-one-half and 15 feet from the back of the projected street curb. Trees planted within the tree planting zone count toward street tree requirements.

(2) Number. The number of parkway trees required is determined by dividing the number of feet of street frontage, exclusive of visibility triangles, by 35. Fractions are rounded to the nearest whole number, with .5 being rounded up to the next higher whole number.

(3) Type. Parkway trees must be recommended for local area use by the building official.

(4) Height and caliper. Parkway trees must have a minimum height of 14 feet and a minimum caliper of three-and-one-half inches measured at a point 12 inches above the root ball at the time of installation.

(5) Spacing. Parkway trees must be spaced as uniformly as practicable, but must be within 50 feet of the trunk of another required tree.

(6) Utility conflict. The director may approve alternate landscaping that meets the spirit and intent of this subsection, including but not limited to replacing large trees with small trees, if compliance is made impossible due to a utility conflict.

(c) Design standards. In Subareas C, D-1, and D-2, the public trail access area shown on the conceptual plan counts as satisfying one of the design standards requirements in Article X as long as the public trail access area contains:

- (1) a pathway that is at least 12 feet wide connecting Amesbury Drive to the Ridgewood Trail;
- (2) at least two drinking fountains;
- (3) one bench seat for every 50 linear feet of pathway;
- (4) one trash can for every 100 linear feet of pathway;
- (5) pedestrian scale lighting every 25 linear feet of pathway;
- (6) a large canopy tree within 10 feet of the pathway for every 50 linear feet of pathway; and
- (7) signage indicating trail connection.

(d) Alley trees in Subarea B. One tree with a caliper of four inches or larger must be planted in Subarea B for every 50 feet of alley frontage. Alley trees must be planted within 30 feet of the alley right-of-way. These trees are not required to be evenly spaced.

(e) Open space. At least eight percent of the lot area must be maintained as open space. Open space may be provided at or below grade, or above ground through the use of an outside roof deck, rooftop garden, pool area, or similar type of outside common area. Open space cannot be parked on or driven upon.

(f) Landscaping near Ridgewood Trail. A landscape planting area at least five feet in width must be provided between a building and the southern property line for at least 80 percent of the length of the building face adjacent to the southern property line. The landscape planting area must contain drought tolerant landscaping materials that include a variety of living trees, shrubs, vines, or flowers. Any tree must be a small tree.

(g) Private license granted.

(1) The city council hereby grants a revocable, non-exclusive license to the owners or tenants (with the written consent of the owner) of all property in this district for the exclusive purpose of authorizing compliance with the parkway landscaping requirements of this article. "Parkway" means the portion of a street right-of-way between the street curb and the lot line. An owner or tenant is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a parkway landscape permit. This private license will not terminate at the end of any specific period, however, the city council reserves the right to terminate this license at will, by resolution passed by the city council, any time such termination

becomes necessary. The determination by the city council of the need for termination is final and binding. The city shall become entitled to possession of the licensed area without giving any notice and without the necessity of legal proceedings to obtain possession when, in its judgment, the purpose or use of the license is inconsistent with the public use of the right-of-way or when the purpose or use of the license is likely to become a nuisance or a threat to public safety. Upon termination of the license by the city council, each owner or tenant shall remove all improvements and installations in the public rights-of-way to the satisfaction of the director of public works.

(2) An owner or tenant is not required to comply with any landscaping requirement to the extent that compliance is made impossible due to the city council's revocation of the private license granted by this subsection.

(3) Upon the installation of landscaping and related amenities, such as irrigation systems, in the public rights-of-way, the owner or tenant shall procure, pay for, and keep in full force and effect commercial general liability insurance coverage with an insurance company authorized to do business in the State of Texas and otherwise acceptable to the city, covering, but not limited to, the liability assumed under the private license granted under this subsection, with combined single limits of liability for bodily injury and property damage of not less than \$1,000,000 for each occurrence, and \$2,000,000 annual aggregate. Coverage under this liability policy must be on an occurrence basis and the city shall be named as additional insured. Proof of such insurance must be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, Dallas, Texas 75201, and the policy must provide for 30 days prior written notice to the Office of Risk Management of cancellation, expiration, non-renewal, or material change in coverage. All subrogation rights for loss or damage against the city are hereby waived to the extent that they are covered by this liability insurance policy.

(4) Each owner or tenant is responsible for maintaining the landscaping in a healthy, growing condition, for keeping related amenities in good repair and condition, and for keeping the premises safe and from deteriorating in value or condition, at no expense to the city. The city is absolutely exempt from any requirements to make repairs or to maintain the landscaping, related amenities, or the premises. The granting of a license for landscaping and related amenities under this subsection does not release the owner or tenant from liability for the installation or maintenance of trees, landscaping, and related amenities in the public right-of-way.

(h) Parkway landscape permit.

(1) It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating trees, landscaping, or related amenities in the parkway. An application for a parkway landscape permit must be made to the building official. The application must be in writing on a form approved by the building official and accompanied by plans or drawings showing the area of the parkway affected and the planting or other amenities proposed.

(2) Upon receipt of the application and any required fees, the building official shall circulate it to all affected city departments and utilities for review and comment. If, after receiving comments from affected city departments and utilities, the building official determines that the construction, planting, or other amenities proposed will not be inconsistent with and will not unreasonably impair the public use of the right-of-way, the building official shall issue a parkway landscape permit to the property owner; otherwise, the building official shall deny the permit.

(3) A property owner is not required to comply with any parkway landscaping requirement of this article if compliance is made impossible due to the building official's denial of a parkway landscape permit.

(4) A parkway landscape permit issued by the building official is subject to immediate revocation upon written notice if at any time the building official determines that the use of the parkway authorized by the permit is inconsistent with or unreasonably impairs the public use of the right-of-way. The property owner is not required to comply with any parkway landscaping requirement of this section if compliance is made impossible due to the building official's revocation of a parkway landscape permit.

(5) The issuance of a parkway landscape permit under this subsection does not excuse the property owner, his agents, or employees from liability for the installation or maintenance of trees or other amenities in the public right-of-way.

(i) Streets and sidewalks.

(1) Sidewalks located adjacent and parallel to a public right-of-way must have a minimum unobstructed width of six feet.

(2) Street and sidewalk sections must follow the conceptual street and sidewalk section plan (Exhibit 873B), except that sidewalks and unobstructed areas may be larger than shown in the conceptual street and sidewalk section plan.

(3) Tree grates do not count toward the minimum unobstructed sidewalk width.

(4) If a sidewalk is located in the front yard, the property owner must dedicate a sidewalk easement to the city to assure its availability to the public as a permanent pedestrian way.

SEC. 51P-873.115. TREE PRESERVATION, REMOVAL, AND REPLACEMENT.

(a) Except as provided in this section, tree preservation, removal, and replacement must be provided in accordance with Article X.

(b) Except as provided in this section, all replacement trees must be planted prior to final inspection.

(c) The time period for planting replacement trees is extended as long as a permit is active for new construction in this district.

(d) Permits must specify replacement tree balances.

(e) Yaupon holly (*Ilex Vomitoria*) and crepe myrtles (*Lagerstroemia*) are not protected trees.

(f) To preserve existing tree canopies, existing large trees with a caliper of 20 inches or greater and whose trunks are within 50 feet of a right-of-way that are preserved reduce the number of replacement inches by a factor of 1.5. For example, a tree with a caliper of 20 inches that is preserved reduces the tree replacement requirement by 30 caliper inches.

(g) Replacement trees may be planted in the parkway adjacent to the Property.

SEC. 51P-873.116. SIGNS.

(a) In general. Except as provided in this section, signs must comply with the provisions for non-business zoning districts in Article VII.

(b) Blade signs.

(1) A maximum of two blade signs may be erected on each multifamily premise.

(2) A blade sign may not project more than four feet from the vertical building surface.

(3) A blade sign may not be illuminated.

(4) A blade sign may not exceed 20 square feet in effective area.

(5) A blade sign may not extend above the roof.

(6) A blade sign may not extend over any public right-of-way.

(7) The lowest point of a blade sign must be located more than 10 feet above grade.

(8) A blade sign may not be located on a premise that also has a detached sign.

- (9) Blade signs are prohibited on building facades facing Skillman Street.

SEC. 51P-873.117. TRAFFIC IMPROVEMENTS.

(a) The following traffic control improvements are required, subject to approval by the city, prior to the issuance of the first certificate of occupancy for new construction.

(1) At the intersection of University Boulevard and Matilda Street, restripe the northbound and southbound approaches to create a dual lane approach with a dedicated left turn bay.

(2) At the intersection of University Boulevard and Amesbury Drive, restripe the northbound approach to create a dual lane approach with a dedicated left turn bay.

(3) At the intersection of Skillman Street and Sandhurst Lane, restripe the eastbound approach to provide a dual lane approach with a dedicated right turn bay.

(4) At the intersection of Jason Drive and University Boulevard, restripe the northbound approach to provide a dual lane approach with a dedicated right turn lane and an additional right turn lane.

(5) Install a four-way stop at Jason Drive/Amesbury Drive at Sandhurst Lane.

(b) Before the issuance of a building permit to construct the 898th dwelling unit, a traffic impact study must be submitted using the development impact review (DIR) process in Division 51A-4.800 to determine if additional traffic improvements are necessary to the extent which they are attributable to the proposed development. A copy the traffic impact study and any required contracts must be provided to the director. Any additional traffic improvements, the contracts for those improvements, or a payment to the city in an amount equal to the estimated cost of constructing the required traffic improvements, must be completed or provided prior to the issuance of the final certificate of occupancy on the Property.

SEC. 51P-873.118. ADDITIONAL PROVISIONS.

(a) One public trail access point must be provided as shown on the conceptual plan to provide pedestrian access from Amesbury Drive to the Ridgewood Trail. If the public trail access point is provided by easement, the easement must be provided prior to issuance of the first certificate of occupancy in Subarea D.

(b) Dumpsters and trash compactors must be located within a building or screened from the public right-of-way and the Ridgewood Trail. Screening must be of a solid masonry material and a minimum of six feet in height. If a dumpster or trash compactor is not within a building and is located within 50 feet of the southern property line, the Property owner or operator shall provide the director with a section drawing indicating the elevation of the location of the dumpster or trash compactor in relation to the elevation of the Ridgewood Trail to demonstrate the dumpster or trash compactor is not within the sightline from the Ridgewood Trail.

(c) The Property must be properly maintained in a state of good repair and neat appearance.

(d) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

SEC. 51P-873.119. COMPLIANCE WITH CONDITIONS.

(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works.

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.”

SECTION 3. That, pursuant to Section 51A-4.701 of Chapter 51A of the Dallas City Code, as amended, the property description in Section 1 of this ordinance shall be construed as including the area to the centerline of all adjacent streets and alleys.

SECTION 4. That development of this district must comply with the full-scale version of Exhibit 873A (conceptual plan) attached to this ordinance. A reduced-sized version of this plan shall be provided in Chapter 51P. Permits shall be issued based on information provided on the full-scale version of the plan.

SECTION 5. That the city attorney is authorized to insert the enrolled number of this ordinance in the legislative history section of Article 873 in Chapter 51P.

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SECTION 6. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 7. That the zoning ordinances of the City of Dallas and Chapter 51P of the Dallas City Code, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 8. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

SECTION 9. That this ordinance shall take effect immediately from and after its passage and publication, in accordance with the Charter of the City of Dallas, and it is accordingly so ordained.

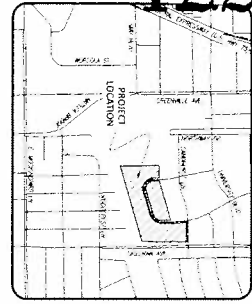
APPROVED AS TO FORM:

THOMAS P. PERKINS, JR., City Attorney

By Casey B. Myers
Assistant City Attorney

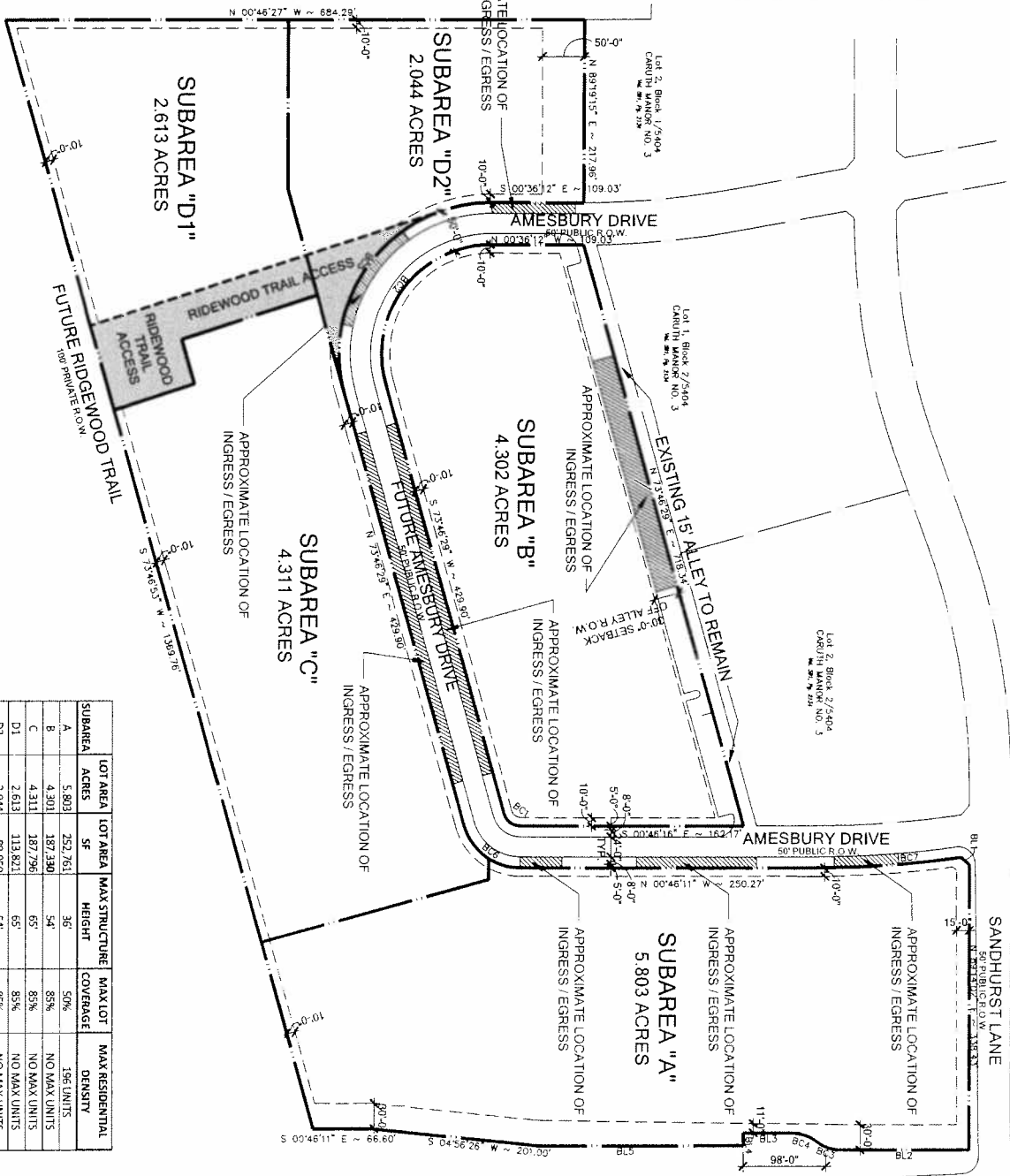
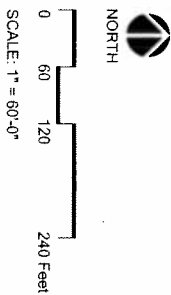
Passed NOV 14 2012

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Curve / Length	Radius	Delta	Chord Bearing	Chord Dist
BC1 201.66'	125.83'	102.74°	S 80.30° W	187.14'
BC2 128.85'	125.83'	102.74°	N 87.24° E	207.17'
BC3 128.85'	125.83'	102.74°	S 80.30° W	187.14'
BC4 201.66'	125.83'	102.74°	N 87.24° E	207.17'
BC5 128.85'	125.83'	102.74°	S 80.30° W	187.14'
BC6 201.66'	125.83'	102.74°	N 87.24° E	207.17'
BC7 128.85'	125.83'	102.74°	S 80.30° W	187.14'

Line / Bearing	Distance
BL1 N 00°46'27" W	684.29'
BL2 S 00°46'11" E	158.60'
BL3 S 00°46'11" E	36.35'
BL4 S 00°46'11" E	158.60'
BL5 S 00°46'11" E	36.35'



SUBAREA	LOT AREA ACRES	LOT AREA SF	MAX STRUCTURE HEIGHT	MAX LOT COVERAGE	MAX RESIDENTIAL DENSITY
A	5.803	252,761	36'	50%	196 UNITS
B	4.302	187,390	54'	85%	NO MAX UNITS
C	4.311	187,796	65'	85%	NO MAX UNITS
D1	2.613	113,821	65'	85%	NO MAX UNITS
D2	2.044	89,050	54'	85%	NO MAX UNITS
TOTAL	19.072	830,758			DENSITY CAPED AT 1,346 UNITS ACROSS ALL 4 SUBAREAS

EXHIBIT A Amesbury Parc

Conceptual Plan - Staff
Z112-225
August 21, 2012

Planned Development
District No. 873

Approved
City Plan Commission
August 16, 2012

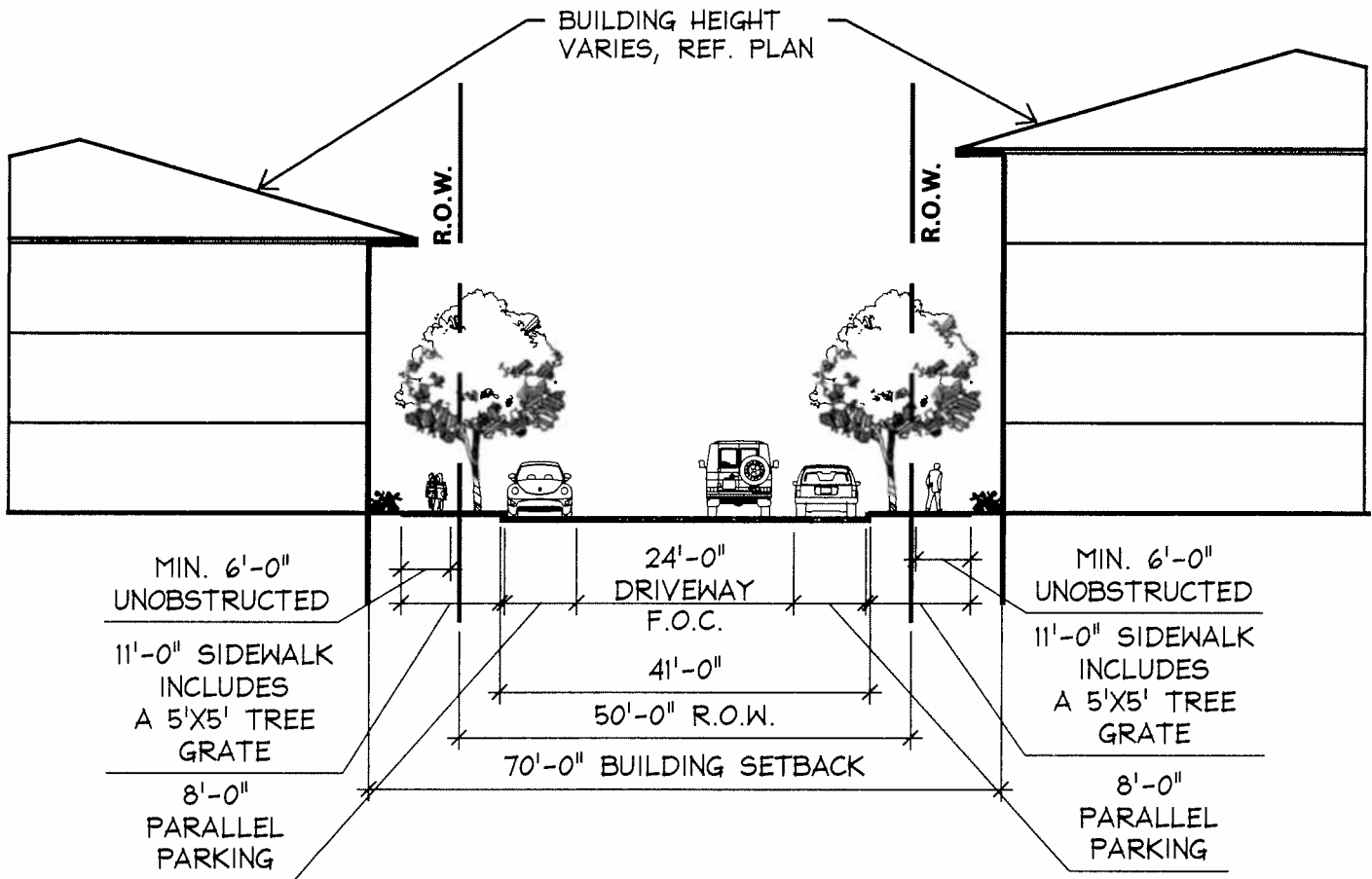
--- = APPROXIMATE LOCATION OF
INGRESS / EGRESS

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Exhibit 873B

1 of 4

28843



Typ. Street Section - Parallel Parking on Both Sides

SECTION

SCALE: 1"=20'

Planned Development
District No. 873

Approved
City Plan Commission
August 16, 2012

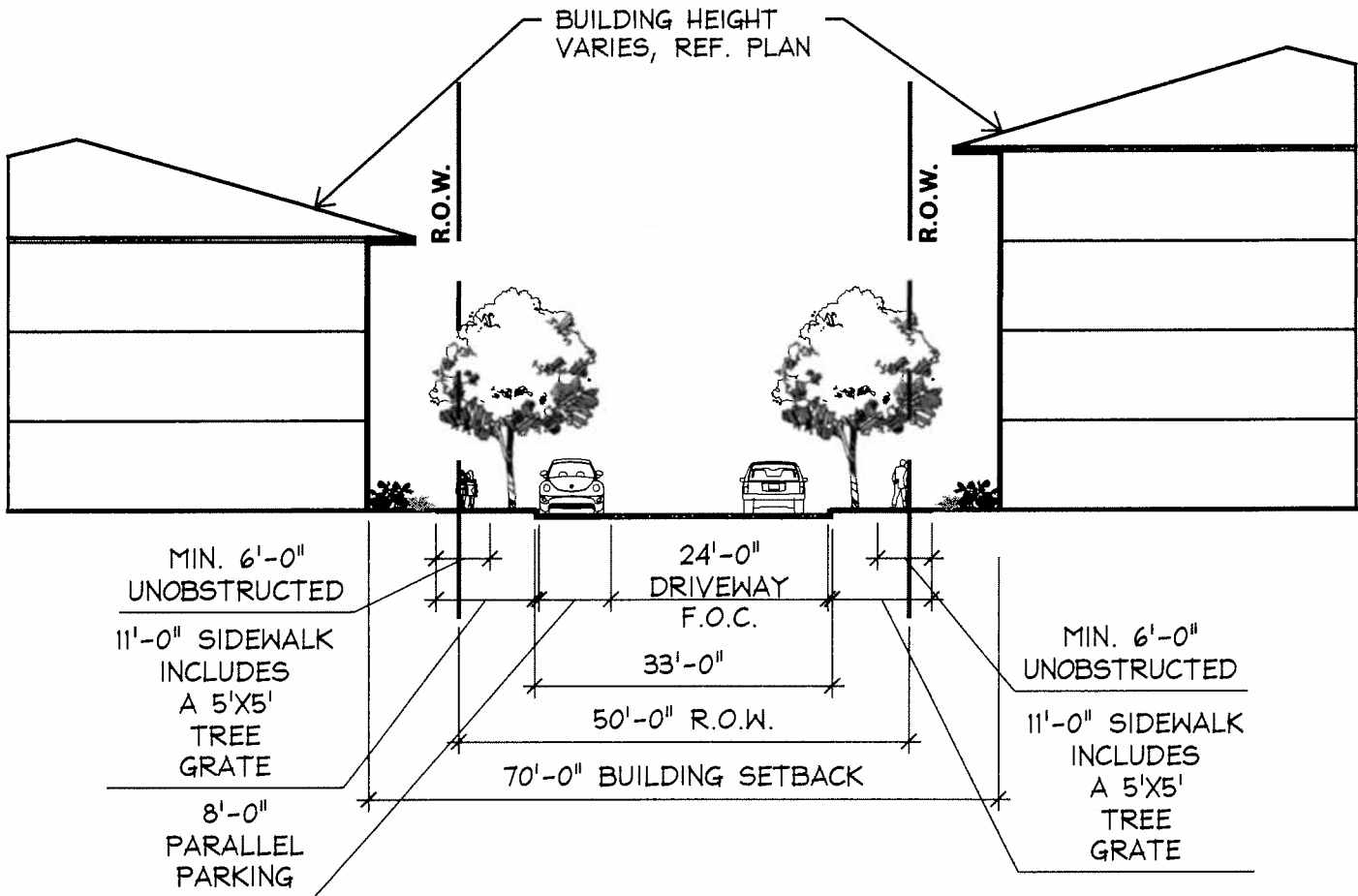


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Good Fulton & Farrell Architects

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Typ. Street Section - Parallel Parking on One Side

SECTION

SCALE: 1"=20'

Planned Development
District No. 873

Approved
City Plan Commission
August 16, 2012



05.03.2012



Good Fulton & Farrell Architects

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8'-0" PARALLEL
PARKING11'-0" SIDEWALK
INCLUDING
5'X5' TREE
GRATEMIN. 6'-0"
UNOBSTRUCTED

3'-6" PLANTING

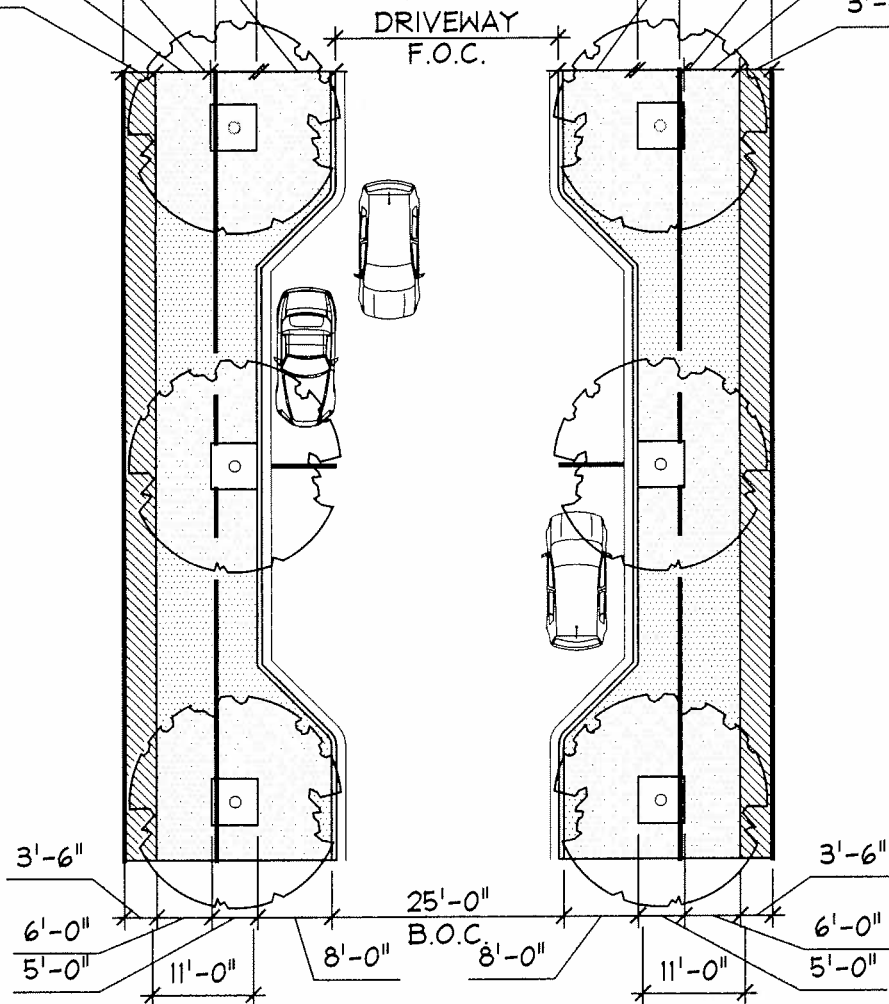
70'-0" BUILDING SETBACK (TYP.)

50'-0" R.O.W.

41'-0"

24'-0"
DRIVEWAY
F.O.C.8'-0" PARALLEL
PARKING11'-0" SIDEWALK
INCLUDING
5'X5' TREE
GRATEMIN. 6'-0"
UNOBSTRUCTED

3'-6" PLANTING



Typ. Street Section - Parallel Parking on Both Sides

PLAN

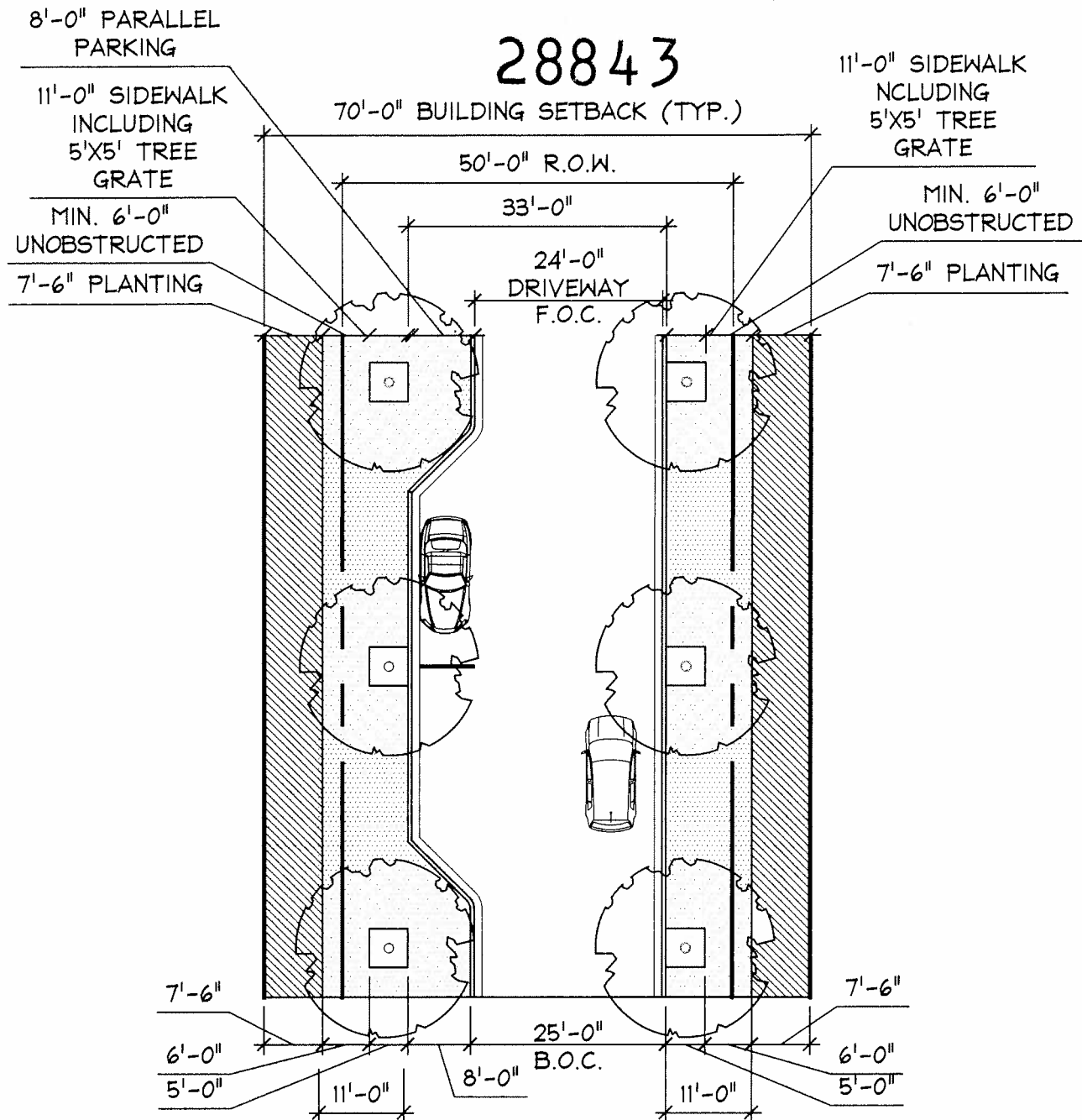
SCALE: 1"=20'

Planned Development
District No. 873Approved
City Plan Commission
August 16, 2012

05.03.2012



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Typ. Street Section - Parallel Parking on One Side

PLAN

SCALE: 1"=20'

Planned Development
District No. 873

Approved
City Plan Commission
August 16, 2012



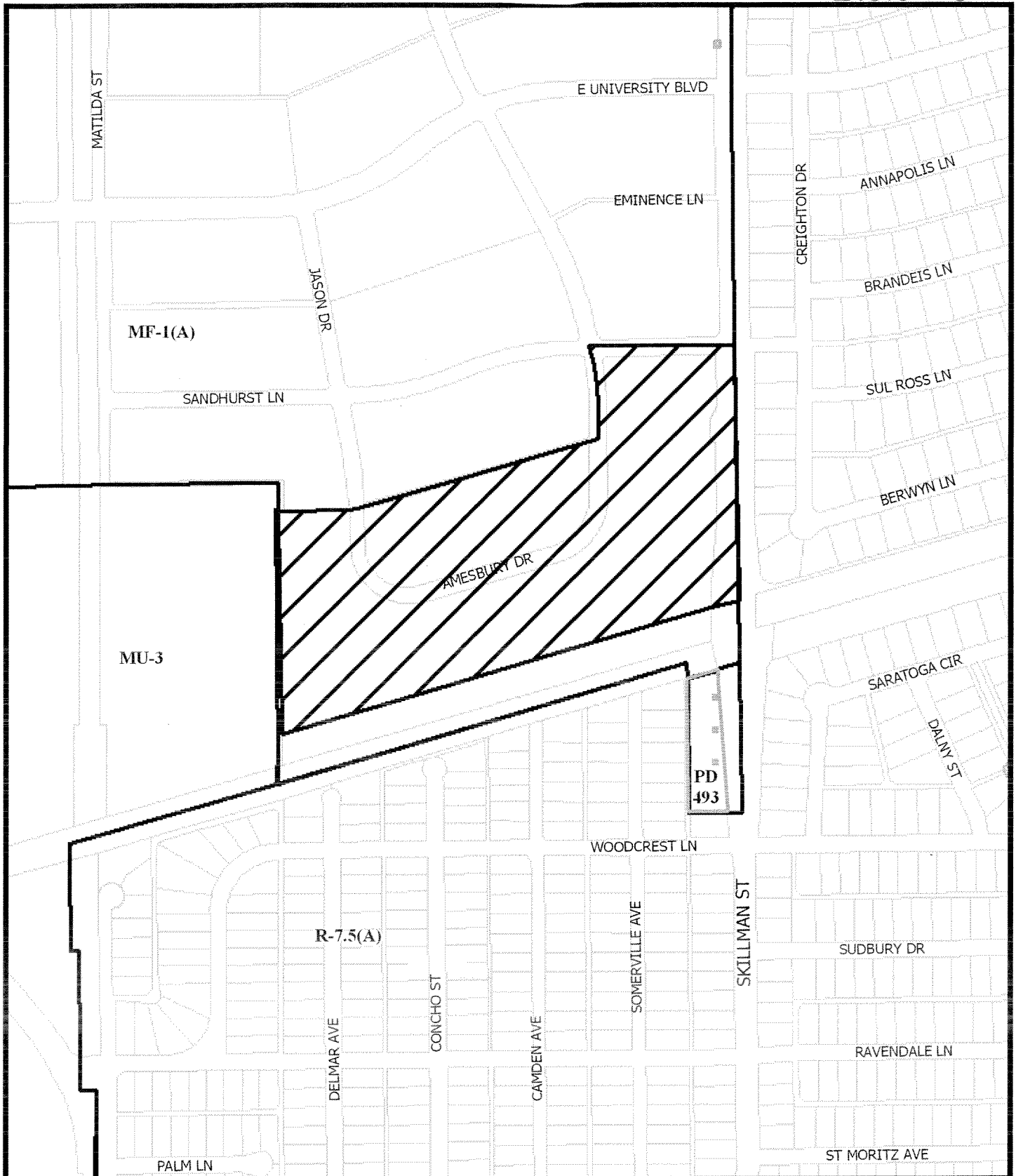
05.03.2012



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ZONING AND LAND USE

Case no: Z112-225

Date: 9/7/2012