

Aerial



Vacant Tract

(Valley View Lane / Looking North)



OK Paper

(Valley View Lane / Looking Northwest)





(Valley View Lane/ Looking Northwest)



Site Plan w/ Landscape Plan



Planned Development - 88

Site Landscaping

- PD-88: 5% Required
- Applicant: 27% Provided

Screening

- PD-88: None required
- Applicant: Provided screening along the entire east property line w/ Eastern Red Cedars & Live Oaks.

Building Elevations

- PD-88: 75% Masonry Required
- Applicant: A minimum 97.9% masonry is provided on all four elevations.

Building Setback on Valley View

- PD-88: 5' Required
- Applicant: 80' minimum setback to preserve existing bald cypress trees.

Zoning Ordinance – Parking Requirements in North Texas by Use

City	Authority	Based on a 159,405 sf Building			
		Office		Warehouse	
		Code Requirement	Square Footage %	Code Requirement	Square Footage %
<i>Farmers Branch</i>	<i>Development Code</i>	<i>1/300</i>	<i>3%</i>	<i>1/1,000</i>	<i>97%</i>

Allen	Development Code	1/300	20%	1/2,000	80%
Burleson	Development Code	1/400	35%	1/5,000	65%
Carrollton	Development Code	1/450	40%	1/5,000	60%
Dallas	Development Code	1/500	38%	1/2,000	62%
Flower Mound	Development Code	1/300	20%	1/2,000	80%
Lancaster	Ordinance 2004-09-25	1/300	27%	1/5,000	73%
Lewisville	Development Code	1/250	15%	1/2,000	85%
McKinney	Development Code	1/400	34%	1/4,000	66%
Plano	Development Code	1/300	3%	1/1,000	97%
Richardson	Development Code	1/300	3%	1/1,000	97%

Averages (not including Farmers Branch)	1/350	24%	1/2,900	77%
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Panattoni Proposed Building with Projected Office Requirement (159,405 Total SF)	%Office	Office Code Requirement	Office Required Parking Spaces	% Warehouse	Warehouse Code Requirement	Warehouse Required Parking Spaces	Total Parking Required	Parking Provided
	0%	1/300	0	100%	1/3,000	54	54	168

PANATTONI

