

Zoning Case 18-ZA-14

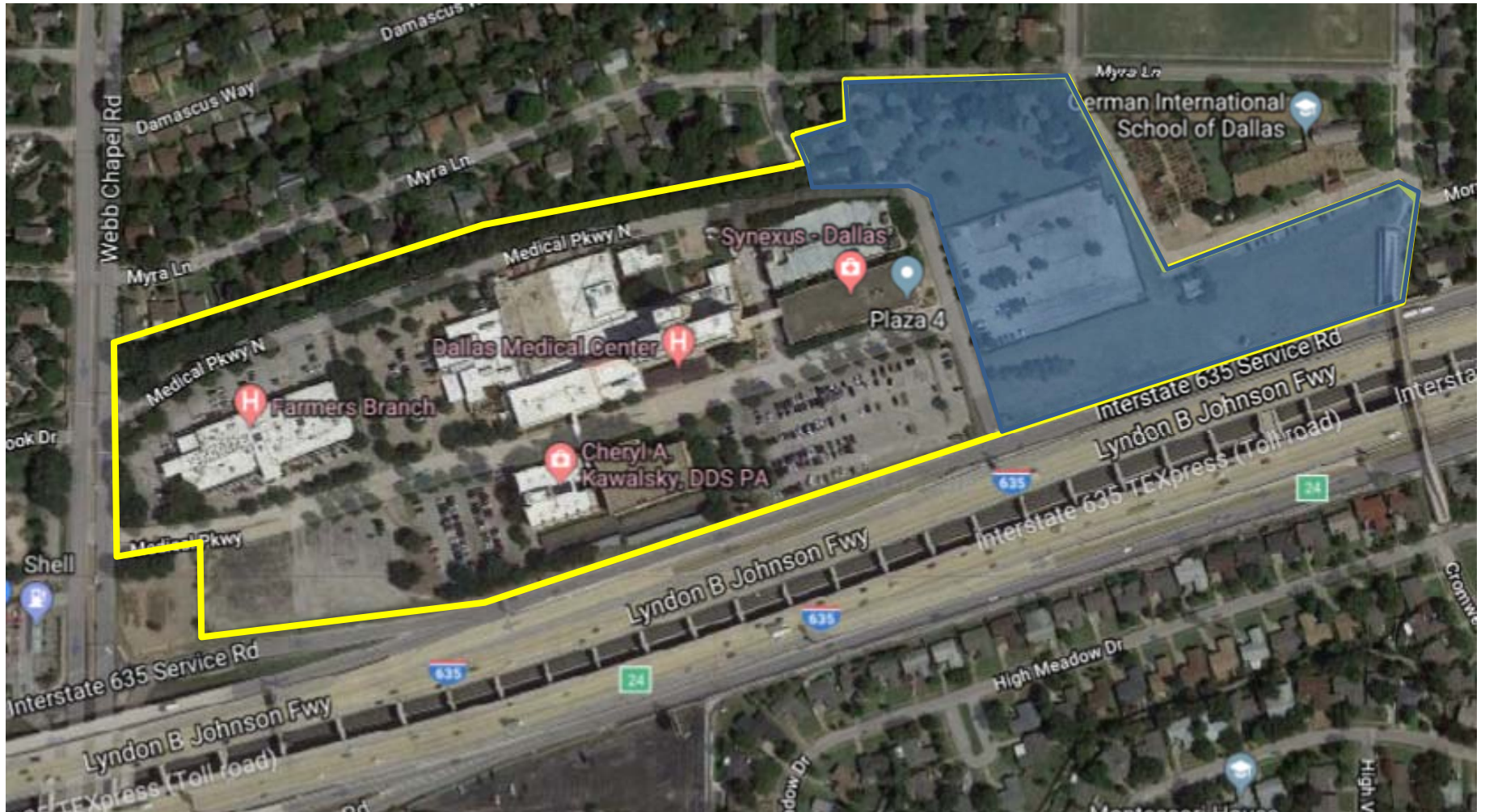
LBJ & North Medical Parkway

PD-18

City of Farmers Branch



Existing PD-18 & Property



Existing/Proposed Zoning

Existing

- Medical uses allowed
- (Hospital, nursing home, medical/dental laboratories, medical office, rehabilitation center)
- Minimum 75% masonry
- Allowed height = 80 feet
- Minimum 15% Landscaping

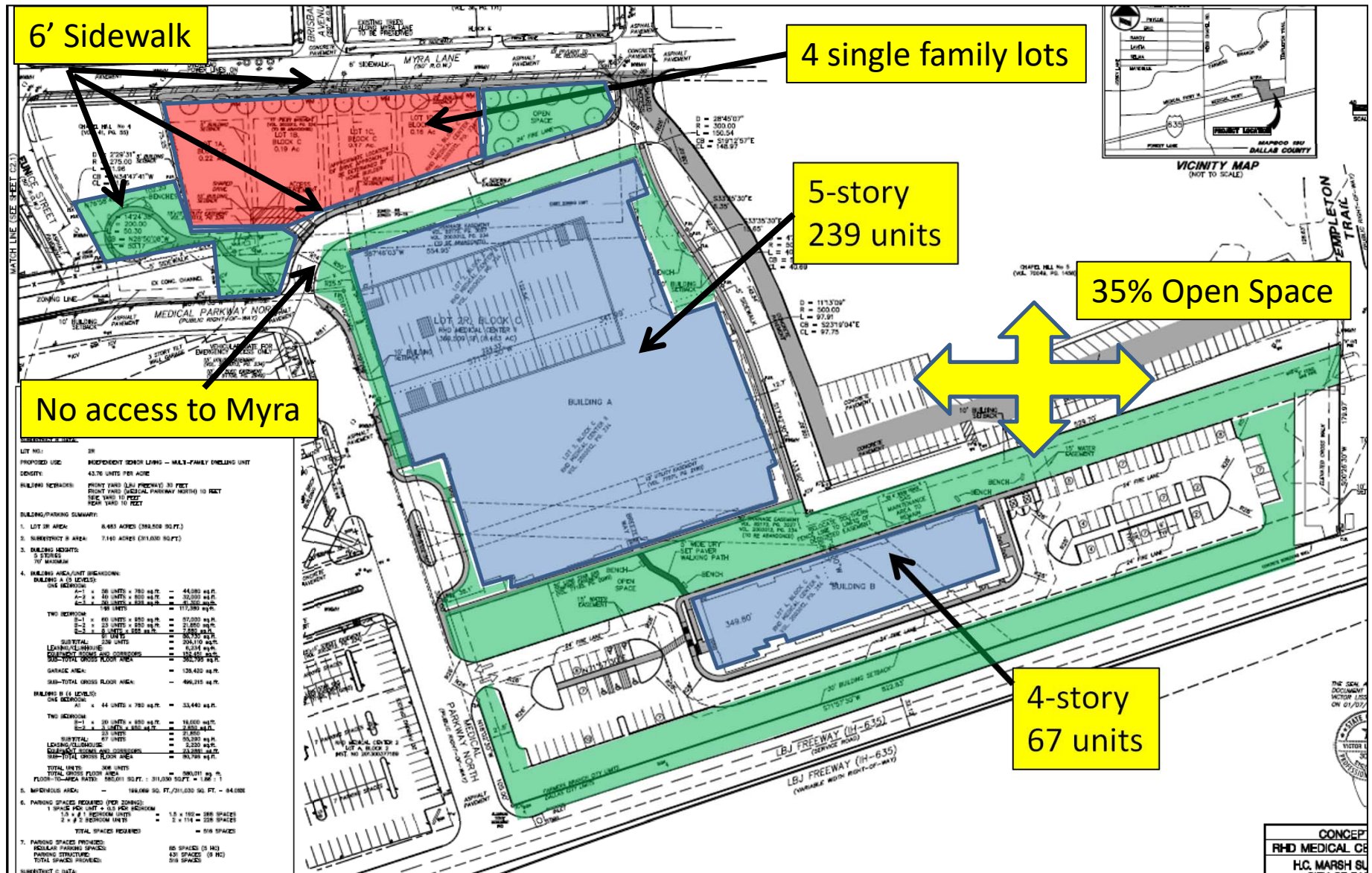
Proposed

- Independent Senior Living:
 - 2 buildings/306 total units
 - 4 single family lots
 - Structured and surface parking
- Minimum 75% masonry
- Maximum height = 5-stories
- Landscaping = +/- 35.9%
- Myra Lane:
 - 6-foot sidewalk
 - Tree Preservation
 - Open space

Request

- Independent Senior Living
 - Persons age 55 and over
 - “Active adult” (unassisted living)
 - Total units = 306
 - Single-Family lots = 4

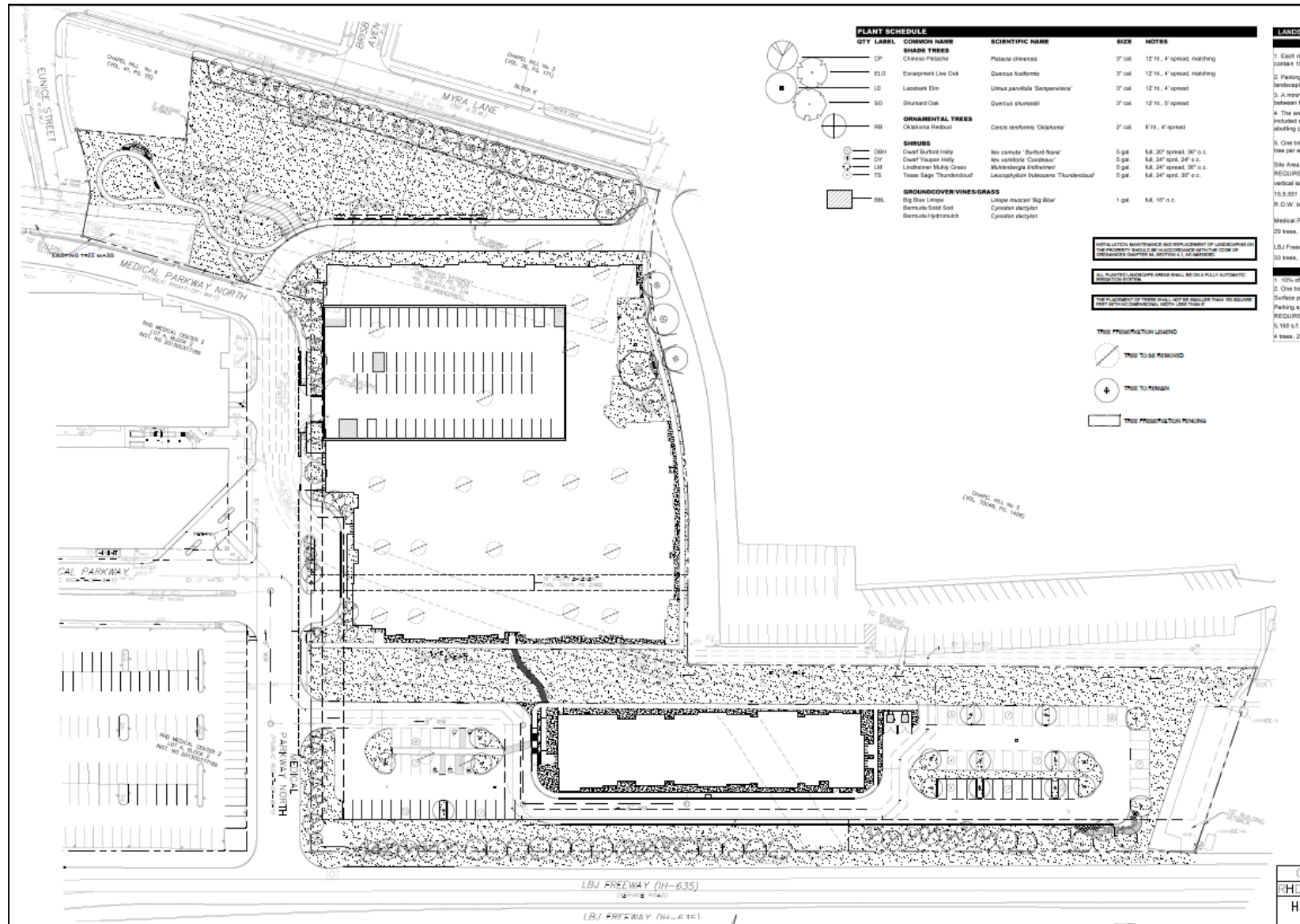
Proposed Conceptual Site Plan



City Trail Master Plan

- Central Area Sidewalks
 - “Maybrook Drive via Webb Chapel Road along Myra Lane to Templeton Trail” (Page 42).
 - “Increasing the width of existing sidewalks to 6-8 feet where room is available.” (Page 26).

Proposed Conceptual Landscape Plan



Illustrative Elevations – 5 Story Building



EAST ELEVATION

BRICK STONE
*79% MASONRY STUCCO – 21%



WEST ELEVATION

BUILDING A CONCEPTUAL ELEVATIONS - 5-STORY

WINDOWS AND BALCONIES

Design Group - 4501 Fremont St, Ste 203 - Las Vegas, NV
and the City of Las Vegas, NV. The City of Las Vegas, NV, is the owner of the project.
All other elevations, materials and features are conceptual and subject to change.

PROJECT NO.: 918055

Illustrative Elevations – 5 Story Building



SOUTH ELEVATION

BRICK STONE
*79% MASONRY STUCCO – 21%



NORTH ELEVATION

BUILDING A CONCEPTUAL ELEVATIONS - 5-STORY

Illustrative Elevations – 4 Story Building



NORTH ELEVATION



EAST ELEVATION

BUILDING B CONCEPTUAL ELEVATION

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PROJECT No: 918055 | DECEMBER 21, 2018

Illustrative Elevations – 4 Story Building



WEST ELEVATION



SOUTH ELEVATION

BUILDING B CONCEPTUAL ELEVATION

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PROJECT No: 918055 DECEMBER 21, 2018

Central Area Plan

- **Life-Cycle Housing**

- “It is important for cities to provide a variety of housing for the ***full life cycle*** of citizens and to meet the needs of different segments of the population [including] ***people of different ages*** [including] . . . ***independent senior living.***” (Page 58, 60).

- **IH 635 District**

- “While office will generally be the preferred land use type within this district . . . ***Higher density residential uses*** should be considered appropriate for portions of this corridor.” (Page 55).

Staff Recommendation

- “Staff recommends approval of the proposed zoning request.” (Staff Report).

Summary of Request

- Compliance with City Comprehensive Plan
- Compliance with City Trails Master Plan
- Appropriate transition to Myra Lane
- 35% Open Space/Landscaping
- Staff recommendation of approval

Questions?

