

HRA PROJECT # 2235

MARK	DATE	ISSUE
1	31 MAR 23	DESIGN DEVELOPMENT
2	07 JUL 23	DD ADDENDUM
3	01 SEP 23	50% CONSTRUCTION DOCS
4	06 DEC 23	PERMIT SET

STAMP

SHEET TITLE
**SITE DEVELOPMENT
PLAN**

SHEET NUMBER
2235

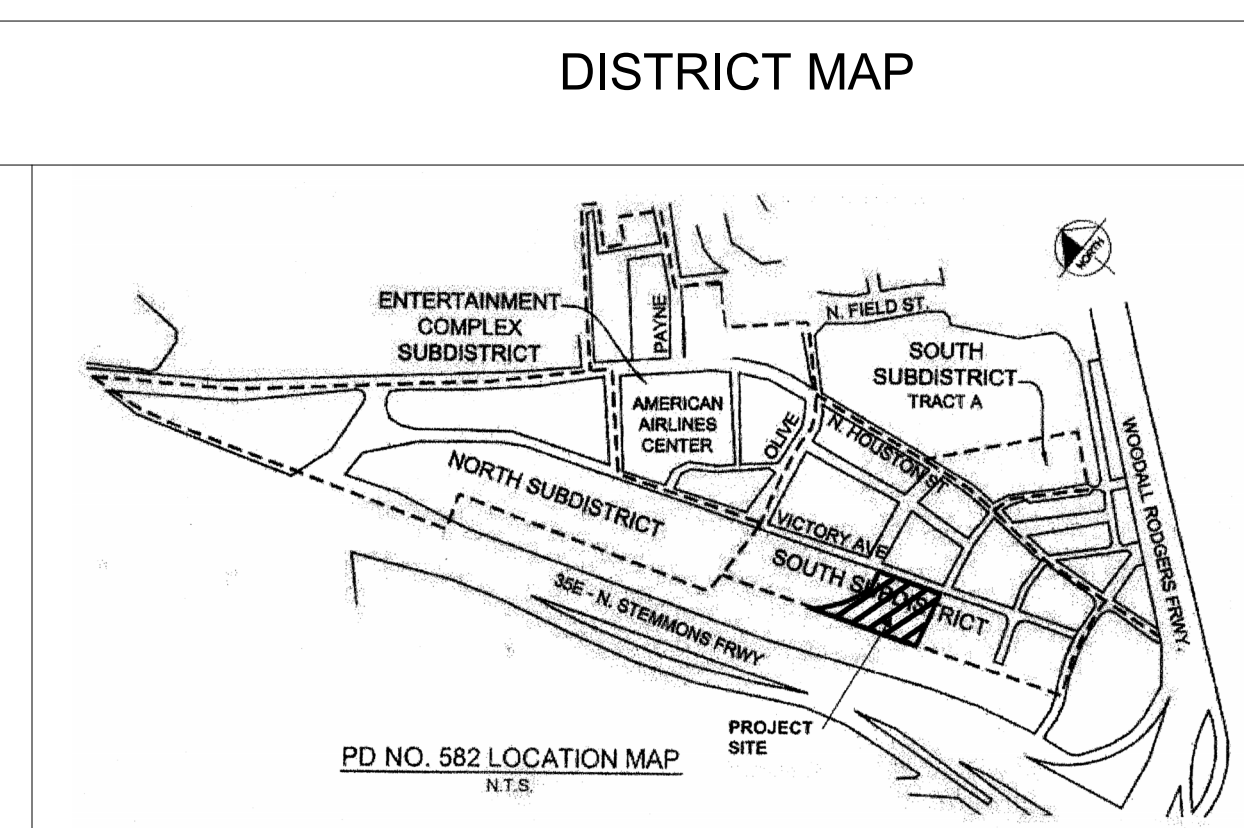
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Victory Planned Development No. 582
Approved Development Plans as of May 1, 2023

NO.	DESCRIPTION
1	Surface Parking for American Airlines Center - 11/16/2000
2	Outdoor Covered Patio for American Airlines Center - 01/17/2002 (amended 10/16/2008)
3	W Dallas Victory Hotel and Residences - 12/04/2003 (amended 06/24/2004; 03/10/2005; 01/04/2007; 04/01/2010)
4	Residences at Victory - 06/24/2004 (amended 06/15/2006; 02/15/2007; 04/01/2010); Amendment filed 01/2018
5	Victory Pedestrian Open Space Plan - 11/04/2004
6	Icon Development Plan - 05/05/2005 (amended 06/05/2008; 04/01/2010)
7	Victory Plaza Buildings - 07/21/2005 (amended 03/23/2006; 09/14/2006; 10/16/2008; 04/01/2010)
8	Victory Park - 06/01/2006
9	Block J - 08/31/2006 (amended 10/16/2008; 04/01/2010)
10	Lot P and Lot Q - 09/21/2006
11	Lot A-12 - 10/12/2006
12	Block L - 11/09/2006 (amended 03/27/2008; 04/01/2010)
13	Block G - 06/07/2007; (amended July 22, 2015; December 3, 2015)
14	Victory Center (Block M) - 02/07/2008 (amended 07/23/2015) (Amendment Pending, submitted _____, 2023)
15	Victory Apartments (Block N) - 10/6/2011
16	Victory Avenue Apartments (Blocks P&Q) - 1/17/2012
17	North Garage (Block A-12) - 11/5/13
18	Camden Victory Park (Block F) - 12/20/13
19	Skyhouse (Lot G) - 6/10/2015
20	K Block Parking Garage (Block K) - 4/16/2015
21	Greystar Victory Apartments: 6/4/2015
22	Katy Station (Lot H); 06/18/2015; amended 4/6/2017
23	Block D Retail: November 5, 2015; (amended 7/10/2018)
24	Lot E South (2601 Victory): 9/20/2018
25	3099 Olive (Block A/393) - 3/22/2018 (amended 10/12/2018)

**2371 VICTORY AVE, (BLOCK 7/409)
BUILDING INFORMATION**

PROPOSED USE	MULTI-FAMILY RESIDENTIAL
TOTAL LOT AREA SQUARE FEET	128,431 sq.ft
ACRES	2.948 ACRES
TOTAL FLOOR AREA (FAR)	550,000 SF
BUILDING HEIGHT	689'-2"
BUILDING STORIES	23 Stories



STREET TREE REQUIREMENTS

One tree per 25LF of street frontage, excluding visibility triangles and vehicular drives.
193 LF = 8 Trees
9 NEW TREES PROVIDED

**2371 VICTORY AVE, (BLOCK 7/409)
USE AND FLOOR AREA TABULATIONS/ ZONING PARKING REQUIREMENTS**

USE	UNITS	PARKING RATIO ZONE	TOTAL PARKING PROVIDED	10% REDUCTION*	TOTAL REQUIRED
MULTI-FAMILY	497	1.25 Spaces per Dwelling unit	622	62	560
PROVIDED					560

*10% Reduction allows within 2,640' of DART station

2371 VICTORY AVE (BLOCK 7/409) - PARKING SUMMARY

TOTAL - MULTI-FAMILY	560
TOTAL - RETAIL	275
SITE/ON-STREET PARKING	0
TOTAL PROVIDED	835

ABOVE GROUND PARKING PROVIDED ON LEVELS 1-8

	UNITS	BIKE PARKING RATIO	REQUIRED	PROVIDED
BICYCLE PARKING	560	1 per 25 required parking spaces but no more than 30 total bike parking stalls	22	22

**DEVELOPMENT PLAN
FOR 2371 VICTORY AVE, (BLOCK 7/409)
VICTORY PLANNED DEVELOPMENT
DISTRICT PD NO. 58, DALLAS TEXAS**

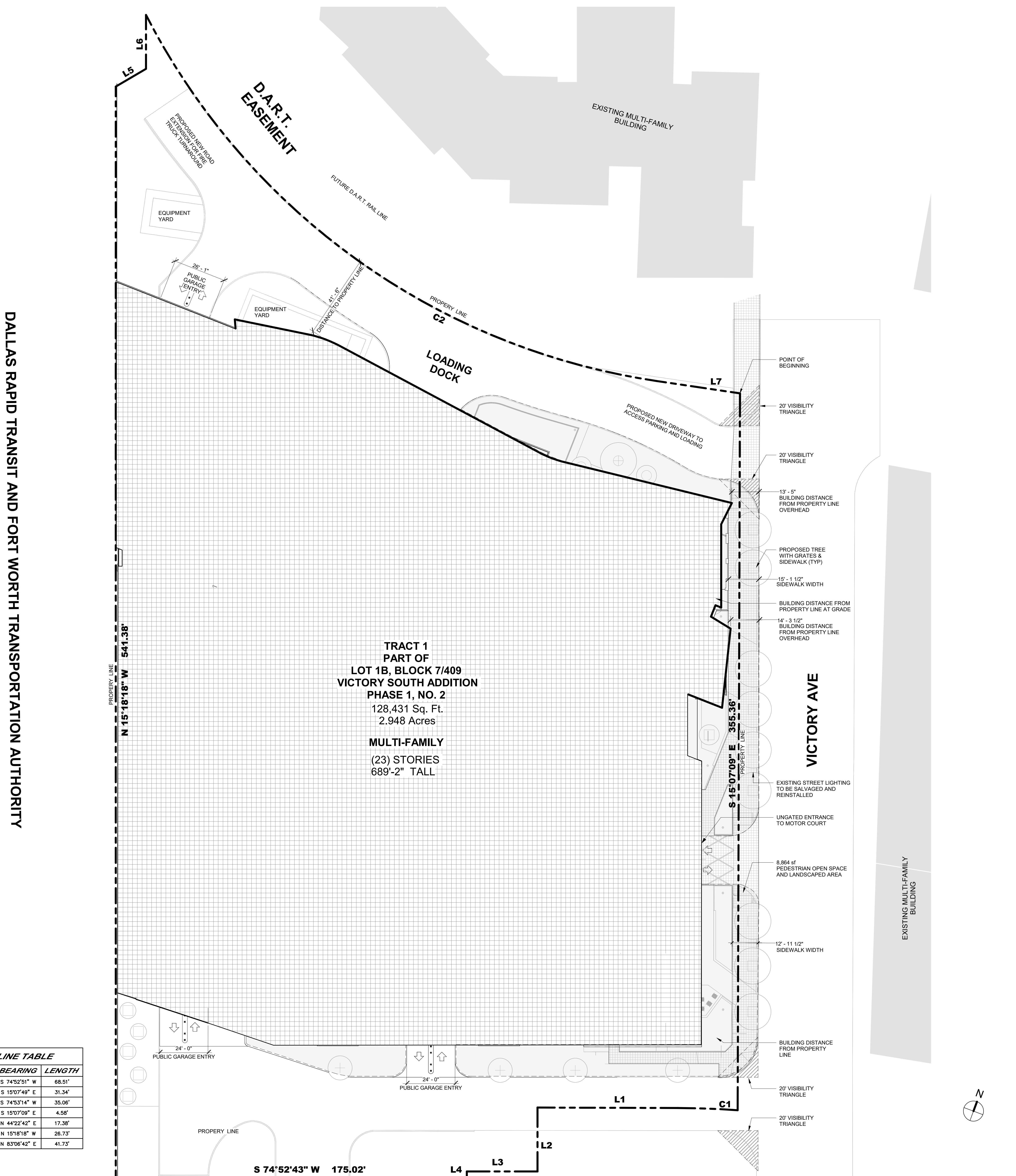
This Development plan is only for Block 7/409 The Area between the Property lines and the Street Curbs, the Tabular Information, Notes and Typical Planting section are part of the Development Plan. All other Graphics are illustrations for Information Only and are not part of the Development plan

DATE REVISED: 10/24/2023

CASE NUMBER: D223-008

	Proposed Development (based on this development plan)					Existing Development (based on all other development plans approved by the Planning Commission)					Cumulative Development (based on proposed and existing Development)					Remaining Development Rights					
	N	EC	S	TRACT A	ALL SUBDISTRICTS	N	EC	S	TRACT A	ALL SUBDISTRICTS	N	EC	S	TRACT A	ALL SUBDISTRICTS	N	EC	S	TRACT A	ALL SUBDISTRICTS	
FLOOR AREA (SF)			550,000 ¹		550,000	1,373,268	2,259,294	3,855,409	0	7,487,971	1,373,268	2,259,294	3,901,922 ²	0	7,534,484	4,626,732	540,706	3,098,078	1,500,000		3,065,516
PEDESTRIAN OPEN SPACE (SF)	N/A	N/A	8,864	N/A	8,864	105,042	100,781	85,397	N/A	291,220	105,042	100,781	94,261	N/A	300,084	N/A	N/A	N/A	N/A	N/A	N/A
LANDSCAPE AREA	N/A	N/A	8,864	N/A	8,864	71,447	10,777	56,322	N/A	138,546	71,447	10,777	65,186	N/A	147,410	N/A	N/A	N/A	N/A	N/A	N/A

Notes:
N - NORTH DISTRICT EC - ENTERTAINMENT COMPLEX SUBDISTRICT S - SOUTH SUBDISTRICT



DALLAS RAPID TRANSIT AND FORT WORTH TRANSPORTATION AUTHORITY

STEMMONS FERRY, J.H.-SBE