

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

PART 1. APPLICANT INFORMATION

APPLICANT/AGENT: ZACHARY KNUTSON
Signature: [Signature]
Mailing Address: 4949 Harrison Ave. Suite #: 200
City: Rockford State: IL Zip Code 61108
Telephone (FIS) 397-3100 Fax (FIS) 898-5271
Email: _____

OWNER: Glade 121, L.P.
Signature: [Signature]
Mailing Address: 4949 Harrison Ave. Suite #: 200
City: Rockford State: IL Zip Code 61108
Telephone (FIS) 397-3100 Fax (FIS) 398-5271

PART 2. PURPOSE OF PROPOSAL

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

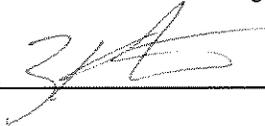
In what ways have conditions changed substantially since the current zoning was set for this property?
The demand for certain users along the corridor has substantially changed since the zoning was last approved

How would the proposed amendment promote the public welfare and encourage orderly city development?
The proposed amendment will allow for a mixed-use development project which will provide compatible land uses, mixing employment opportunities with retail, housing and services. The city participates in setting the development standards.

PART 3. PROPERTY DESCRIPTION

Street Address of Property (if available): _____
LEGAL DESCRIPTION: Subdivision Name please see attached document
Block(s) and Lot(s) _____
Survey Name(s): _____ Abstract No(s): _____ Tract(s) _____

PART 4. PRESENT USE OF PROPERTY (Circle One)			
VACANT LAND	VACANT BUILDING	SINGLE FAMILY DWELLING	COMMERCIAL
MULTI-FAMILY DWELLINGS	INDUSTRIAL	OTHER: _____	

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	
	Date <u>11/5/10</u>

OFFICE USE ONLY:				
Fee Paid:	Received By:	Date Received:	Case Number:	H.T.E. Number:
\$2,190.00	HH	11-19-10	10-04-PD	10-2000004

Site Plan Process

PROPERTY DESCRIPTION:	
General Property Location (street name and block number or nearest cross street):	
<p>The property is located south of Glade Road, west of Highway 121, east of Heritage Ave, and north of Check-Sparger Road</p>	
Current Legal Description (abstract and tract number or subdivision, lot, and block):	
<p>please see attached document</p>	
Current Zoning (if property is in more than one zoning district, indicate the number of acres contained within each district):	
<p>Glade Lakes PD</p>	
USE/CONDITIONS/PARKING:	
Proposed Use: _____	SIC Code: _____
Special Conditions Applicable to the Use: (Indicate the letter of any "Special Conditions" in UDC Table 4-A that apply to the use(s):	
<p>_____</p> <p>_____</p>	
Parking Group: (Indicate the parking group in UDC Table 4-A that applies to the use(s):	
<p>_____</p>	
PROPOSED BUILDING STATISTICS:	
Lot Area _____	
Lot Width at Building Line for each Street Frontage _____	
Proposed Building Setbacks:	
Front: _____	Rear: _____ Side (left): _____ Side (right): _____
Gross Building Floor Area _____	
Height in Feet to Highest Point _____	
Number of Floors _____	
Exterior Masonry Façade (exclusive of doors and windows):	
Front Elevation: Brick _____ % / Stucco _____ % / Other _____ %	
Left Side Elevation: Brick _____ % / Stucco _____ % / Other _____ %	
Right Side Elevation: Brick _____ % / Stucco _____ % / Other _____ %	
Rear Elevation: Brick _____ % / Stucco _____ % / Other _____ %	

OFF STREET PARKING: (UDC 84-200 and 84-202)		
Total Spaces Required / Provided	_____	
Number of Handicapped Spaces	_____	
Number of Loading Bays Provided	_____	
DRIVEWAYS: (UDC 84-202 through 84-210)		
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)		
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)		
Land Area of Street Yard _____		
	<u>Street Yard</u>	<u>Non Street Yard</u>
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	_____	_____