

Zoning District Change for Planned Development
City of Euless
201 N. Ector Drive
Euless, Texas
817-685-1684

PROCESSED
AUG 03 2015
BY: mollie

PART 1. APPLICANT INFORMATION

APPLICANT/AGENT: ANDY IGWE AIA, NCAAB, LEED AP.

Signature: [Signature]

Mailing Address: 14455 WEBB CHAPEL ROAD Suite #: 200

City: FARMERS BRANCH State: TX Zip Code 75234

Telephone (214) 587-9484 Fax (972) 484-6677

Email: ENDYMOOR@YAHOO.COM

OWNER: Beden Enterprises LLC

Signature: [Signature]

Mailing Address: 345 Westpark Way Suite #: 1020B

City: Euless State: TX Zip Code 76040

Telephone (817) 229 3212 Fax (817) 299 2831

PART 2. PURPOSE OF PROPOSAL

- Amend ZONING REGULATIONS contained in section _____
- Amend the OFFICIAL ZONING MAP by changing 0.81 acres of land currently zoned C1 to be zoned PD.

In what ways have conditions changed substantially since the current zoning was set for this property?

How would the proposed amendment promote the public welfare and encourage orderly city development?

BUILDING IS EXISTING, PROPOSED AMMENDMENT WILL ENABLE PROVISION OF MUCH NEEDED SERVICES IN THE COMMUNITY.

PART 3. PROPERTY DESCRIPTION

Street Address of Property (if available): 345 WESTPARK WAY EULESS TX 76040

LEGAL DESCRIPTION: Subdivision Name KOSAMBO ADDITION
Block(s) and Lot(s) BLOCK A, LOT 1

Survey Name(s): T. A. CASH SURVEY Abstract No(s): 280 Tract(s) 1A7

Site Plan Process

PROPERTY DESCRIPTION:	
General Property Location (street name and block number or nearest cross street):	<u>WESTPARK WAY & SILVER CREEK</u>
Current Legal Description (abstract and tract number or subdivision, lot, and block):	<u>LOT 1, BLOCK A, ROSAMBO ADDITION</u>
Current Zoning (if property is in more than one zoning district, indicate the number of acres contained within each district):	<u>C1 - NEIGHBORHOOD DISTRICT</u>
USE/CONDITIONS/PARKING:	
Proposed Use: <u>SENIOR ASSISTED LIVING FACILITY</u> / SIC Code: <u>628312 8361</u>	
Special Conditions Applicable to the Use: (Indicate the letter of any "Special Conditions" in UDC Table 4-A that apply to the use(s):	<u>N/A</u>
Parking Group: (Indicate the parking group in UDC Table 4-A that applies to the use(s):	<u>22 (1 PER 4 BEDS)</u>
PROPOSED BUILDING STATISTICS:	
Lot Area <u>35,494 SF, 0.81 ACRES</u>	
Lot Width at Building Line for each Street Frontage <u>214.33 FT. (SOUTH) 168 FT (WEST)</u>	
Proposed Building Setbacks: <u>EXISTING CONDITIONS TO REMAIN</u>	
Front: _____ Rear: _____ Side (left): _____ Side (right): _____	
Gross Building Floor Area _____	<u>8000 SF.</u>
Height in Feet to Highest Point _____	<u>25 FT.</u>
Number of Floors _____	<u>1</u>
Exterior Masonry Façade (exclusive of doors and windows):	
Front Elevation: Brick <u>100</u> % / Stucco _____ % / Other _____ %	
Left Side Elevation: Brick <u>100</u> % / Stucco _____ % / Other _____ %	
Right Side Elevation: Brick <u>100</u> % / Stucco _____ % / Other _____ %	
Rear Elevation: Brick <u>100</u> % / Stucco _____ % / Other _____ %	

OFF STREET PARKING: (UDC 84-200 and 84-202)

Total Spaces Required / Provided 4 / 14
 Number of Handicapped Spaces 2
 Number of Loading Bays Provided N/A

DRIVEWAYS: (UDC 84-202 through 84-210) N/A (EXISTING BLDG)

Number proposed per street _____
 Clearance from nearest street intersections _____
 Clearance between existing and proposed driveways _____
 Width of each driveway _____
 Curb Radii for each driveway _____
 Distance between property line and first parking space _____

SIGN & STREET GRAPHICS: (UDC 84-230 through 84-302) (EXISTING)

Proposed Pole/Ground Signs:
 Street Name _____ Front Setback _____ Side Setback _____
 Overall Height _____ Sign Area _____

Proposed Wall Signs:
 Street the sign faces _____ Sign Area _____

LANDSCAPING: (UDC Article VII) EXISTING

Land Area of Street Yard	Street Yard	Non Street Yard
Number of parking spaces provided	_____	_____
Square feet of landscaped area	_____	_____
Square feet of landscape islands in parking lot	_____	_____
Number of large trees existing / proposed	_____	_____
Number of ornamental trees proposed	_____	_____
Number of shrubs proposed	_____	_____
Square feet of ground cover proposed	_____	_____

PART 4. PRESENT USE OF PROPERTY (Circle One)				
VACANT LAND	VACANT BUILDING	SINGLE FAMILY DWELLING	COMMERCIAL	
MULTI-FAMILY DWELLINGS	INDUSTRIAL	OTHER: <u>C1-Neighborhood District</u>		

PART 5. ACKNOWLEDGMENTS	
<p>I certify that the above information is correct and complete to the best of my knowledge and ability and that I will be fully prepared to present the above proposal at a Planning and Zoning Commission public hearing. I reserve the right to withdraw this proposal at any time by filing a written request with the Department of Planning and Development. I understand that 50% of my application fee will be refunded if my written request for withdrawal is received by the Department within 24 hours after the Planning and Zoning Commission public hearing.</p>	
Applicant, Owner or Authorized Agent	<u>Andy Igwe</u> Date <u>07-09-15</u>

OFFICE USE ONLY:				
Fee Paid:	Received By:	Date Received:	Case Number:	H.T.E. Number:
<u>\$500.⁰⁰</u>	<u>Mollie Snapp</u>	<u>8/3/15</u>	<u>15-09-PD</u>	<u>15-20000009</u>

Beden Enterprises LLC

345 Westpark Way • Eules, 76040

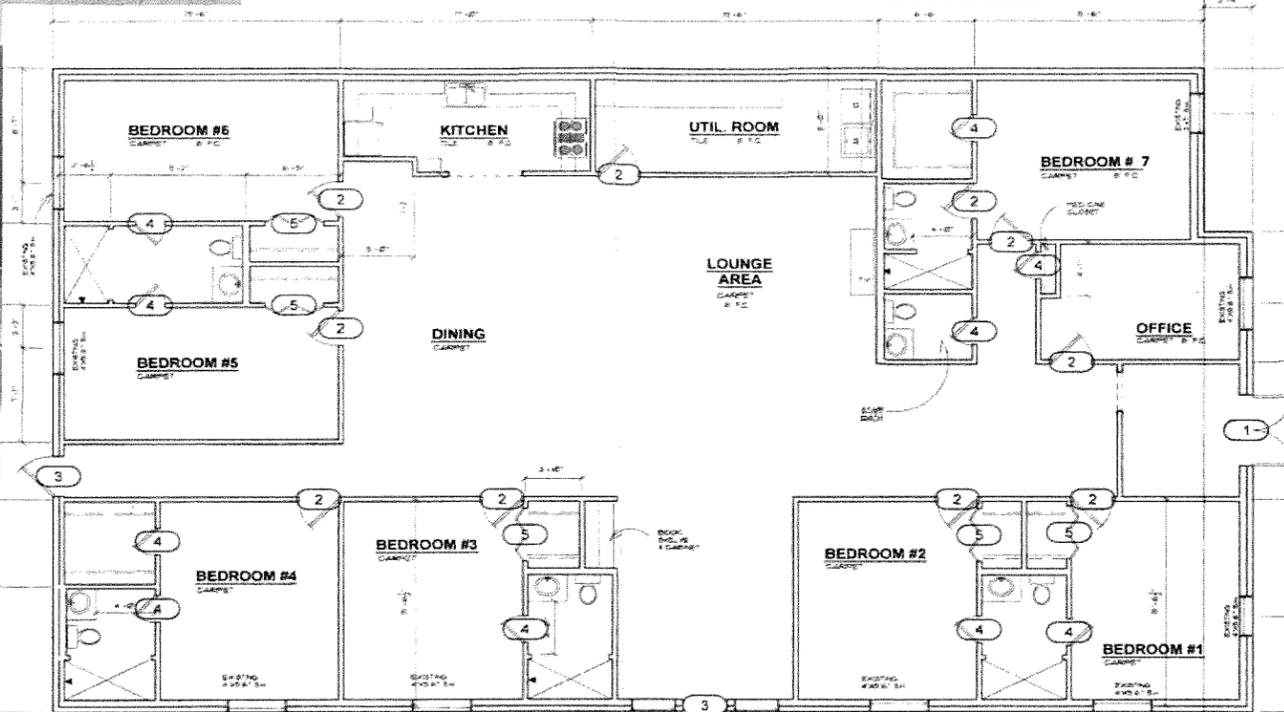
Phone: (817) 229-3212 • Fax: (817) 799-2831 • cbryant@professionalhhc.com

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Business operations:

The proposed Assisted Living will be licensed and operated in accordance with Texas Department of Aging and Disability Services (DADS) policy and procedures, and in compliance with the requirements of local, State and Federal regulations and guidelines. There will be no more than 15 residents living at the facility at any given time. This facility will operated on a 24 hour personal care basis, with the needed staff of four caregivers and one supervisor for the best possible care. Daily medication management, visiting doctors, nurses, hospice nurses (when needed), aides, nutritional meals according to each residents special dietary need, laundry service, and property maintenance are all provided with our service. Security, such as sprinkler and fire alarm systems, are installed and licensed by Department of Aging and Disability Services (DADS), which enhances the care of all the residents.

Consolata Bryant
Owner
Beden Enterprises LLC



ASSISTED LIVING RECEIVED COPY
SEP 08 2015



Around here, rocking doesn't necessarily have to happen in a chair.

Assisted Living Design Concepts

345 Westpark Way, Euless TX 76040

CAUTION!!!
 CONTACT 48 HOURS PRIOR TO CONSTRUCTION.
 CITY OF EULESS: 817-685-1580
 TXU ELECTRIC: 972-791-2888
 ATMOS ENERGY: 1-800-817-8877
 SOUTHWESTERN BELL: 1-800-464-7928
 TEXAS ONE CALL SYSTEM: 1-800-245-4545

LEGEND

- PROPERTY BOUNDARY
- EXISTING FENCE
- MASONRY SCREEN FENCE
- POWER POLE
- EXISTING FIRE HYDRANT
- ADA RAMP
- CONCRETE WALK
- PROPOSED BUILDING
- TRAFFIC FLOW DIRECTION



20 10 0 20 40
 SCALE: 1" = 20'

IDD INC.
 ARCHITECTS/ENGINEERS/PROJECT MANAGERS
 1405 WEST CHAMPLAIN ROAD
 SUITE 300
 FARMERS BRANCH, TEXAS 75124
 Tel. (214) 587-9484
 Fax. (972) 484-6677



REVISIONS:
 ISSUED:
 REVIEW SET 09/08/2015
 COORD. SET
 PERMIT SET
 CONST. SET

EXISTING OFFICE BUILDING
 AT
 345 WESTPARK WAY
 EULESS, TEXAS 76040

PROJECT DATA		
EXISTING ZONING	NEIGHBORHOOD BUSINESS DISTRICT (C-1)	
SITE AREA	35,494 S.F. (0.81 AC.)	
BUILDING AREA	EXISTING PROFESSIONAL HOME HEALTH AGENCY (SOUTH WING) 4000 S.F.	
	PROPOSED ASSISTED LIVING FACILITY 4000 S.F.	
TOTAL BUILDING AREA	8000 S.F.	
	REQUIRED	PROVIDED
BUILDING COVERAGE		22%
STREETYARD LANDSCAPE		
WESTPARK WAY	15%	43%
SILVER CREEK DRIVE	15%	19%
PARKING SPACES		
EXIST. HOME HEALTH AGENCY (1 SP./200 SF.)=4000/200	20	24
PROPOSED ASSISTED LIVING (1 SP./4 BEDS)=16 BEDS/4	4	10
H.C. PARKING SPACES	2	2

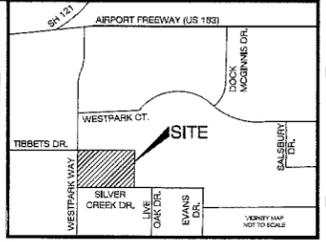
REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS, MATERIALS, AND SPECIFICATIONS FOR PROPOSED ASSISTED LIVING FACILITY.

PARKING TABULATION	
EXISTING PARKING SPACES	32
ADA PARKING SPACES	2
TOTAL SPACES	34

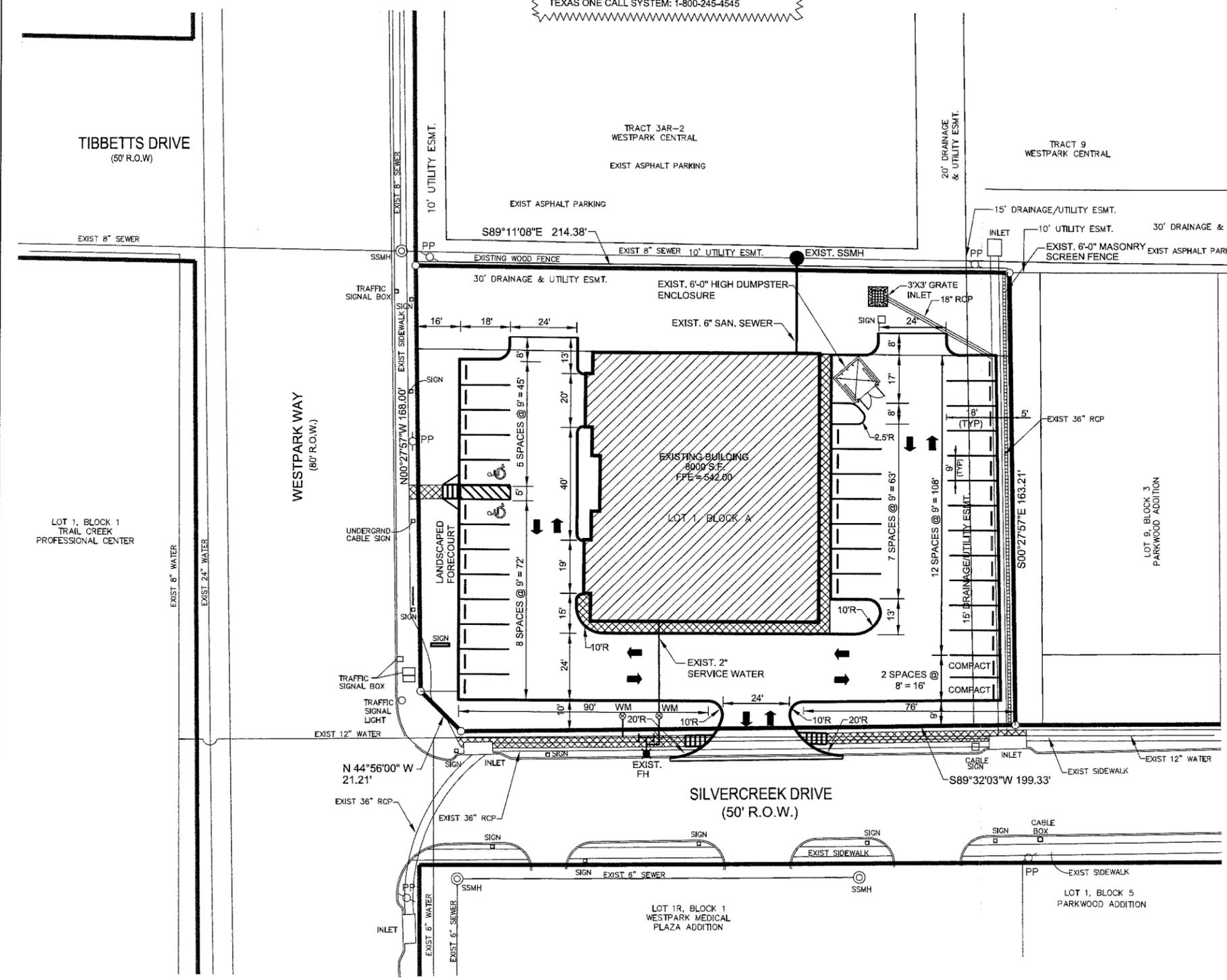
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BY: _____



EXISTING CONDITION
 SITE PLAN
 SHEET:
A-1



- BENCHMARKS:**
- EULESS CONTROL MONUMENT E12**
 3-1/4 INCH DOMED BRASS DISK SET IN CONCRETE WITH A 1/2 INCH CAPPED STEEL ROD STAMPED "MOAK SURV INC" FOR A SUB-SURFACE MONUMENT AND WITNESSED BY AN ORANGE FIBERGLASS STAKE.
 N = 6990306.4560
 E = 2392474.6250
 ELEV. = 564.57
 - EULESS CONTROL MONUMENT E13**
 3-1/4 INCH DOMED BRASS DISK SET IN TOP OF A CONCRETE INLET AND WITNESS BY AN ORANGE FIBERGLASS STAKE.
 N = 6990336.9570
 E = 2398457.0542
 ELEV. = 550.49

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