

STORYBUILT MIXED USE DEVELOPMENT

0.25 MILES SOUTH OF SUBJECT SITE



ZONING REQUEST

	EXISTING ZONING	PROPOSED
Height and Stories		
Blocks 1, 2 and 3:	40 ft. / 3 stories	No change
Block 6:	145 ft. / 11 stories	No change
Blocks 4 and 5:	40 ft. / 3 stories	40 ft. / 3 stories With Mixed-Income Housing: 70 ft. / 5 stories
Lot Coverage	80%	85%
Floor Area Ratio	3.0 FAR Residential Uses 1.2 Non-Residential Uses	No change
Open Space	None Required	Nearly 1 acre with 1/2 acre contiguous
Affordable Housing	None Required	5% at 51-60% AMFI 5% at 61-80% AMFI
Parking Spaces	Mixed-Use Project Reductions Per PD 714	25% reduction for Non-Residential Uses

The Park on West Main

The Park at West Main will include a mix of apartments and townhomes, plus retail and restaurants, all anchored on a central park. The first phase includes a five-story building on Fort Worth Avenue/West Commerce with 290 apartments. More apartments will be added in the following two phases, totaling 176-188 units. The development is expected to have a total of 30,000 square feet of for-lease commercial space.