



**FARMERS
BRANCH**

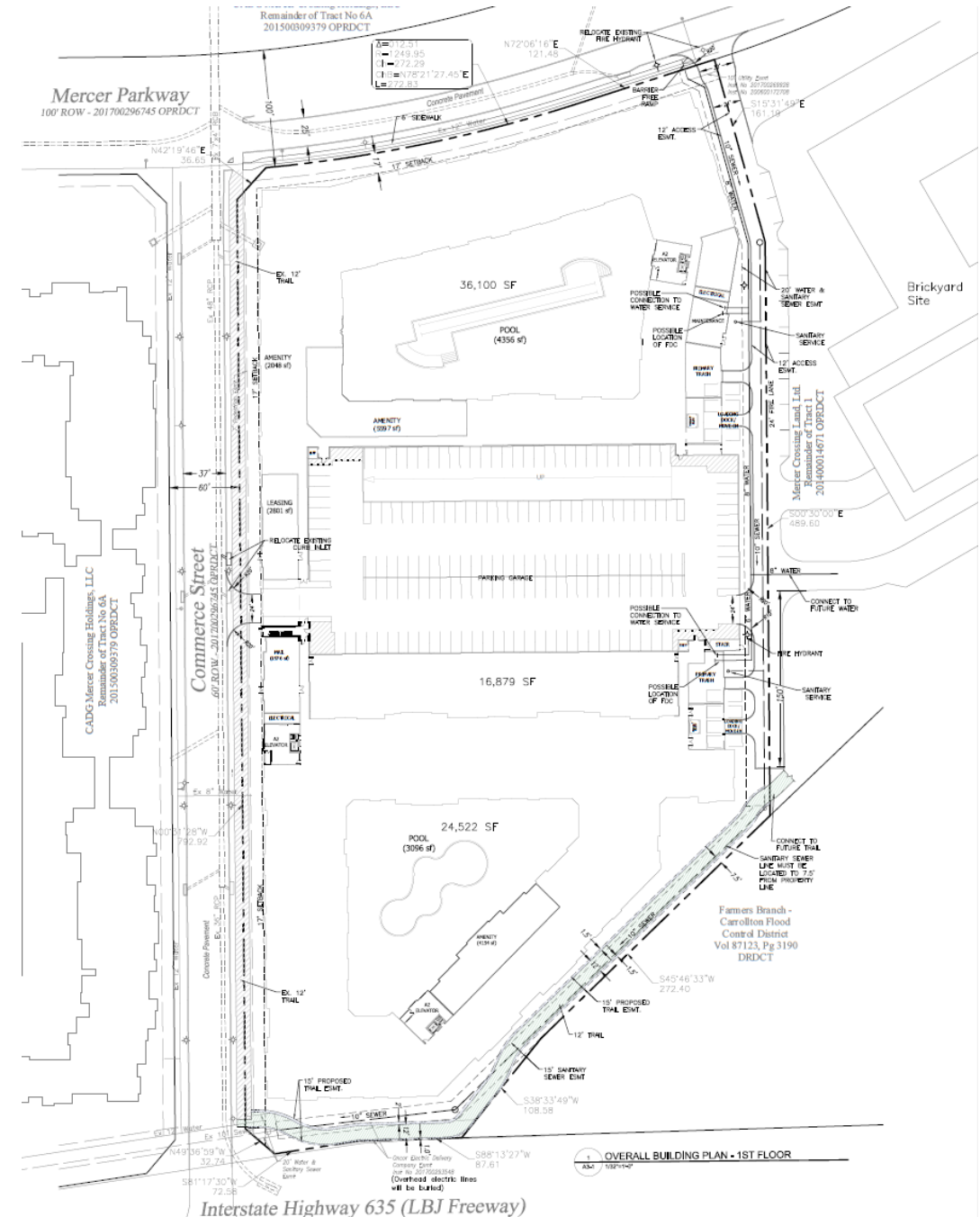
City Council

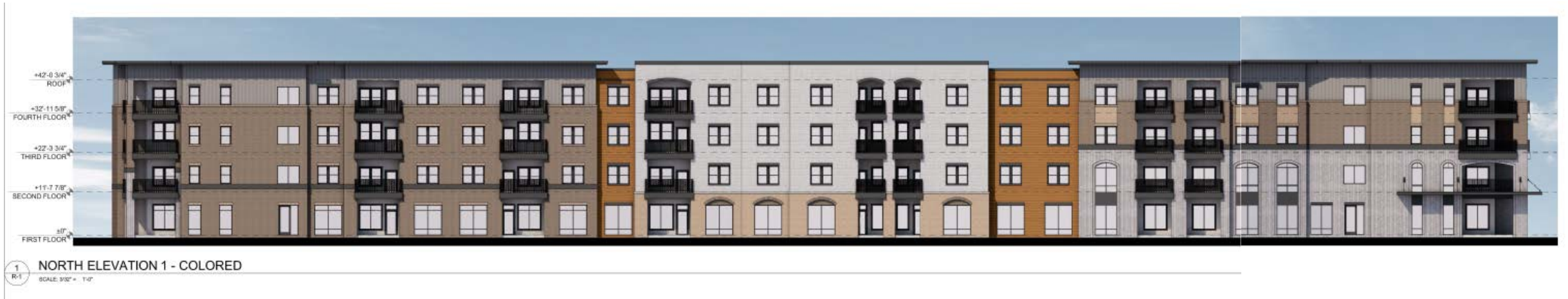
September 3, 2019



Conceptual Site Plan

- 4-story multi-family development
 - 846,588 square feet
- 376 units
- 4 level structured parking
 - 423 spaces required (1.125 spaces per unit)
 - 692 spaces proposed
- 12-foot wide hike & bike trail
 - Part of the veloweb trail from DART Station to Campion trail





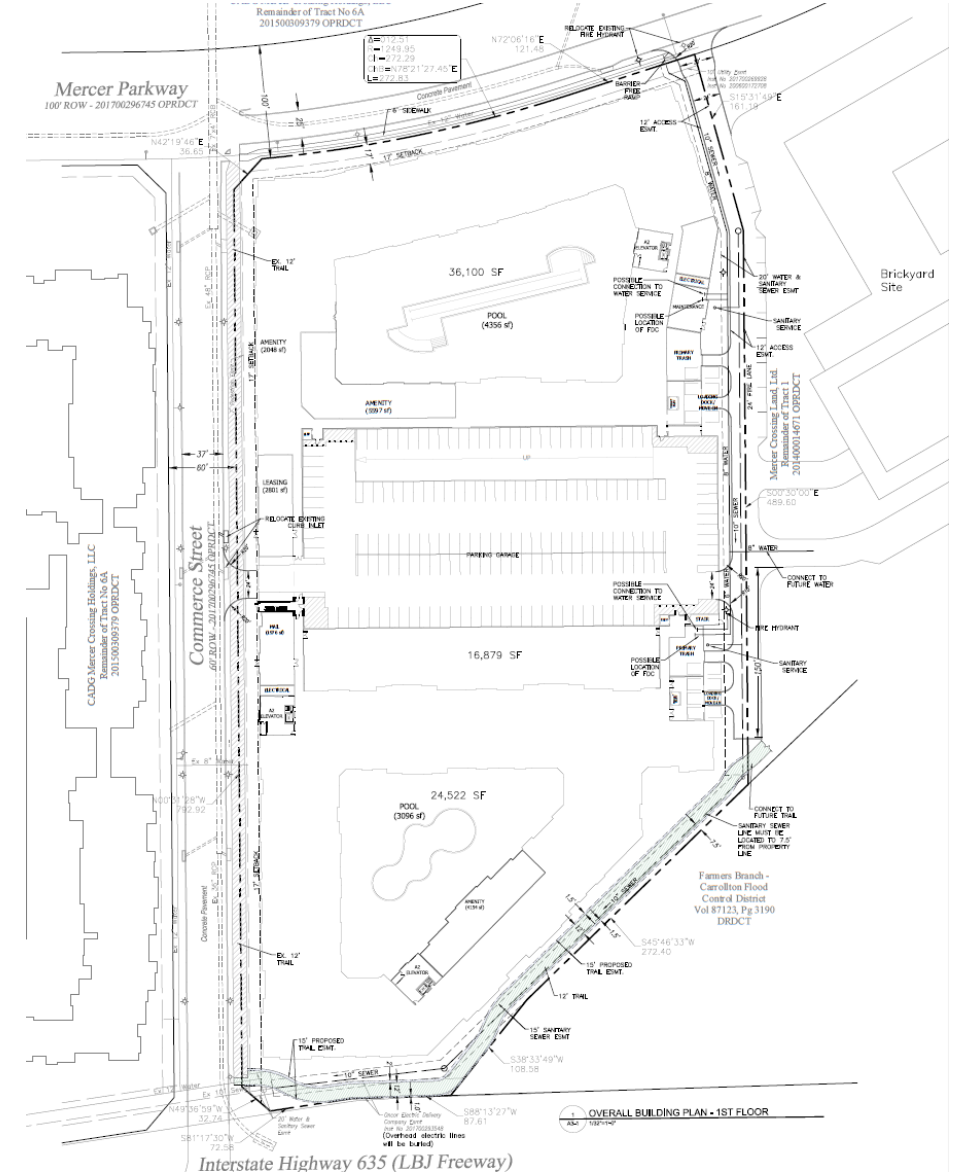
North Elevation – Mercer Parkway



West Elevation – Commerce Street

Special Exceptions

1. Section II.B.3.A. Maximum Floor-Plate
2. Section II.B.5.B. Shared Parking
3. Section II.E. Required Building Line (RBL)
4. Section III.C. Open Space



West Side Plan

Employment District

This land use designation recommends high quality office, research and development uses, and mixed-use retail/residential with supporting land uses.

Transit and trail connections are important components of the Employment District.

