



PHASE 2

Zoning Presentation By

BILLINGSLEY
COMPANY

Dear Mayor and City Council,

It is a pleasure to bring forth to you an expansion of our Sloane Street development in Carrollton. Fortunately it has been very successful on several fronts.

Unto itself, the leasing has been strong, and the property very well-received. Lots of our residents come from the offices at International Business Park. The field that was the natural barrier between the office and the retail is now filled with this neighborhood. The basketball court by the offices has finally come alive. It is easy to walk from the offices over to the restaurants. The restaurants benefit from our residents walking over, and easy deliveries. LA Fitness has been a great partner for Sloane Street, and, thus, our residents. This infill of multi-family has taken a typical suburban area with each use separated and unto itself and merged them together into an urban neighborhood.

Our goal now is to continue and strengthen what we have created. You can see in the next images how the office, multifamily and retail uses connect and enrich each other.

On the east side of Midway, there is one building site left. We should have included it as a part of the original Sloane Street project. It is needed to finish framing the street.

Then, jumping across Midway to the west, we can take the property that feels like it is behind the office and retail, and continue the neighborhood. We have worked on attracting office tenants to this site in the past, and have not succeeded. Today, the parking requirements are greater than the office site can accommodate, so this office option is no longer viable.

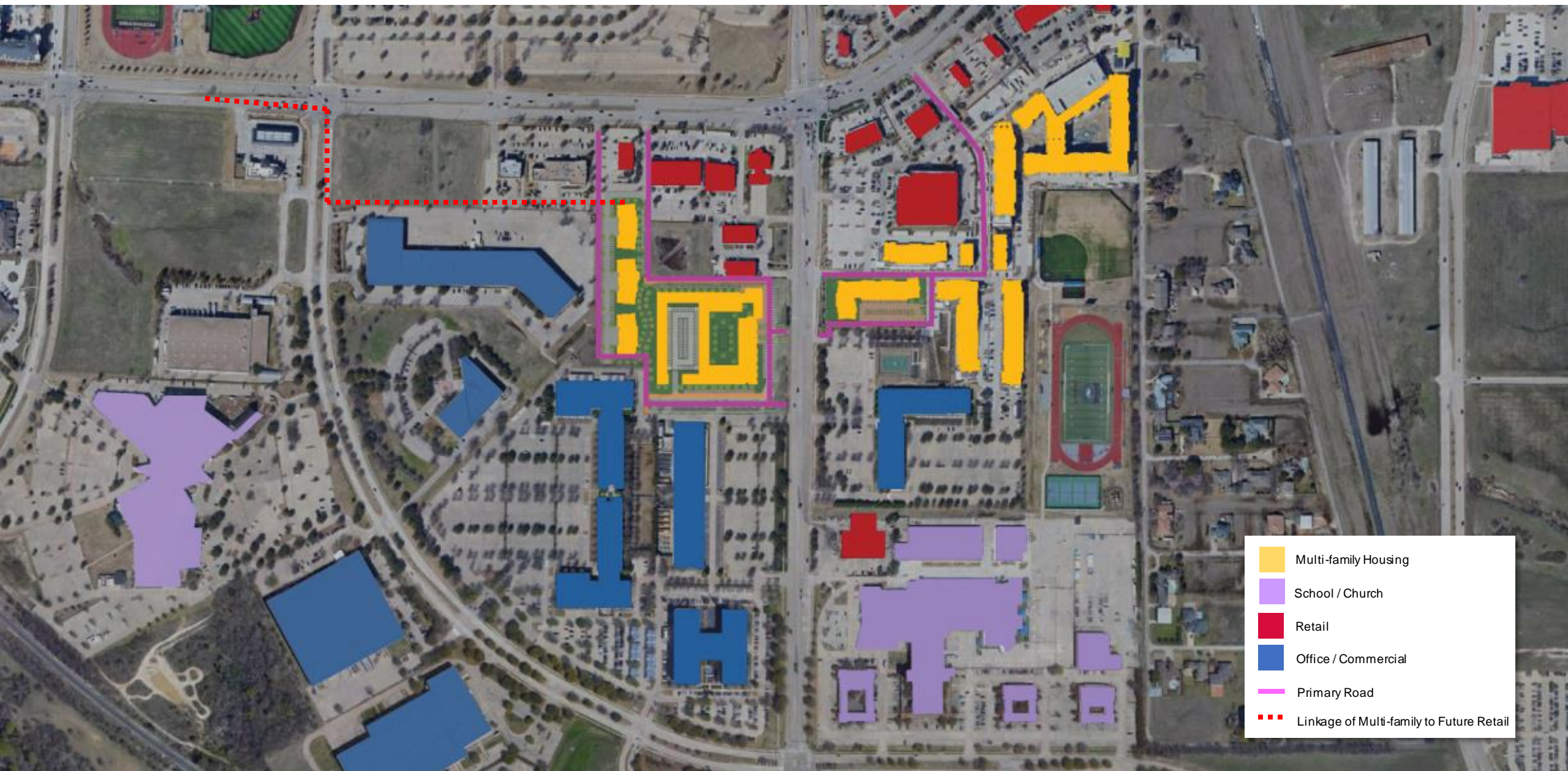
Our multifamily is not a large development, but is just enough to connect the office and the retail, create a pedestrian area, and leverage the detention lawn to be enjoyed. This mix of uses brings a successful urbanity to Carrollton and to International Business Park.

We look forward to discussing the project on May 7th.

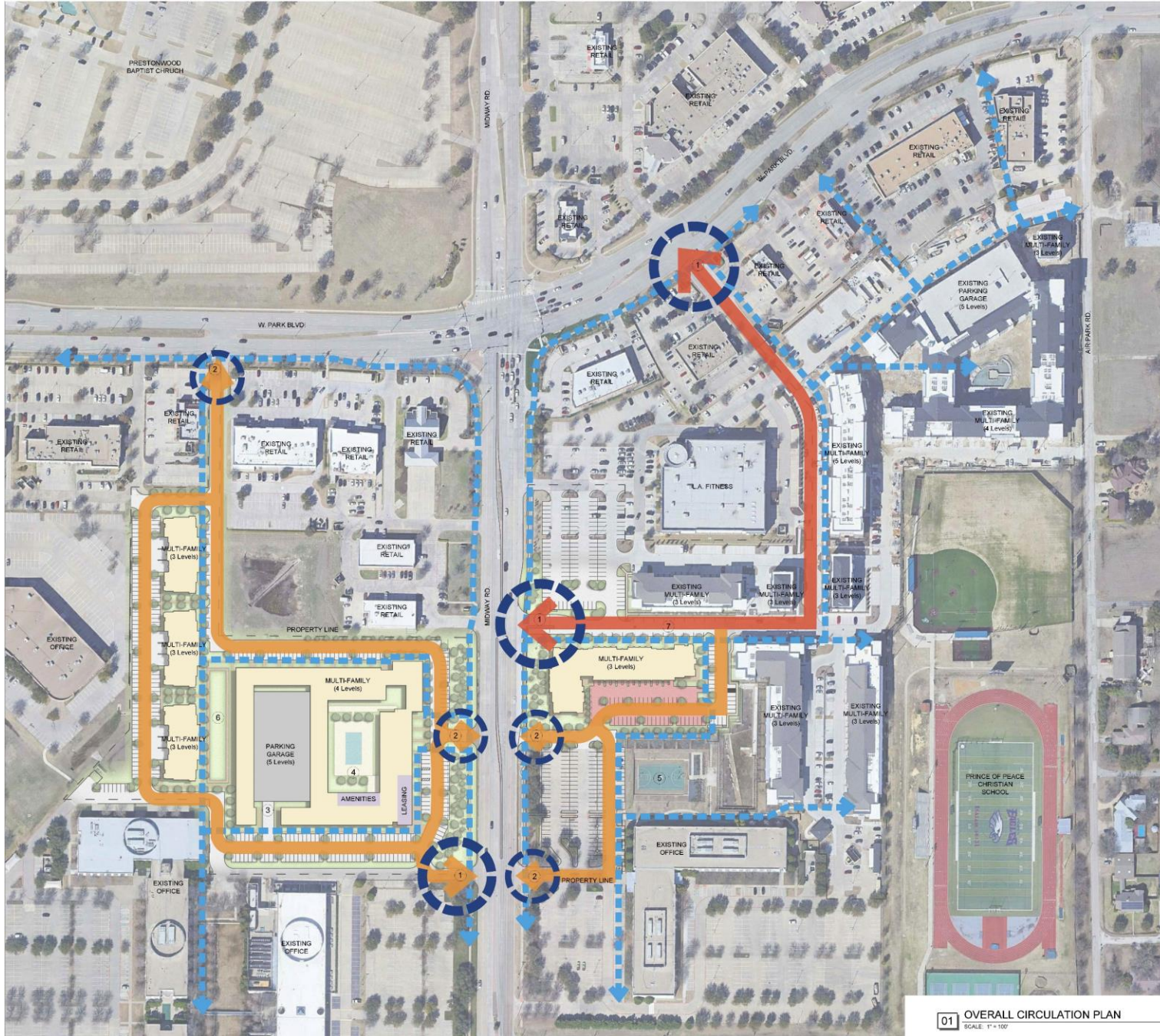
Thank you,

Lucy Billingsley





- Multi-family Housing
- School / Church
- Retail
- Office / Commercial
- Primary Road
- Linkage of Multi-family to Future Retail



LEGEND



PRIMARY AND SECONDARY ENTRANCES



PRIMARY SPINE ROAD



SECONDARY ROAD

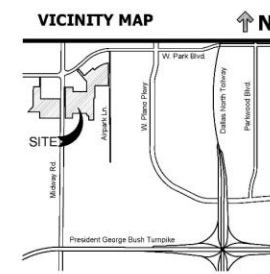
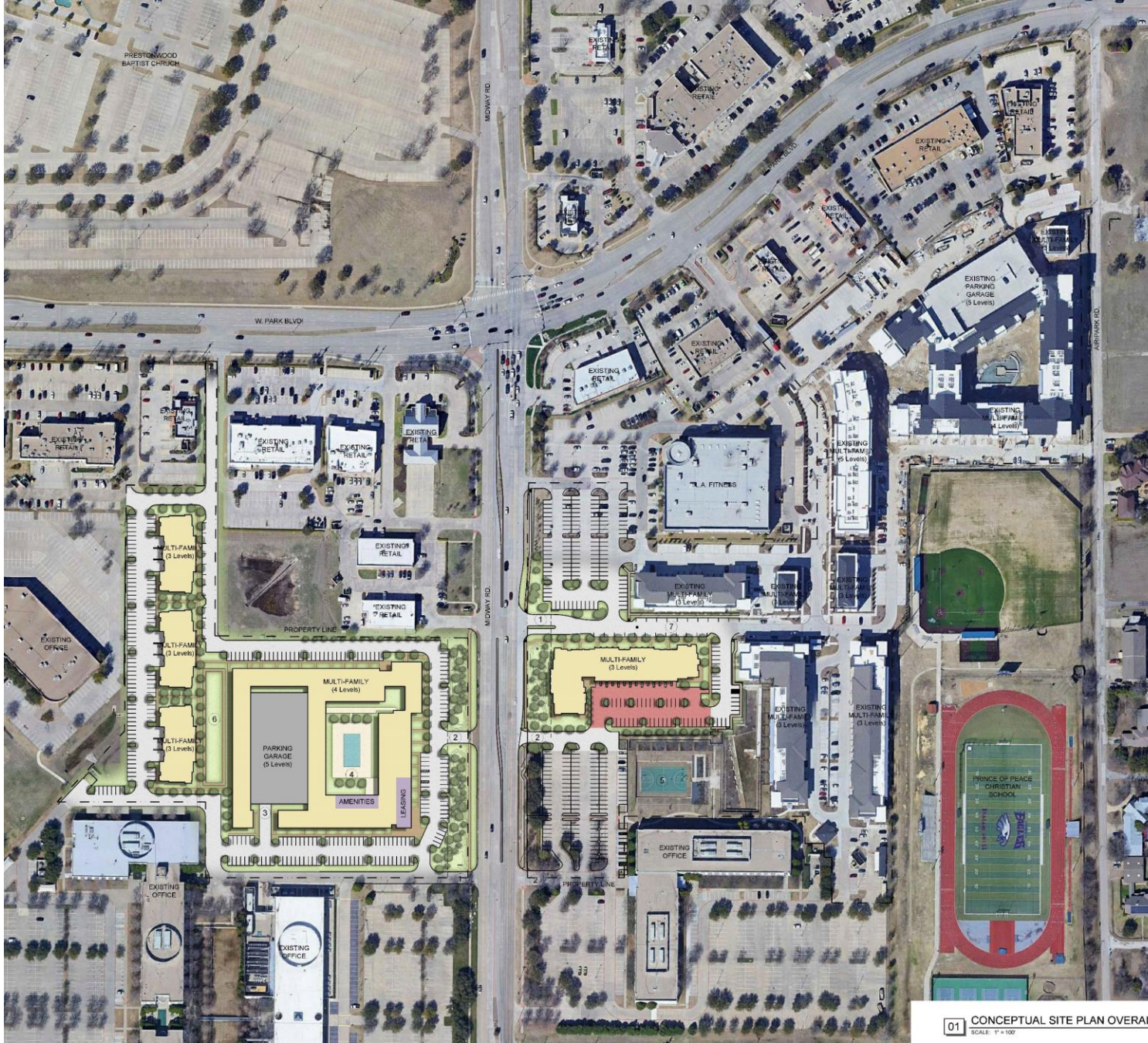


PEDESTRIAN ROUTES

- 1 PRIMARY ENTRANCE
- 2 SECONDARY ENTRANCE
- 3 GARAGE ENTRY
- 4 POOL COURTYARD
- 5 EXISTING BASKETBALL COURT
- 6 WALKING PARK
- 7 SPINE ROAD

01 OVERALL CIRCULATION PLAN
SCALE: 1" = 100'





OVERALL SITE DATA

SITE LOCATION

CORNER OF
MIDWAY AND W. PARK BLVD

SUMMARY

UNITS	
CURRENT PROVIDED EAST SIDE:	500 UNITS
PROPOSED EAST SIDE:	67 UNITS
PROPOSED WEST SIDE:	372 UNITS
TOTAL PROPOSED:	939 UNITS

PARKING

EAST SIDE
TOTAL PARKING PROVIDED FOR
MULTI-FAMILY 1,010 SPACES
(1.7 SPACES PER UNIT)

PARKING PROVIDED FOR RETAIL 125 SPACES

PARKING PROVIDED FOR OFFICE 132 SPACES

WEST SIDE
TOTAL PARKING PROVIDED FOR
MULTI-FAMILY 617 SPACES
(1.66 SPACES PER UNIT)

PARKING PROVIDED FOR OFFICE 132 SPACES

01 CONCEPTUAL SITE PLAN OVERALL
SCALE: 1" = 100'



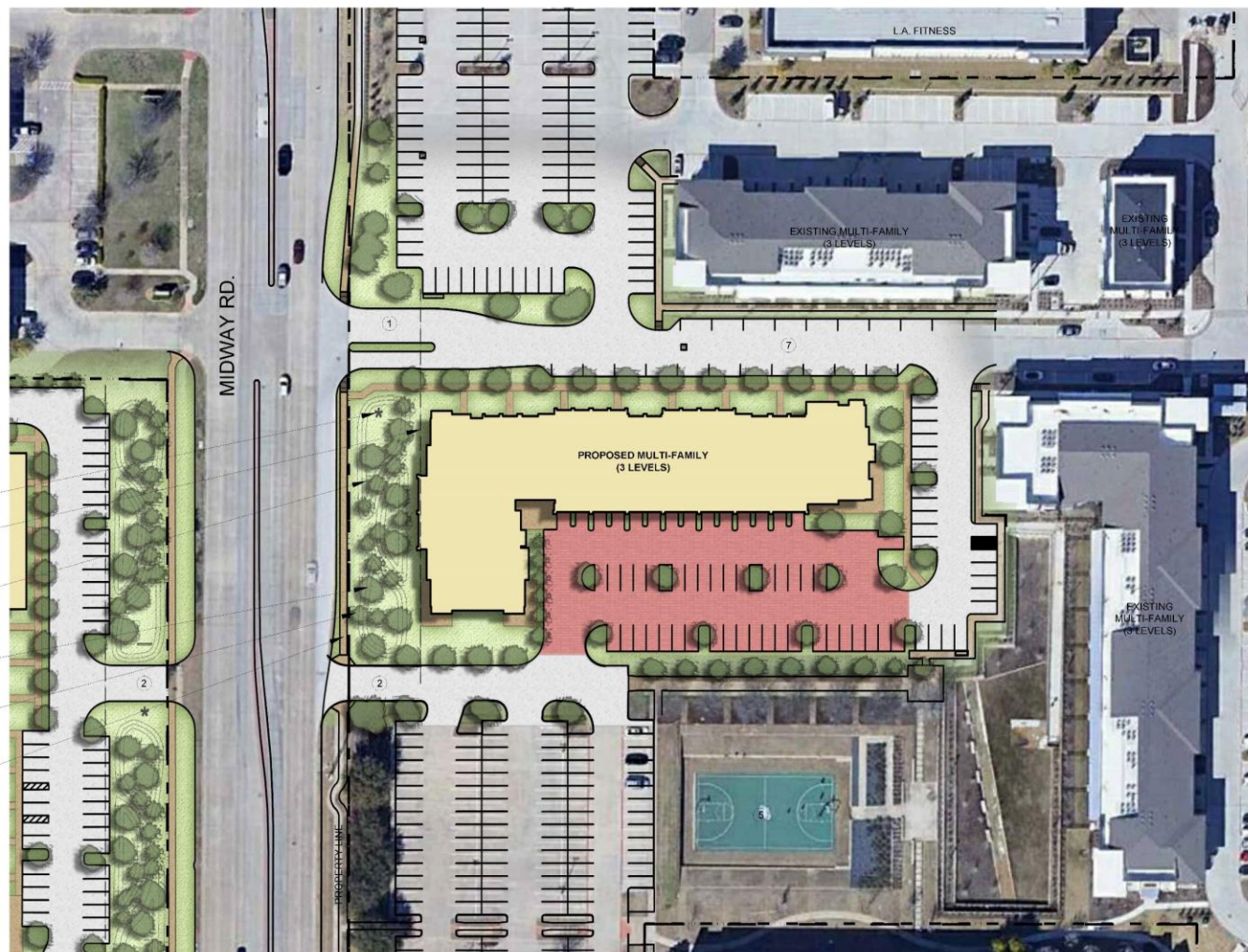




LANDSCAPE NOTES:

1. ALL LANDSCAPED AREAS TO HAVE A FULLY AUTOMATIC UNDERGROUND DRIP IRRIGATION SYSTEM, INCLUDING TURF AREAS. IRRIGATION CONTROLLER TO PROVIDE DAILY WEATHER BASED ET PROGRAMMING, SYSTEM FLOW MONITORING AND RAIN/FREEZE SENSOR. OVERSPRAY ON STREETS AND WALKS IS PROHIBITED.
2. ALL PLANTING TO COMPLY WITH CITY OF CARROLLTON LANDSCAPE ORDINANCES AND REGULATIONS AS STATED IN ARTICLE XXV.
3. ALL TREES TO BE MIN. 3" CAL AT TIME OF PLANTING.
4. ONE (1) TREE REQUIRED FOR EVERY 12 PARKING SPACES IF LESS THAN 100 SPACES. ONE (1) TREE REQUIRED FOR EVERY 10 PARKING SPACES IF MORE THAN 100 SPACES.
5. TREES OVERHANGING WALKS AND PARKING SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF SEVEN (7) FEET. TREES OVERHANGING PUBLIC STREET PAVEMENT, DRIVE AISLES, AND FIRE LANES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF FOURTEEN (14) FEET.
6. REFER TO CIVIL ENG. DRAWINGS FOR PARKING LOTS, CURBS, AND ROADWAYS.
7. THESE DOCUMENTS ARE INCOMPLETE AND MAY NOT BE USED FOR PERMIT OR CONSTRUCTION.

- 1 PRIMARY ENTRANCE
- 2 SECONDARY ENTRANCE
- 3 GARAGE ENTRY
- 4 POOL COURTYARD
- 5 EXISTING BASKETBALL COURT
- 6 WALKING PARK
- 7 SPINE ROAD



SITE DATA - EAST SIDE

SITE LOCATION	SITE ZONING
CORNER OF MIDWAY AND W. PARK BLVD	PD 201 RP ON PARK PD

SUMMARY

SITE AREA	
CURRENT MULTI-FAMILY:	16.06 ACRES / 699,461 S.F.
PROPOSED MULTI-FAMILY:	4.15 ACRES / 181,089 S.F.
TOTAL SITE AREA:	20.21 ACRES / 880,550 S.F.

UNITS

CURRENT MULTI-FAMILY:	500 UNITS
PROPOSED ADDED MULTI-FAMILY:	67 UNITS
TOTAL PROPOSED MULTI-FAMILY:	567 UNITS

DENSITY

CURRENT DENSITY:	31.13 UNITS
PROPOSED DENSITY:	28.05 UNITS

PARKING

PARKING REQUIRED FOR MULTI-FAMILY (1.5 SPACES PER UNIT)	567*1.5 = 851
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CURRENT PARKING PROVIDED:

PARKING STRUCTURE	348 SPACES
PRIVATE GARAGES	92 SPACES
TANDEM SPACES	12 SPACES
PARALLEL PARKING	57 SPACES
HEAD IN PARKING	387 SPACES
TOTAL PROVIDED	896 SPACES

PROPOSED ADDED PARKING:

PRIVATE GARAGES	14 SPACES
PARALLEL PARKING	4 SPACES
HEAD IN PARKING	96 SPACES
TOTAL PROVIDED	114 SPACES

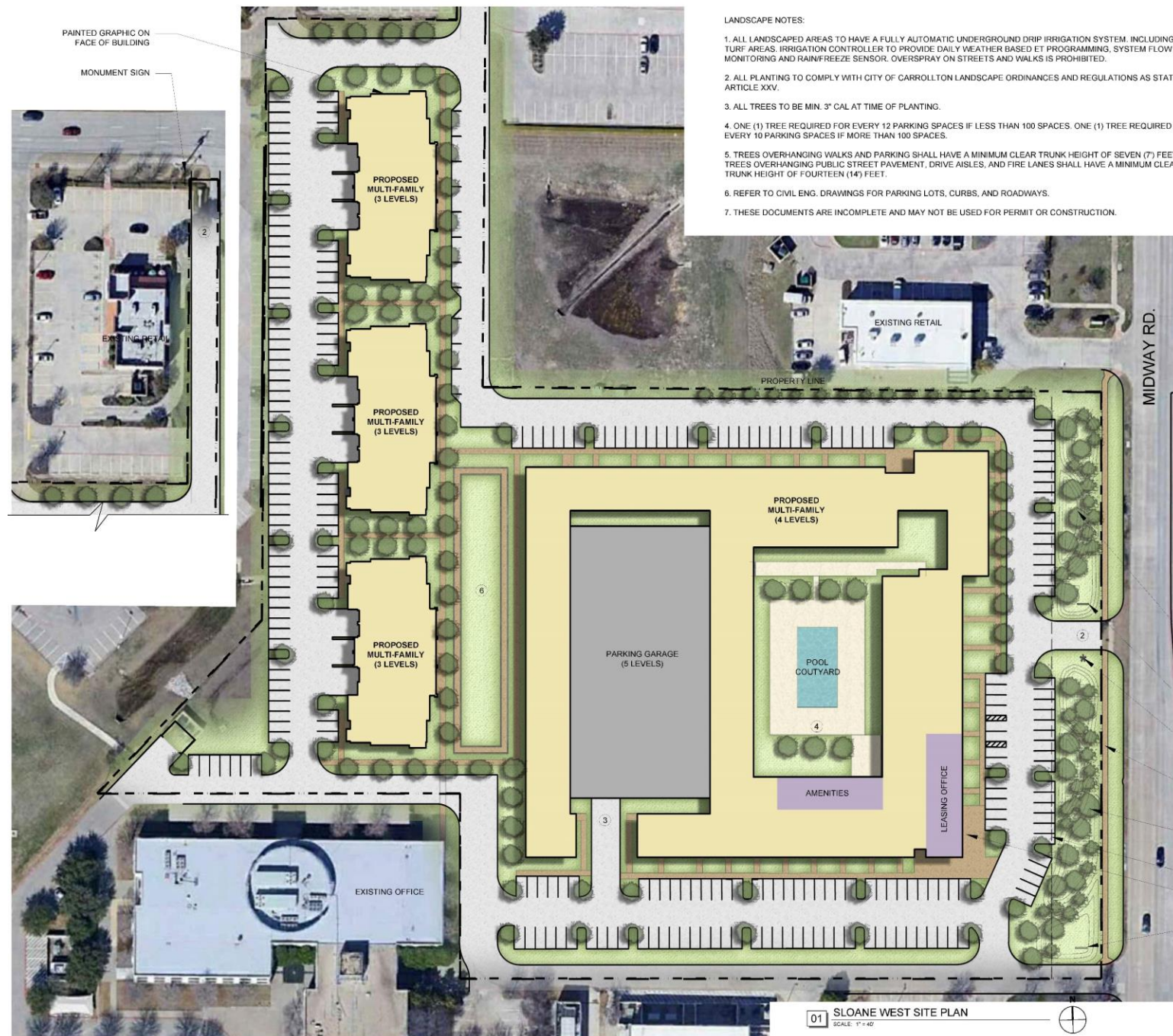
TOTAL PARKING PROVIDED FOR MULTI-FAMILY	1,010 SPACES (1.7 SPACES PER UNIT)
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PARKING PROVIDED FOR RETAIL	125 SPACES
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PARKING PROVIDED FOR OFFICE	132 SPACES
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01 SLOANE EAST SITE PLAN
SCALE: 1" = 40'





- 1 PRIMARY ENTRANCE
- 2 SECONDARY ENTRANCE
- 3 GARAGE ENTRY
- 4 POOL COURTYARD
- 5 EXISTING BASKETBALL COURT
- 6 WALKING PARK
- 7 SPINE ROAD

SITE DATA - WEST SIDE

SITE LOCATION	SITE ZONING
CORNER OF MIDWAY AND W. PARK BLVD	NEW PD
SUMMARY	
SITE AREA:	9.81 ACRES / 427,245 S.F.
PROPOSED UNITS:	372 UNITS
PROPOSED DENSITY:	37.92 UNITS/ACRE
PARKING	
PARKING REQUIRED FOR MULTI-FAMILY (1.5 SPACES PER UNIT)	372*1.5 = 558
PROPOSED PARKING PROVIDED:	
PARKING STRUCTURE	450 SPACES
PRIVATE GARAGES	18 SPACES
TANDEM SPACES	18 SPACES
PARALLEL PARKING	10 SPACES
HEAD IN PARKING	121 SPACES
TOTAL PROVIDED	617 SPACES
	(1.66 SPACES PER UNIT)
PROPOSED OFFICE PARKING:	
EXISTING	82 SPACES
ADDITIONAL	50 SPACES
TOTAL PROVIDED	132 SPACES

- MIDWAY FRONTAGE: 36"
HT. SCREENING BERMS.
15' WIDE BUFFER
- MONUMENT SIGN
- SCULPTURE
- EXISTING SIDEWALK
- MIDWAY FRONTAGE: 36"
HT. SCREENING BERMS.
15' WIDE BUFFER
- 50 FT SETBACK ALONG MIDWAY
- CANOPY WITH SIGNAGE
- MONUMENT SIGN





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|--------------|-----------------|-----------------|----------------------|----------------------|----------------|------------------|--------------------|
| 1 BRICK | 2 SIDING | 3 STONE VENEER | 4 MANUFACTURED PANEL | 5 METAL RAILING | 6 METAL AWNING | 7 BALCONY SYSTEM | 8 PAINTED CAP |
| 9 METAL ROOF | 10 WOOD RAFTERS | 11 WOOD CEILING | 12 CAST STONE BAND | 13 STOREFRONT SYSTEM | 14 METAL PANEL | 15 CANOPY | 16 PAINTED GRAPHIC |









6 13 14 7 1 15 2 1 14

- 1 BRICK
- 2 SIDING
- 3 STONE VENEER
- 4 MANUFACTURED PANEL
- 5 METAL RAILING
- 6 METAL AWNING
- 7 BALCONY SYSTEM
- 8 PAINTED CAP
- 9 METAL ROOF
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1

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16

- | | | | | | | | |
|--------------|-----------------|-----------------|----------------------|----------------------|----------------|------------------|--------------------|
| 1 BRICK | 2 SIDING | 3 STONE VENEER | 4 MANUFACTURED PANEL | 5 METAL RAILING | 6 METAL AWNING | 7 BALCONY SYSTEM | 8 PAINTED CAP |
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WEST SIDE OF MIDWAY		EAST SIDE OF MIDWAY		TOTAL EAST SIDE OF MIDWAY
REQUESTED (PHASE 2)		EXISTING (PHASE 1)	REQUESTED (PHASE 2)	EXISTING + REQUESTED
➤ 9.88 acres		➤ 16.2 acres	➤ 1.72 acres	➤ 17.92 acres
➤ 316,200 sf NRA		➤ 430,336 sf NRA	➤ 56,950 sf NRA	➤ 487,286 sf NRA
➤ 372 units		➤ 500 units	➤ 67 units	➤ 567 units
➤ 1 bedroom – 298 units		➤ 1 bedroom – 384 units	➤ 1 bedroom – 53 units	➤ 1 bedroom – 437 units
➤ 2 bedrooms – 74 units		➤ 2 bedrooms – 103 units	➤ 2 bedrooms – 14 units	➤ 2 bedrooms – 117 units
		➤ 3 bedrooms – 13 units		➤ 3 bedrooms – 13 units
➤ Average unit size – 850 sf		➤ Average unit size – 860 sf	➤ Average unit size – 850 sf	