



**CITY OF PLANO
COUNCIL AGENDA ITEM**

CITY SECRETARY'S USE ONLY				
<input type="checkbox"/> Consent <input type="checkbox"/> Regular <input type="checkbox"/> Statutory				
Council Meeting Date:		03/22/2010		
Department:		Planning		
Department Head		P. Jarrell		
Agenda Coordinator (include phone #): Tammy Stuckey - Ext. 7156				
CAPTION				
Consideration of an Appeal of the Planning & Zoning Commission's Denial of the Preliminary Site Plan for Eastside 14th Street Addition, Block A, Lot 1 - Retail, restaurant, and general office on one lot on 0.3± acre located at the southeast corner of J Avenue and 14th Street. Applicant: Eastside 14th Street, LLC				
FINANCIAL SUMMARY				
<input checked="" type="checkbox"/> NOT APPLICABLE <input type="checkbox"/> OPERATING EXPENSE <input type="checkbox"/> REVENUE <input type="checkbox"/> CIP				
FISCAL YEAR:	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget	0	0	0	0
Encumbered/Expended Amount	0	0	0	0
This Item	0	0	0	0
BALANCE	0	0	0	0
FUND(S):				
COMMENTS: This item has no fiscal impact.				
SUMMARY OF ITEM				
At its February 15, 2010 meeting, the Planning & Zoning Commission denied this request by a vote of 5-0. The applicant has appealed the Commission's denial. A simple majority vote, or 4 of the 7 City Council members, is required for approval of the request.				
List of Supporting Documents:		Other Departments, Boards, Commissions or Agencies		
Letter of Appeal		Planning & Zoning Commission		
2nd Vice Chair Report				
Memo from Phyllis Jarrell, Director of Planning				
Map of Parking within Downtown Plano				
Map of Parking within Downtown Plano with 1/4-mile Buffer				
P&Z Follow-up Memo				
Staff Report				
Locator Map				
Preliminary Site Plan (2)				

March 12, 2010

MEMO

TO: Tom Muehlenbeck, City Manager
Frank F. Turner, Deputy City Manager

FROM: Phyllis M. Jarrell, Director of Planning

SUBJECT: Appeal Request: Eastside 14th Street Addition, Block A, Lot 1

The applicant has appealed the Planning & Zoning Commission's unanimous decision (5-0) for denial of the preliminary site plan for the Eastside 14th Street Addition, Block A, Lot 1, at the Commission's February 15, 2010 meeting.

The subject property is 0.3± acre and is located at the southeast corner of J Avenue and 14th Street within the Downtown/Business Government (BG) zoning district. The applicant is proposing to develop the property as a four-story retail, restaurant, and general office building, and the proposed building will wrap the existing building on the property. In lieu of providing all the required parking for this development, the applicant is requesting a credit to use existing general public parking within the area to satisfy parking requirements for the proposed development. Per the Zoning Ordinance, within the BG district, a credit for general public parking may be requested subject to approval by the Commission. The ordinance language does not stipulate a maximum percentage of parking that may be requested. A minimum of 107 parking spaces are needed for this development. The applicant is proposing to provide 16 spaces and is requesting approval to use the remaining balance of parking (91 spaces) from general public parking lots.

The Commission denied the preliminary site plan because they believed that granting a credit for public parking would not be a viable solution for the parking needs of the development and that the applicant needed to provide a substantial portion of the parking required for the development. They also believed that allowing the applicant to use a larger number of public parking spaces for this development would limit the availability of spaces for existing and future businesses in the Downtown Business/Government area.

Attached to this memo are the materials that were forwarded to the Commission for their deliberation, including the staff write-up and proposed preliminary site plan, as well as the Planning & Zoning Commission Second Vice Chair Report explaining the Commission's action.

ISSUES:

Since the Commission's consideration of the preliminary site plan on February 15, 2010, staff has had subsequent conversations with the applicant regarding the proposed plan. New information has been identified that the Commission did not benefit from as part of their deliberations and this information is provided for the Council's consideration.

Parking:

1. *Southern Land Redevelopment Project:* The city has a development agreement with Southern Land for the city's property located at the northeast corner of 14th Street and I Avenue, in conjunction with the adjacent Eisenberg Skate Park property, as a mixed-use development. As part of that development project, Southern Land is providing 100 garage parking spaces for the Police Department's use. While the city and Eisenberg's properties are under construction, current Police Department parking will be relocated to the existing J Avenue/DART parking lot located at the southwest corner of 14th Street and J Avenue for approximately two years. This parking lot will be secured and not available for general public usage. Any redevelopment of this property will require an alternative secured location for parking of police vehicles. Until such time when the project construction gets underway, and then after the completion of the Southern Land project, the J Avenue/DART parking lot is available for general public use.
2. *Available Public Parking and Usage:* Attached to this memo are two maps that illustrate the available general public parking lots that are within a ¼-mile of the subject property. A ¼-mile distance is equivalent to an approximate 5-minute comfortable walking distance. There are ten public parking lots comprising approximately 1,016 spaces within a ¼-mile that are used collectively by businesses within the downtown area. The following are staff's observations based upon an informal surveying of general public parking lots usage:
 - J Place and Municipal Center South parking lots (177 spaces) located on the north side of 14th Street between the DART railroad tracks and K Avenue are heavily used during the week and on weekends given their proximity to the center of downtown.
 - Parking lot at the southwest corner of 14th Street and K Avenue (75 spaces) is predominantly used during the weekdays, and has minimal usage on evening and weekends.
 - J Avenue/DART parking lot at the southeast corner of J Avenue at 14th Street (97 spaces) is rarely used during the week (daytime and evenings) and on weekends, yet appears to serve as overflow parking for the J Place and Municipal Center South parking lots when needed.

- 15th Street on-street parking between the DART railroad tracks and K Avenue is heavily used during the week and on weekends.
 - Haggard Park parking lot (109 spaces) on the north side of 15th Street, across from the DART station, is approximately one-fourth full during weekday and evenings, and approximately one-half full on weekends. If there are special events occurring at the gazebo within the adjacent park, then parking usage is higher.
 - Municipal Center parking lots (272 spaces) are heavily used during weekdays, and minimally used during weekday evenings and on weekends.
3. *Additional Parking within the J Avenue Right-of-way:* Staff has explored the opportunity for additional head-in parking spaces within the J Avenue right-of-way with the applicant. It appears that the applicant may be able to provide an additional approximate 30 parking spaces within the right-of-way, along the east side, south of their development. J Avenue has a wider right-of-way than is typical for a Type F roadway. The applicant could construct additional parking, at the applicant's expense (including design costs), within the city's right-of-way to provide additional general public parking that could also serve the development. The applicant is agreeable to constructing the head-in parking within the J Avenue right-of-way including providing a sidewalk.
4. *Anticipated Parking Demand:* The preliminary site plan shows 32,006 square feet total building area that will house office, retail, and restaurant uses. The applicant anticipates the following breakdown for the uses planned for the building:

Office (includes building common areas): 69%
Retail: 6%
Restaurant: 25%

The office and retail uses are anticipated to be open between the hours of 9:00am and 5:00pm weekdays, and the restaurant is planned to be open for lunch, dinner and extended evening hours (12:00am). Given discussions with the applicant, they anticipate that the peak parking usage will probably be 30-35 parking spaces, likely generated by the restaurant during evening hours. It is anticipated that restaurant lunch patrons will likely come from within the downtown area via walking instead of driving, therefore minimizing the need for restaurant parking during lunch hours when the office and retail uses are open for business. Other existing uses along 14th Street between the DART railroad tracks and K Avenue are primarily office tenants with some retail uses, and parking lots that serve the businesses and surrounding area.

Visibility at the Intersection of 14th Street and J Avenue:

Staff has continued to study the proposed plan and existing site conditions, and has determined that there is a visibility concern at the intersection of J Avenue and 14th Street, particularly for motorists looking back towards the east for oncoming westbound 14th Street traffic. The preliminary site plan proposes an outdoor patio area that will potentially include some type of perimeter fencing, as well as tables and chairs. The fencing, tables, and chairs create a sight obstruction at the intersection. Due to safety concerns, staff cannot support the proposed outdoor patio/dining area. The applicant is agreeable to this change to the plan.

Sidewalk along J Avenue:

The plan includes a minimum six-foot wide sidewalk between the proposed building and head-in parking for the subject property. Given the overall size of the building (four-stories), coupled with the head-in parking that may overhang the sidewalk, and increased pedestrian traffic, staff recommends that a minimum 10-foot wide sidewalk be provided along J Avenue on the subject property. The additional sidewalk width can be accommodated within the existing J Avenue right-of-way. The applicant is agreeable to this change to the plan.

If the applicant is to provide the additional 30 head-in parking spaces within the J Avenue right-of-way, south of the subject property, as previously mentioned in this memo, then a sidewalk will need to be provided adjacent to the head-in parking. The sidewalk width will need to be a minimum five feet and maximum ten feet, subject to approval by the City Engineer.

ACTION BY COUNCIL:

Since this is an appeal request pertaining to a preliminary site plan, a simple majority vote (minimum four votes out of seven) in favor of the project is required of the City Council to overturn the Commission's denial decision. The Council has several options pertaining to the appeal request:

- Deny the appeal request and uphold the Commission's decision;
- Approve the appeal request as submitted;
- Approve the appeal request with conditions; or
- Remand the preliminary site plan back to the Planning and Zoning Commission for reconsideration given new information identified since the Commission's meeting.

As part of its recommendation, Council may wish to determine the appropriate discount in the required parking for this development. Additional head-in parking can be provided in the J Avenue right-of-way. Should the Council consider approving the appeal request, staff requests that the Council include the following conditions for approval as noted below:

1. City Council granting a credit to allow the site to use public parking in lieu of constructing required parking onsite.
2. City Council granting a variance to the Subdivision Ordinance pertaining to minimum lot frontage requirements along 14th Street and J Avenue.
3. City Council granting a variance to the Subdivision Ordinance for the requirement of two points of access.
4. The sight visibility issue be addressed by the applicant including the removal of the outdoor patio/dining area, subject to approval by the City Engineer.
5. A minimum 10-foot wide sidewalk be provided along J Avenue on the subject property by the applicant.
6. A minimum of 30 head-in general public parking spaces and sidewalk be provided at the applicant's expense (including design costs) within the J Avenue right-of-way along the east side, south of the subject property, by the applicant. The width of the sidewalk shall be a minimum five feet and maximum ten feet, subject to approval by the City Engineer.

Conditions 1-3 were part of staff's initial recommendation to the Commission, and conditions 4-6 are pertaining to additional issues that staff has identified subsequent to the Commission's consideration of the preliminary site plan.

Staff will be making a presentation during the Council meeting regarding this agenda item, as well as be available for any questions.

EASTSIDE 14TH STREET, LLC

RECEIVED

FEB 25 2010

PLANNING DEPT.

February 23, 2010

The Plano City Council
The City of Plano
1520 Avenue K.
Plano, Texas 75074

Re: Eastside 14th Street, LLC – retail, restaurant and general office project at the corner of 14th Street and J Avenue (the “Project”)

Ladies and Gentlemen:

We are writing to you today to ask for an appeal of the Planning and Zoning Commission’s decision made on February 15th regarding the preliminary site plan for the Project. This lot is zoned downtown business/government.

In planning the Project, the developer (Michael Shea of MDS Realty, Inc.) received written approval from the planning staff of the city of Plano for use of public parking for the site (see attached). Based on this approval, architectural plans have been developed and significant costs have been incurred. The denial by the Planning and Zoning Commission was based on the belief that granting a credit for public parking would not be a viable solution for the parking needs of the Project and that the applicant needed to provide a substantial portion of the parking required for the development. The Commission also believed that allowing the applicant to use a larger number of public parking spaces for this development would limit the availability of spaces for existing and future businesses in the Downtown Business/Government area.

The site Project requires 107 parking spaces. Sixteen spaces will be included on the site and the other 91 spaces will be public parking spaces in the downtown business district from the public parking lot directly east of the Project and the public parking lot directly across J Avenue to the Southwest of the Project.

Because of the multi-purpose use of the Project, the number of parking spaces needed will vary based upon the time of day. The general office spaces would be needed from 9:00 am to 5:00 pm week days. The retail spaces would also tend to be used the most during that same time frame. The parking lot to the Southwest of the site is virtually empty during those times of the day. The restaurant spaces would be needed mostly in the evenings from 7:00 pm to 12:00 pm. Again, the city lot to the east of the site is available at these times (most city employees have left those

spaces by this time) and the public lot to the southwest is virtually empty at these times.

This Project is the first new development on the south side of 14th Street and will have a significant positive impact on the entire downtown area. Being required to build multi-story parking destroys the economics of the Project. In short, without the use of public parking the Project will not go forward

The developers of this site are also the developers of the Urban Crust on 15th Street. We believe that the Urban Crust has significantly improved the downtown area. In the same manner we believe the referenced Project will significantly improve the downtown area.

We ask that you approve the Planning Staff's recommendations with respect to the parking for this Project. Please let us know if you need any further information.

Thank you for your time and attention to this matter.

Sincerely,

Two handwritten signatures in black ink. The top signature is more stylized and cursive, while the bottom signature is more legible and appears to read 'Bonnie'.

Nathan A. Shea
Bonnie C. Shea
Eastside 14th Street, LLC.

From: michael shea <michael1961@gmail.com>
Subject: Fwd: 1000 E. 14th St (former Ice House/Mail Center)
Date: February 16, 2010 10:27:02 AM CST
To: nathan shea <nshea1@verizon.net>

----- Forwarded message -----

From: Tina Firgens <tinaf@plano.gov>
Date: Thu, Nov 19, 2009 at 1:52 PM
Subject: 1000 E. 14th St (former Ice House/Mail Center)
To: michael1961@gmail.com
Cc: Charles Davis <Charlesd@plano.gov>, Anthony Han <Anthonyh@plano.gov>, Tim Taylor <Tmt@plano.gov>

Michael,

As a follow up to our meeting earlier today, I spoke with Phyllis Jarrell (Director of Planning) regarding the availability of the public parking lots to the east and south of the subject property (referenced above). These public parking lots have not been assigned and are available for your use for this project. When you prepare your site plan for this project, you will need to state on the site plan how many parking spaces are being provided on site, as well as how many you are requesting to use from the public parking lots.

Additionally, you will not be required to provide parking for the existing structure (approx. 1,766 SF per your drawing). The BG district requires parking be calculated and provided based upon the proposed building expansion area.

Let me know what you find out regarding the platting status of your property after you check with your surveyor (i.e. whether it is one lot or two lots).

Please let me know if you have any questions.

Sincerely,

Tina M. Firgens, AICP

Planning Manager

City of Plano - Planning Department

1520 K Avenue #250, Plano, TX 75074

Ph: 972.941.7151 | Fax: 972.941.7396

tinaf@plano.gov

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Michael D. Shea

Recommendation of the Planning & Zoning Commission
Preliminary site plan for the Eastside 14th Street Addition, Block A, Lot 1
February 15, 2010 Meeting
Second Vice-Chairman's Report

Agenda Item No. 9-

Preliminary Site Plan – A preliminary site plan for the Eastside 14th Street Addition, Block A, Lot 1-retail, restaurant, and general office on one lot on 0.3 +/- acres located at the southeast corner of J. Avenue and 14th Street. Zoned Downtown Business/Government. Neighborhood 67.

Applicant: Eastside 14th Street, L.L.C.

Staff Recommendation: Approval subject to Planning and Zoning Commission granting: a) a credit to allow the site to use public parking in lieu of constructing required onsite parking, b) a variance to the Subdivision Ordinance pertaining to minimum lot frontage requirements along 14th Street and J Avenue; and c) a variance to the Subdivision Ordinance for the requirement of two points of access.

Commission Action: Denied 5-0.

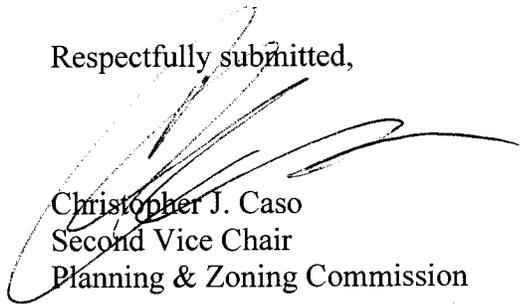
The motion to deny was made by Commissioner Norton and seconded by Commissioner Coleman. Comments made in support of the motion to deny included:

- A credit for public parking would not be a viable solution for the parking needs of the development.
- The applicant needed to provide a substantial portion of the parking required for the development.
- Allowing the applicant to use a larger number of public parking spaces for the development would limit the availability of spaces for existing and future businesses in the area.

Additional Comments: Commissioners also provided the following comments:

- The Commission supports businesses locating in the downtown area but is concerned about the parking needs for all businesses—both current and future.
- Inquired as to the City's plans for future public parking.
- Recommend that the City consider a comprehensive policy to address the allocation of public parking downtown that would be fair and equitable to all businesses in the area.
- Noted that no other businesses in the area had been provided a credit.
- Did not think it was necessary to address the two variance requests in light of the parking issue.

Respectfully submitted,



Christopher J. Caso
Second Vice Chair
Planning & Zoning Commission

Parking Restrictions

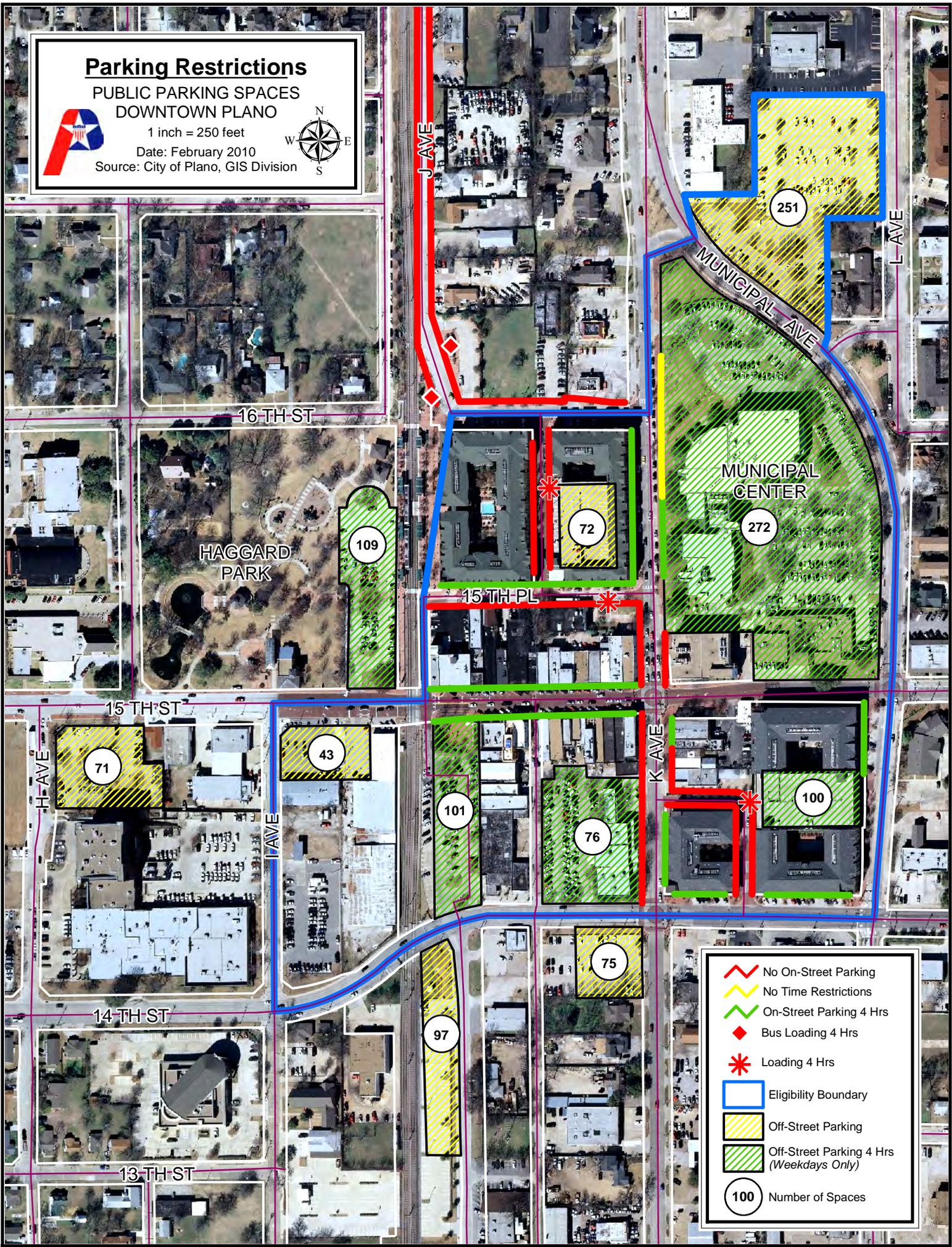
PUBLIC PARKING SPACES
DOWNTOWN PLANO



1 inch = 250 feet

Date: February 2010

Source: City of Plano, GIS Division



- No On-Street Parking
- No Time Restrictions
- On-Street Parking 4 Hrs
- Bus Loading 4 Hrs
- Loading 4 Hrs
- Eligibility Boundary
- Off-Street Parking
- Off-Street Parking 4 Hrs (Weekdays Only)
- Number of Spaces

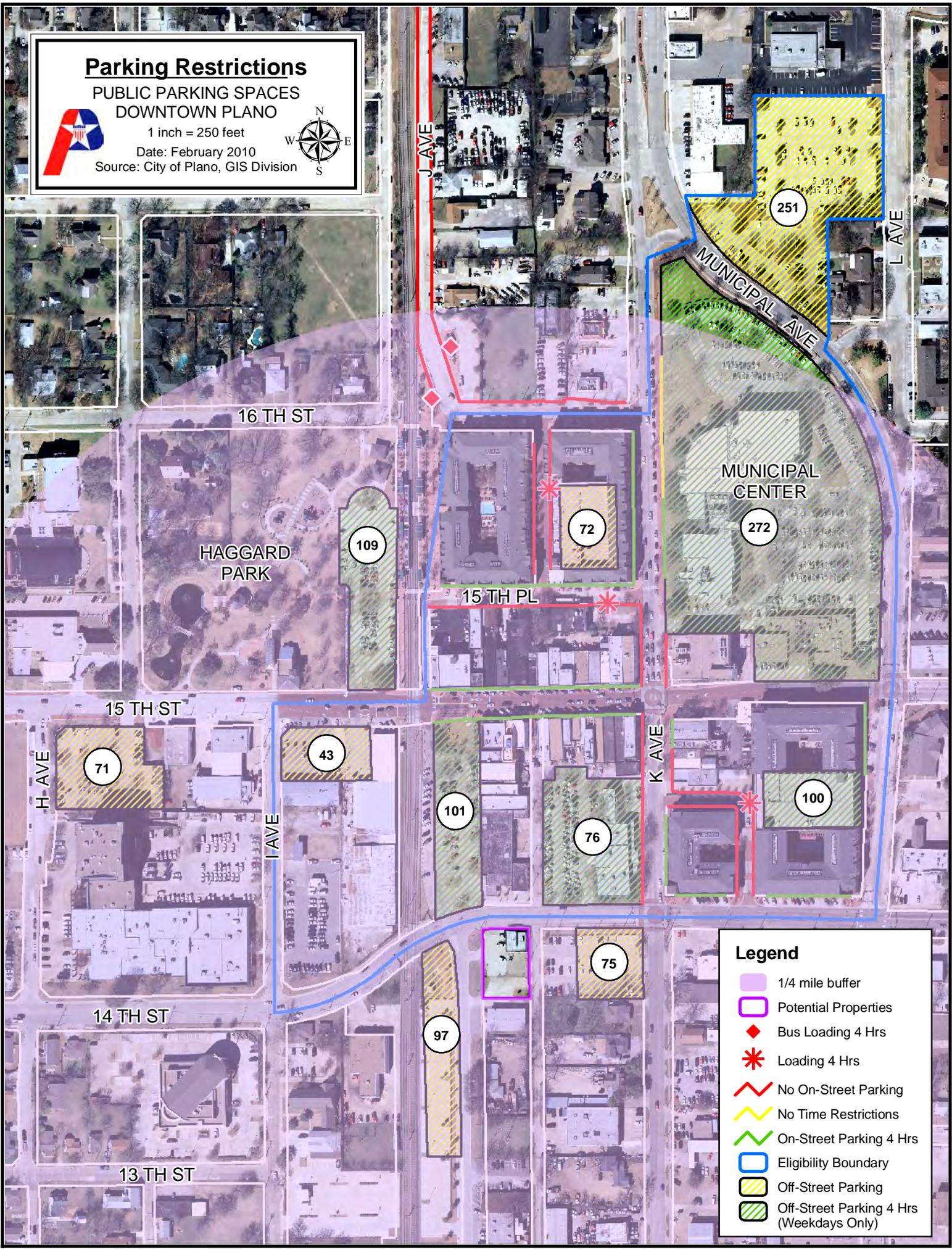
Parking Restrictions

PUBLIC PARKING SPACES
DOWNTOWN PLANO

1 inch = 250 feet

Date: February 2010

Source: City of Plano, GIS Division



Legend

- 1/4 mile buffer
- Eligibility Boundary
- Bus Loading 4 Hrs
- Loading 4 Hrs
- No On-Street Parking
- No Time Restrictions
- On-Street Parking 4 Hrs
- Off-Street Parking
- Off-Street Parking 4 Hrs (Weekdays Only)

DATE: February 16, 2010
TO: Applicants with Items before the Planning & Zoning Commission
FROM: James Duggan, Chairman, Planning & Zoning Commission
SUBJECT: Results of Planning & Zoning Commission Meeting of February 15, 2010

**AGENDA ITEM NO. 9 - PRELIMINARY SITE PLAN
67/EASTSIDE 14TH STREET ADDITION, BLOCK A, LOT 1
APPLICANT: EASTSIDE 14TH STREET, L.L.C.**

Retail, restaurant, and general office on one lot on 0.3± acre located at the southeast corner of J Avenue and 14th Street. Zoned Downtown Business/Government. Neighborhood #67.

APPROVED: _____ **DENIED:** _____ **5-0** **TABLED:** _____

STIPULATIONS:

The Commission believed that granting a credit for public parking would not be a viable solution for the parking needs of the development and that the applicant needed to provide a substantial portion of the parking required for the development. They also believed that allowing the applicant to use a larger number of public parking spaces for this development would limit the availability of spaces for existing and future businesses in the Downtown Business/Government area.

EH/dc

xc: Nathan Shea, Eastside 14th Street, L.L.C.
Michael Shea, MDS Real Estate, Inc.

CITY OF PLANO
PLANNING & ZONING COMMISSION

February 15, 2010

Agenda Item No. 9

Preliminary Site Plan: Eastside 14th Street Addition, Block A, Lot 1

Applicant: Eastside 14th Street, L.L.C.

DESCRIPTION:

Retail, restaurant, and general office on one lot on 0.3± acre located at the southeast corner of J Avenue and 14th Street. Zoned Downtown Business/Government. Neighborhood #67.

REMARKS:

The purpose of the preliminary site plan is to show the proposed retail, restaurant, and general office building. This site has an existing building at the northeast corner of the property that is to remain. The applicant is proposing to develop the remainder of the property as a four story retail, restaurant, and general office building with limited on-street and off-street parking. The proposed building will wrap the existing building and its building footprint is consistent with the urban form of development found within the downtown area and as prescribed within the Downtown Business/Government (BG) district.

ISSUES:

Parking

This site is located within the BG zoning district. The parking requirement for retail, restaurant, and general office uses in BG is one space for every 300 square feet of gross floor area. The existing and proposed buildings will require 107 parking spaces, and the applicant is proposing to provide 16 spaces with this development. The BG district allows the Planning & Zoning Commission to grant a credit for available public parking that is accessible to a proposed development or redevelopment project (Subsection 2.821(4)(d) of the Zoning Ordinance).

The subject property is near existing surface parking lots which lie to the east, northeast, northwest, and southwest of this site. The adjacent parking lots collectively contain over 300 parking spaces, which should be adequate to serve the needs of the proposed development, as well as other businesses within the area. Therefore, staff

recommends the Planning & Zoning Commission grant a credit to allow the applicant to use available public parking in lieu of constructing the required parking onsite. As an alternative to using existing public parking, the applicant would have to provide structured parking on the site which would limit the building area, as well as potentially be cost prohibitive for redeveloping the site given the size of the property. In an urban setting, like downtown Plano, it is not uncommon to have public parking lots available to serve businesses within the area.

Nonconforming Structure

The existing office building at the northeast corner of the property is a nonconforming structure. The BG district contains provisions that include minimum and maximum front building setbacks in order to create an urban form of development. The existing building does not conform to these setbacks. The building is allowed to remain since the applicant is not proposing to expand it. The proposed building conforms to the setbacks as prescribed in the BG district.

Minimum Lot Frontage

The existing lots do not meet the minimum street frontage requirement per the Subdivision Ordinance. Section 5.2(e)(3) requires a minimum of 175 feet of continuous frontage along corner lots abutting streets. Currently, the site has approximately 100± feet of frontage along 14th Street and 145± feet of frontage along J Avenue.

The applicant is requesting a variance to the street frontage requirements. The lots are currently nonconforming and this development is not proposing to reduce the existing substandard lot sizes. The minimum frontage requirements were established to ensure adequate street frontage in order to accommodate adequate spacing between driveways for individual properties. For properties within the BG district, given the urban form of development desired by the city, it is possible that sites may not have surface parking provided on them thus negating the need for driveways. In some instances, parking areas may be more appropriately accessible from mews streets instead of thoroughfares. As properties redevelop in the BG district, allowances will need to be made to ensure development can occur. Consideration may need to be given to amending the Subdivision Ordinance minimum street frontage requirements for properties within the BG district. Staff is in support of the applicant's variance request.

Two Points of Access

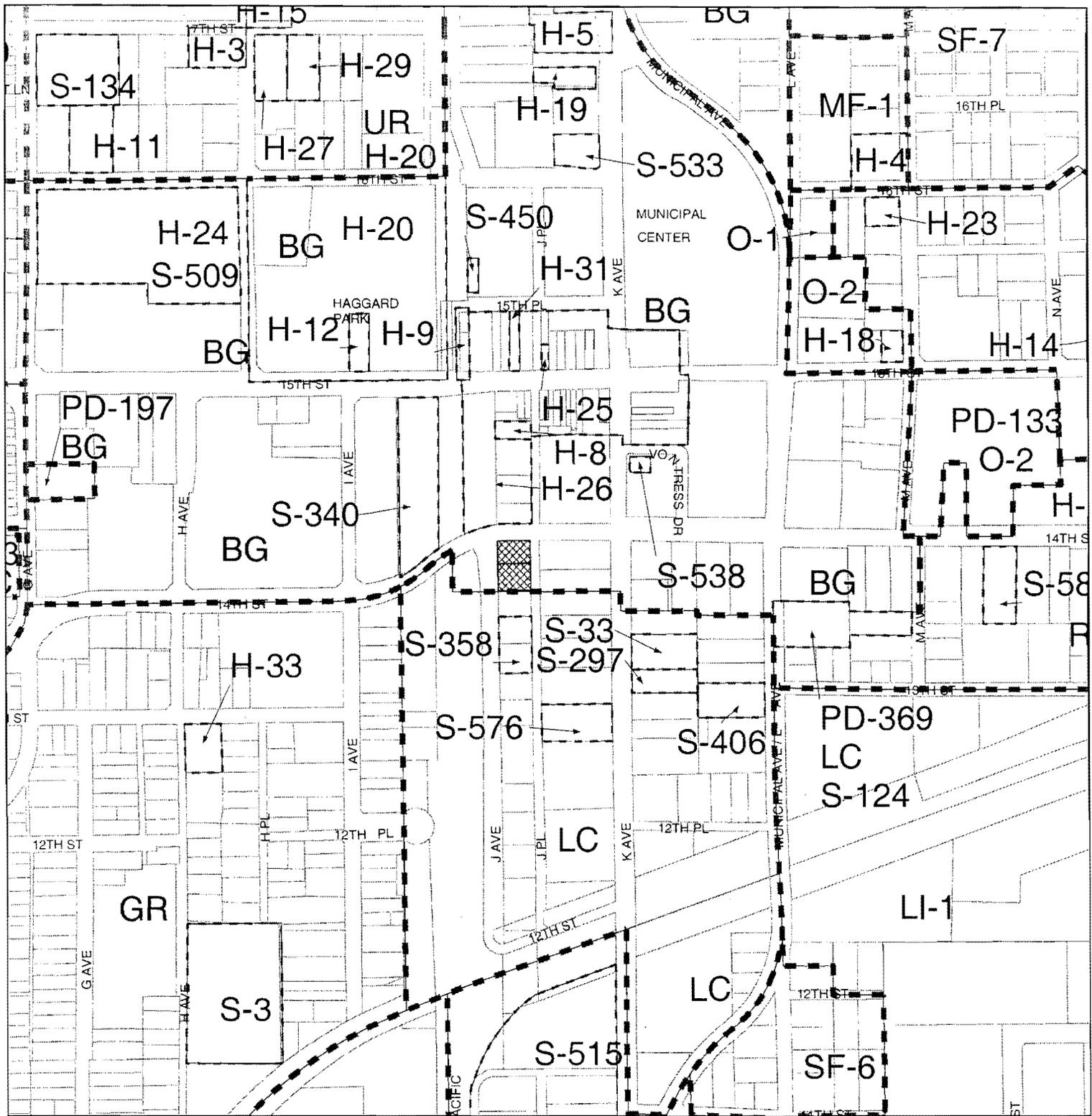
The applicant is also requesting a variance to the Subdivision Ordinance requirement for two points of access. Section 5.2(e)(3) of the Subdivision Ordinance requires all nonresidential lots to have a minimum of two points of access to public streets. The reason for this requirement is to ensure that developments have appropriate access to meet traffic demands for the site as well as adequate access for fire protection and emergency services. The applicant is proposing to have no direct access to a public street.

The preliminary site plan proposes the majority of the lot to be developed as building footprint with some onsite parking on the south side of the building. The subject property has adequate fire coverage from the adjacent streets and therefore has no need of onsite fire lanes. The proposed lot will have two drives on the east side of the property that will access an existing alley. One drive will be constructed to access the dumpsters and the other will be constructed to access the limited onsite parking area. Since this is an urban development with no large onsite parking areas, and since onsite fire lanes are not required, two points of access are not necessary. Therefore, staff is in support of the applicant's variance request.

RECOMMENDATION:

Recommended for approval subject to:

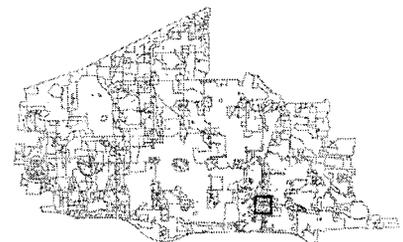
1. Planning & Zoning Commission granting a credit to allow the site to use public parking in lieu of constructing required parking onsite.
2. Planning & Zoning Commission granting a variance to the Subdivision Ordinance pertaining to minimum lot frontage requirements along 14th Street and J Avenue.
3. Planning & Zoning Commission granting a variance to the Subdivision Ordinance for the requirement of two points of access.



Item Submitted: PRELIMINARY SITE PLAN

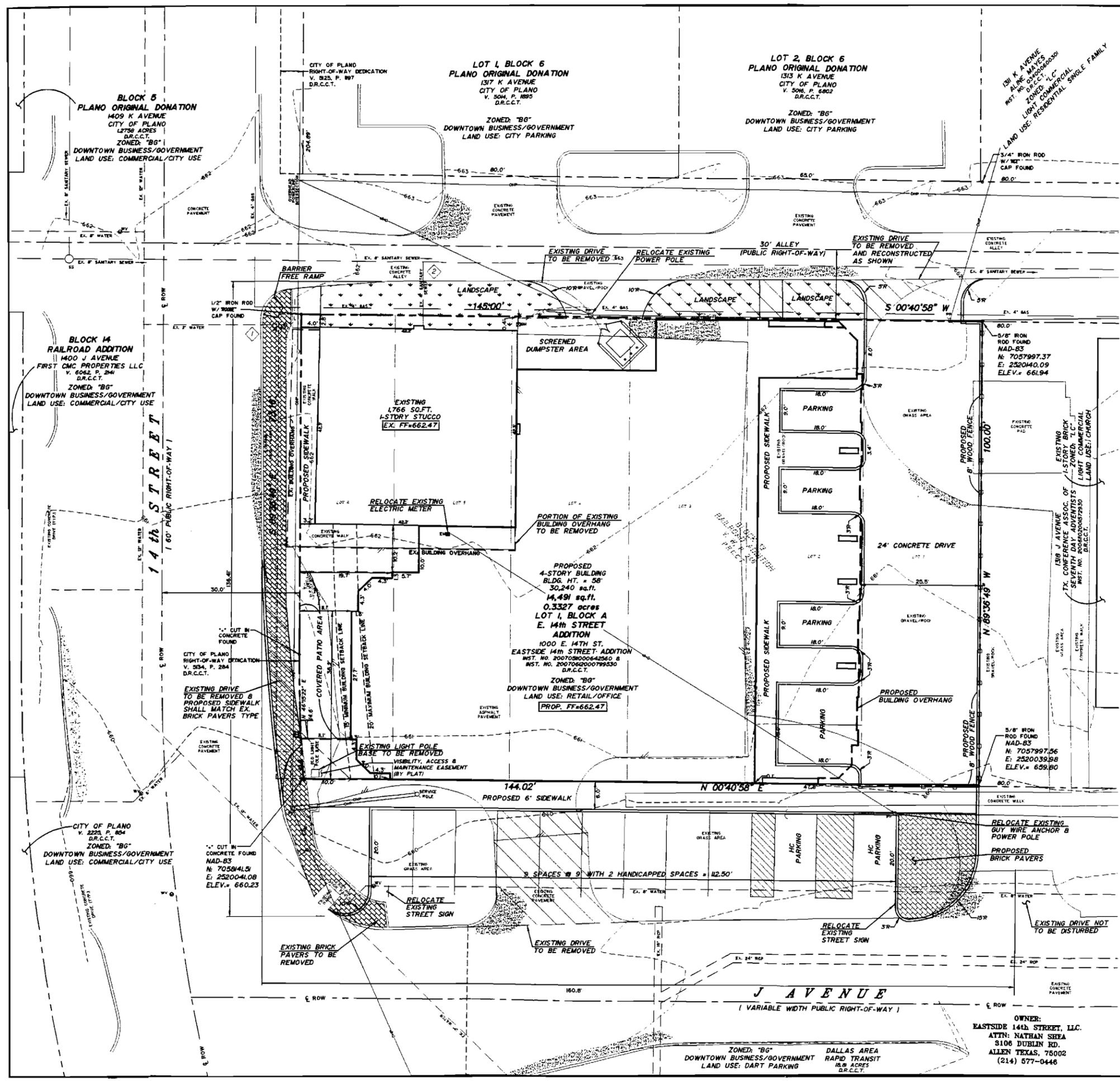
Title: EASTSIDE 14th STREET ADDITION
BLOCK A, LOT 1

Zoning: DOWNTOWN BUSINESS/GOVERNMENT



○ 200' Notification Buffer

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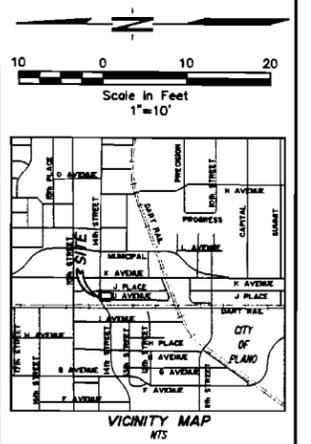


CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	CHORD BEARING
CI	04°11'42"	367.00'	13.44'	26.87'	26.86'	N 88°17'45" E

SITE DATA SUMMARY TABLE

Item	Lot 1, Block A
GENERAL SITE DATA	
Zoning (from zoning map)	BG
Land Use (from zoning ordinance)	RET/OFF
Lot Area (square feet & acres)	14,491/0.33
Building Footprint Area (square feet) (does not include parking deck)	10,826.41
Total Building Area (square feet)	32,026.00
Building Height (no. of stories)	4
Building Height (feet-distance to tallest building element)	58'
Lot Coverage (percent) - x.xx%	59.0%
PARKING	
Parking Ratio (from zoning ordinance)	1.300
Parking Required (no. of spaces)	107
Provided Parking (no. of spaces)	16 spaces
Accessible Parking Required (no. of spaces)	3
Accessible Parking Provided (no. of spaces)	0
Parking in Excess of 100% of Required Parking (no. of spaces)	N.A.
LANDSCAPE AREA (including turf areas)	
Landscape Area Provided (square feet)	N.A.
Required Interior Landscape Area (parking lot landscaping) (square feet)	N.A.
Additional Interior Landscape Area (square feet)	257
Other Landscape Area within the Lot including Stormwater Conservation Areas (square feet)	0
Total Landscape Area (square feet)	257
PERMEABLE AREA (not including landscaping or turf areas)	
Permeable Pavement (square feet)	0
Other Permeable Area within Lot including Landscaping and/or Turf Area (square feet)	0
Total Permeable Area (square feet)	0
IMPERVIOUS AREA	
Building Footprint Area (square feet)	8,864.20
Area of Sidewalks, Pavement, & other Impervious Flatwork (square feet)	5,369.80
Other Impervious Area	0
Total Impervious Area (square feet)	14,234
Sum of Total Landscape Area + Total Permeable Area + Total Impervious Area (square feet)	14,491
Total Impervious Area	14,234
Less BMP Impervious Credit	0
Billable Impervious Area	14,234



- GENERAL NOTES**
- Buildings 6,000 square feet or greater shall be 100% fire sprinkled.
 - Fire lanes shall be designed and constructed per city standards.
 - Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current, adopted International Building Code.
 - Barrier-free ramps, per city standards, shall be provided on sidewalks at all curb crossings.
 - Mechanical units, dumpsters, and trash compactors shall be screened in accordance with Zoning Ordinance.
 - All signage contingent upon approval by Building Inspection Department.
 - Approval of the site plan is not final until all engineering plans are approved.
 - Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
 - Building facades within this development shall be compatible, as provided in the Retail Corner Design Guidelines.
 - Outdoor lighting shall comply with illumination standards within Section 6-466 of the Code of Ordinances.
 - Please contact the Building Inspection Department to determine the type of construction and occupancy group.
 - All electrical transmission, distribution, and service lines must be underground where required.
 - Uses shall conform in operation, location, and construction to the following performance standards in Section 3-300 of the Zoning Ordinance: noise, smoke and particulate matter, odorous matter, fire or explosive material, toxic and noxious matter, vibration, and/or other performance standards.
 - All existing drives to be removed and proposed drives to be constructed as shown on plan.

- LEGEND**
- Power Pole
 - Water Meter
 - Water Valve
 - Junction Box
 - Gas Meter
 - Metal Sign
 - Power Pole Anchor
 - Sanitary Sewer Manhole
 - Overhead Power Line
 - Electric Meter



WATER METER SCHEDULE

ID.	TYPE	SIZE	No.	SAN. SEW.	REMARKS
1	DOM.	2"	1	N.A.	EXISTING
2	DOM.	N.A.	1	6"	EXISTING

WATER METER AND SERVICE TO BE INSTALLED BY CITY WATER DEPT. AT OWNER'S EXPENSE

- BENCHMARKS:**
- "- cut found on concrete sidewalk located at Southeast intersection of 14th Street and J Avenue. Elev. = 660.23
 - 5/8" iron rod found at Southwest corner of property adjacent to Avenue J. Elev. = 659.80
 - 5/8" iron rod found at Southeast corner of property adjacent to alley. Elev. = 661.94

PROJ. NO. 5841-10-01-01 DWG. NO. 5841siteplan.dwg
Gonzalez & Schneeberg
 engineers - surveyors (972) 518-8855 Fax:(972) 518-8901
PRELIMINARY SITE PLAN
 EASTSIDE 14TH STREET ADDITION, BLOCK A, LOT 1
 1000 E. 14TH STREET
 CITY OF PLANO, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
GSES	GSES	FEBRUARY 2010	1" = 10'			

NO. DATE REVISION