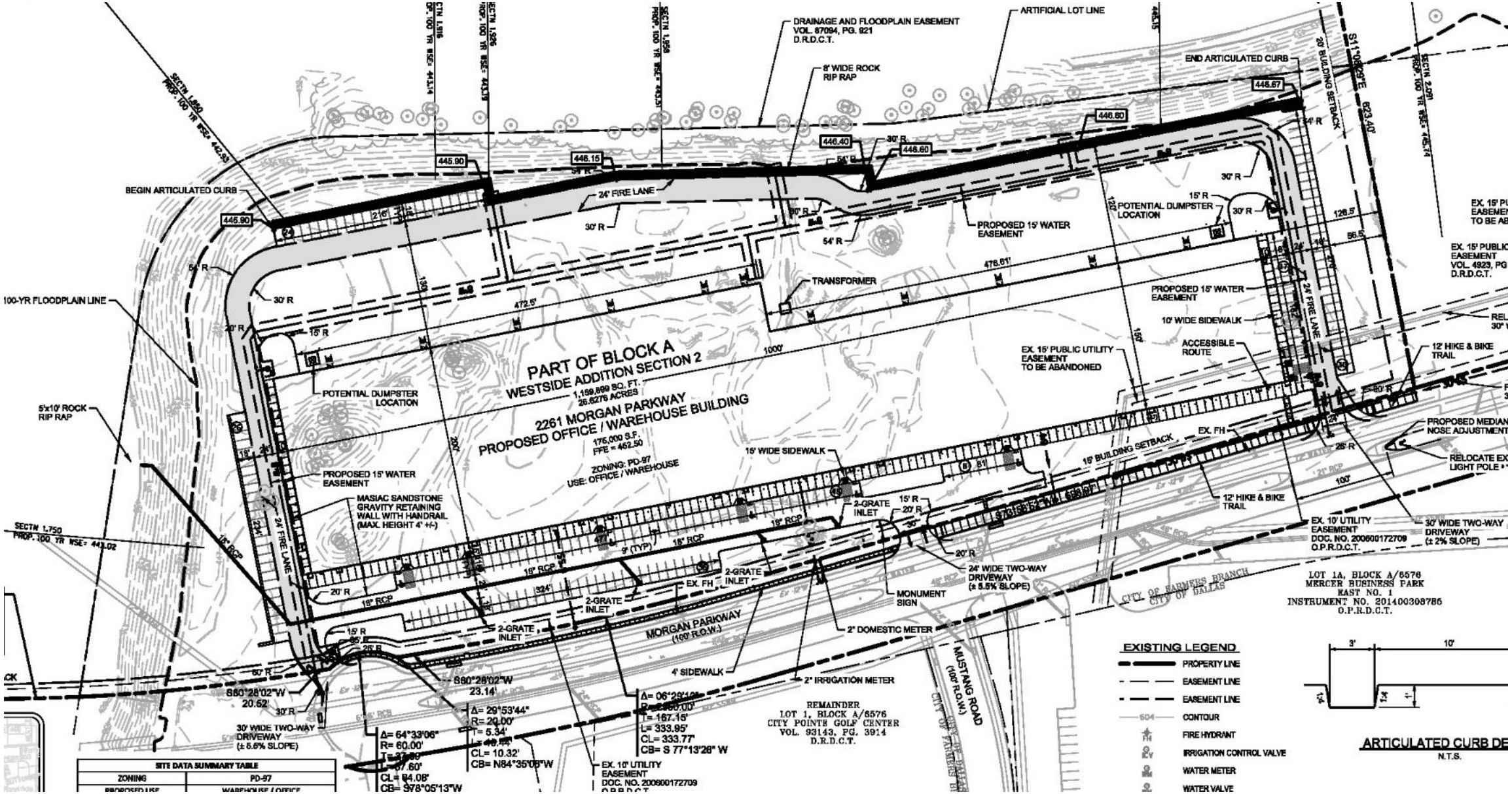
FARMERS BRANCH

City Council

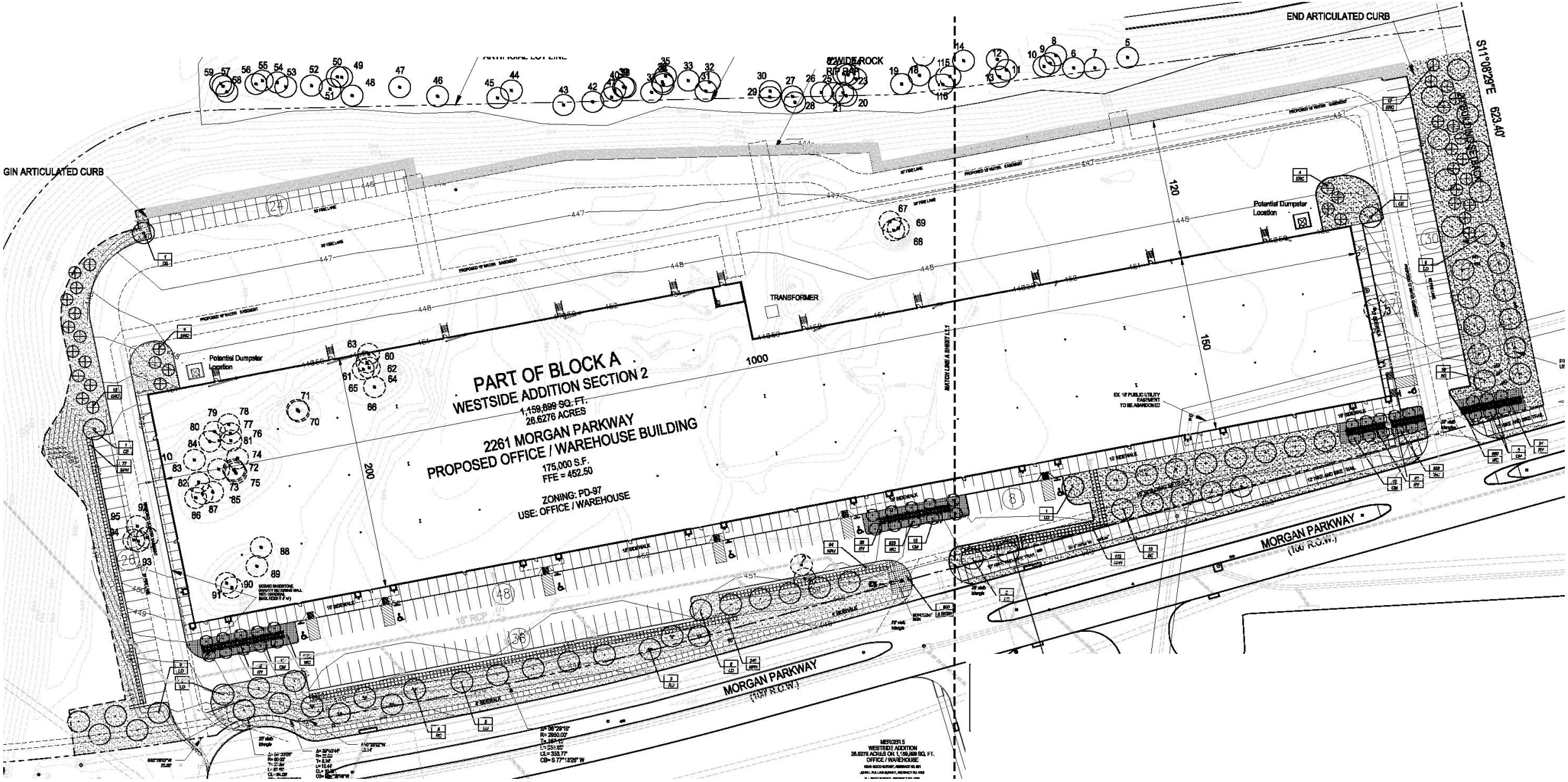
August 5, 2019

Detailed Site Plan Amendment

Detailed Site Plan – Enlarged



Landscape Plan - Enlarged



Building Elevations – Color Perspectives

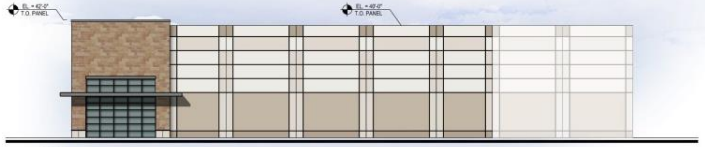
01-a PARTIAL SOUTH ELEVATION

01- b PARTIAL SOUTH ELEVATION

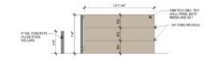
02-a PARTIAL NORTH ELEVATION

02 -b PARTIAL NORTH ELEVATION

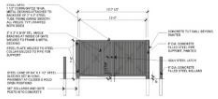
03 WEST ELEVATION



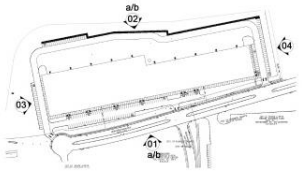
04 EAST ELEVATION



05 DUMPSTER ENCLOSURE ELEVATION
Scale: 1:10



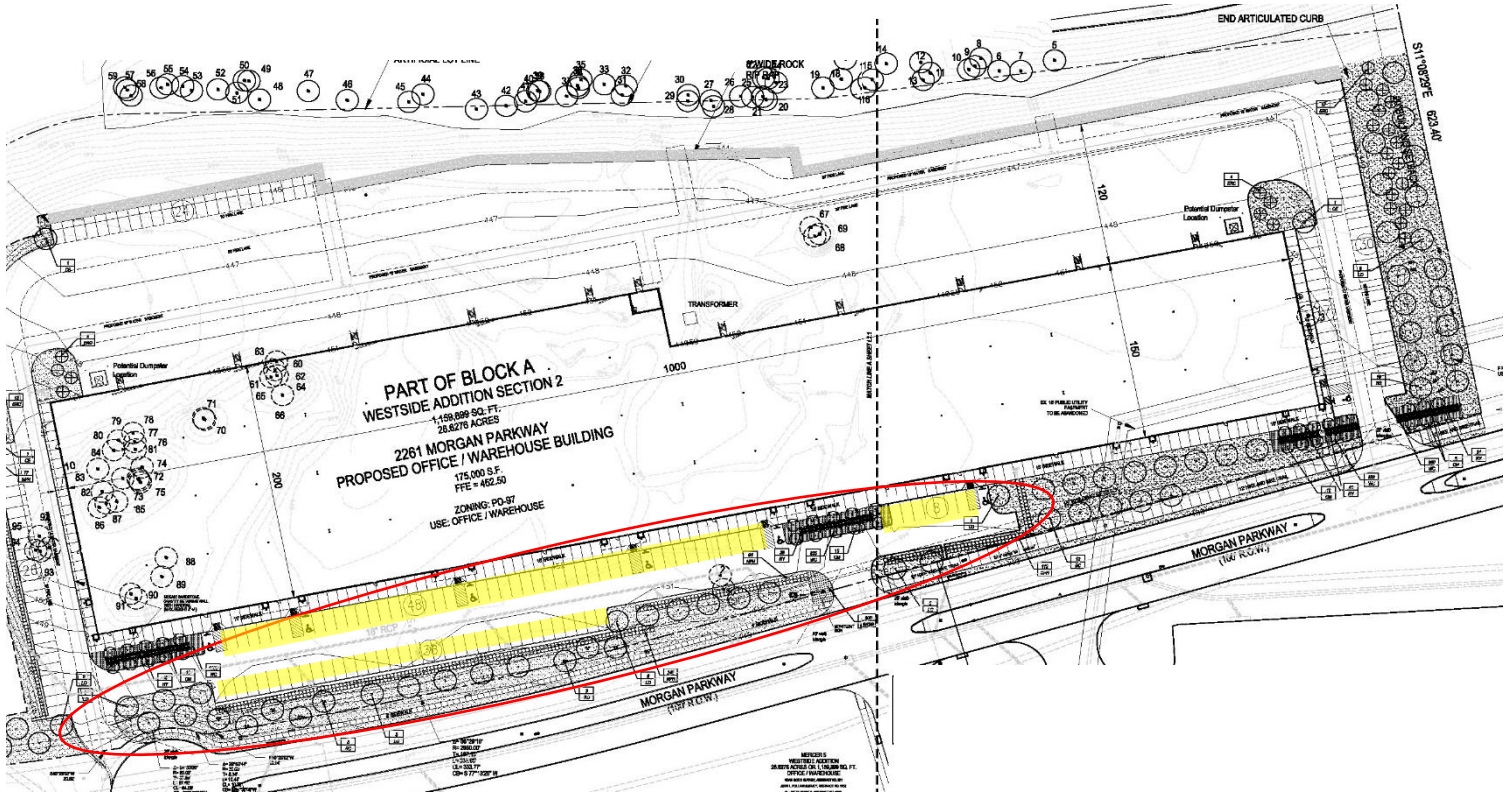
06 DUMPSTER ENCLOSURE ELEVATION
Scale: 1:10



KEY PLAN

NORTH

	DATE	ACTION
Planning and Zoning Commision Date:		
City Council Date:		
Ordinance No.:		
Resolution No.:		
Administrative Approval Date:		

Special Exceptions

1. Location of Off-Street Parking
   - PD-97 requires the majority of parking to be located behind or on the sides of the building; out of view from public streets
   - 92 parking spaces (49%) are proposed in the front of the building, between Morgan Parkway and the building.
2. Landscape Berm
   - PD-97 requires all landscaping adjacent to public street include the use of landscaped berm with an average height of 3 feet above the height of the adjacent curb
   - Landscape berm along Morgan Parkway is not proposed since the parking areas in front of the building will be elevated above the curbline, and the elevation difference and proposed street trees will screen the front parking areas from view.