

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: <u>ANDY IGWE AIA, NCAAB, LEED AP.</u> | |
| Signature: <u>[Signature]</u> | |
| Mailing Address: <u>14455 WEBB CHAPEL ROAD</u> Suite #: <u>200</u> | |
| City: <u>FARMERS BRANCH</u> State: <u>TX</u> Zip Code <u>75234</u> | |
| Telephone <u>(214) 587-9484</u> Fax <u>(972) 484-6677</u> | |
| Email: <u>ENDYMOOR@YAHOO.COM</u> | |
| OWNER: <u>Beden Enterprises LLC</u> | |
| Signature: <u>[Signature]</u> | |
| Mailing Address: <u>345 Westpark Way</u> Suite #: <u>1020B</u> | |
| City: <u>Euless</u> State: <u>TX</u> Zip Code <u>76040</u> | |
| Telephone <u>(817) 229 3212</u> Fax <u>(817) 279 2831</u> | |
| PART 2. PURPOSE OF PROPOSAL | |
| <input type="checkbox"/> Amend ZONING REGULATIONS contained in section _____ | |
| <input checked="" type="checkbox"/> Amend the OFFICIAL ZONING MAP by changing <u>0.81</u> acres of land currently zoned <u>C1</u> to be zoned <u>PD</u> . | |
| 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? <u>BUILDING IS EXISTING, PROPOSED AMMENDMENT WILL ENABLE</u> <u>PROVISION OF MUCH NEEDED SERVICES IN THE COMMUNITY.</u> | |
| PART 3. PROPERTY DESCRIPTION | |
| Street Address of Property (if available): <u>345 WESTPARK WAY EULESS TX 76040</u> | |
| LEGAL DESCRIPTION: Subdivision Name <u>KOSAMBO ADDITION</u> Block(s) and Lot(s) <u>BLOCK A, LOT 1</u> | |
| Survey Name(s): <u>T. A. CASH SURVEY</u> Abstract No(s): <u>280</u> Tract(s) <u>1A7</u> | |

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> |