



BLOCK 400	
PROPOSED USE	URBAN RESIDENTIAL
EXISTING ZONING	CBD
PROPOSED ZONING	PD
GROSS SITE AREA	2.38 AC
LOT COVERAGE	66%
MAX FLOOR/AREA RATIO	2.5
MAXIMUM HEIGHT (FT & STORIES)	85 FT
REQUIRED OPEN SPACE (AC & %)	0.24 AC, 10%
PROVIDED OPEN SPACE (AC & %)	0.24 AC, 10%
TOTAL GROSS DENSITY (DU/AC)	96 DU/AC
TOTAL NUMBER OF DWELLING UNITS	
5 LEVELS UR (800 MKT SF/AVG)	228 UNITS
LEASING/AMENITY	3500 SF
PARKING REQUIRED	
1.3 SPACE/UNIT	297 SPACES
PARKING PROVIDED	
5 LEVEL GARAGE (58 SP/LEVEL)	290 SPACES
STREET PARKING	8 SPACES
TOTAL PARKING	298 SPACES

<u>Owner:</u>	<u>Architect:</u>	<u>Engineer:</u>
MCTT, LLC 16250 Knoll Trail Dr, Suite 210 Dallas, TX 75248 Contact: Jim Leslie Phone: (972) 250-1037	JHP Architecture / Urban Design 8340 Meadow Road, Suite 150 Dallas, TX 75231 Contact: J. Mark Wolf Phone: 214-363-5687	Kimley-Horn and Associates, Inc. 13455 Noel Rd, Two Galleria Office Tower, Ste 700 Dallas, Texas 75240 Contact: Jonathan Kerby, P.E. Phone: 972-770-1300