Legend Dallas, TX 75205 SCALE: 1" = 30'-0" **Building Outline Building Above Property Boundary** Setback Line Fire Lane Open Space Area Reduction in Setback ADJACENT SITE ADJACENT SITE **ADJACENT SITE** ADJACENT SITE Visibility Triangle ZONED PD-193 (LC) ZONED PD-193 (LC) ZONED PD-193 (LC) ZONED PD-193 (LC) NOT PART OF ZONING CHANGE REQUEST NOT PART OF ZONING CHANGE REQUEST NOT PART OF ZONING CHANGE NOT PART OF ZONING REQUEST CHANGE REQUEST Project Info ARMSTRONG 137,554 SF Site Area (50' RIGHT-OF-WAY) Max Bldg Area 1,086,677 SF 8' x 22' INDENTED ON-STREET FRONT YARD SETBACK BELOW 36' = 10' PARALLEL PARKING SPACES 20'-0" VISIBILITY TRIANGLES Max FAR 7.9 Structure Height 399'-0" Per PD-193; all below grade Parking ADJACENT SITE Max Lot Coverage ZONED PD-193 (LC) LINE OF BUILDING ABOVE NOT PART OF ZONING CHANGE Height Zone Percentage REQUEST NOTE: REDUCED MIN. SETBACK ABOVE 36' IN HEIGHT FROM 25' TO 15' FOR 0'-36' 75,670 SF OFFICE BUILDING ALONG FRONTAGE ROAD ONLY, IN AREA SHOWN BY LOADING BERTH-MEDIUM 11' X 35' 36'-142' 53,505 SF 8' x 22' INDENTED ON-STREET PARALLEL PARKING SPACES 50,550 SF 142'-399' OFFICE BUILDING MULTIFAMILY BUILDING WITH MIXED USES ON WITH MIXED USES ON THE FIRST 2 LEVELS THE FIRST 2 LEVELS ADJACENT SITE 289' MAX HEIGHT Open Space Area 399' MAX HEIGHT ZONED PD-193 (LC) NOT PART OF ZONING CHANGE Component Percentage LINE OF BUILDING ABOVE 7.5' x 25' INDENTED OFF-STREET PARALLEL SMALL LOADING AND VALET SPACES LINE OF BUILDING ABOVE Tree Grove 7,829 SF 5.6% 8' x 22' INDENTED OFF-STREET PARALLEL PARKING SPACES 4.5% 6,220 SF Notes Dog Park Ш⊊ 14,049 SF 10.1% Total -----Z PROPERTY LINE **Building Area** PRIVATE DRIVE WITH FRONT YARD SETBACK BELOW 36' = 10' **BUILDING ABOVE** FRONT YARD SETBACK ABOVE 36' = 25' Max Areas By Use Use M C (80'F APPROX. 2'-0" TALL RETAINING WALL / / sénior/living valet and X 8' x 22' INDENTED OFF-STREET
PARALLEL PARKING SPACES 486,500 SF Multifamily / GUEST/PARKING AREA WITH / JONE/SMÁL/LILØADING SPÁÇE/ 355,500 SF ///AND ENHANCED PAVING/ Office TREE GROVE - OPEN SPACE 317,000 SF EXISTING RETAIL / Convalescent Nursing RESTAURANT Retail/Restaurant/Prof. Service 88,870 SF BUILDING 36' MAX HEIGHT Total Max Building Area 1,086,677 SF 027 028 029 0' SIDE YARD SETBACK FOR EXISTING STRUCTURE

10' SIDE YARD SETBACK FOR NEW
STRUCTURES LINE OF BUILDING ABOVE ADJACENT SITE (20' RIGHT-OF-WAY) I CONVALESCENT ZONED PD-193 (PDS 47) 1. Pedestrian lighting, canopies, suspended lighting, bollards, required NURSING BUILDING WITH street furniture, and monument signs are not shown on the development NOT PART OF ZONING CHANGE REQUEST POTENTIAL MIXED USES PROPERTY LINE ON THE FIRST 2 LEVELS 2. Above-ground franchise utility infrastructure is not included on the FRONT YARD SETBACK BELOW 36' = 10'
FRONT YARD SETBACK ABOVE 36' = 25' 257' MAX HEIGHT development plan. 3. All off-street parking required by PD-193 (shared parking) is located in the below grade parking garage and at grade as shown on this ADJACENT SITE 4. All visibility triangles to be clear from 2'-6" above grade to 6'-0" above ZONED PD-193 (PDS 43) NOT PART OF ZONING CHANGE REQUEST 5. Setbacks are measured from right-of-way line. 6. Sidewalks shall be continuous and level across all driveways and curb City Stamp 7.On-Street Parallel parking subject to review and approval at time of building permit. ALLEY PROPERTY LINE — DOG PARK - OPEN SPACE SIDE YARD SETBACK = -24' BELOW 60' IN HEIGHT 30' ABOVE 60' IN HEIGHT — LINE OF BUILDING ABOVE N 66°47'44" W 166.20' Issue Date: SIDE YARD SETBACK = 10' — PROPERTY LINE Project No. ADJACENT SITE Sheet Size: ZONED PD-193 (O-2) Drawing Scale: NOT PART OF ZONING CHANGE REQUEST Drawing Title

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**Knox Promenade** 4444 McKinney Ave

Hines

**STOCKDALE** 



02/07/2023 3271 24" x 36"