

R.O.W. Alley

Lot Summary & Density Townhome & Duplex Units Minimum Building Lot Area Townhome Units 1,584 s.f. Minimum Building Lot Area Duplex Units 1,650 Common Areas 10.92 ac. Parking Summary 200 164 49 13 426 4.26 Onsite Parking Spaces (garage Onsite Parking Spaces (driver Inset Parking Spaces On-Street Parking Spaces Total Parking Spaces

Zoning

Existing Zoning = TOD - Arterial Mixed Use & TOD Res.
Requesting Development Plan for 22' wide Townhomes
& Twenty-two 72' deep Townhome Lots

Building Type Lot Width Lot Depth 1.200 SF min 2 space/dwelling unit Parking TOD Street Sections Minor Street One Way Street Brick/Stone/Cementitious Siding 75%

Ground floor finish level 18" above sidewalk

Decorative Street Lights & Street Trees throughout

Requesting waiver for 22' townhomes Requesting waiver for duplex townhomes 1.200 SF min 1,500 SF avg 4.26 spaces / uni 50-30, 54-38 Parking one side only, 1 space every 25'

6' sidewalks fronting townhomes east of Holiday Lane, 5' sidewalks along Mid Cities frontage as shown Additional Amenities

4 major entryway features Proposing direct access to Cottonbelt regional hike/bike trail Connecting sidewalks with multiple open space areas

Townhomes Duplexes Stained Paving in Inset Parking Enhanced Paving at Crosswalks (stamped & stained concrete) Street Light / Light Pole Mail Kiosk

Landscaped Area

City Park Dedication

Programmable Open Space

Baird, Hampton & Brown 1901 Martin Dr. Suite 100 Weatherford, TX 76086 817-596-7575

Applicant:

Beaten Path Development LLC 700 W. Harwood Rd. Hurst, TX 76054

Planner: SAGE GROUP, INC.



Master Planning Urban Design Architecture Landscape Architecture

SDP 2018-03











T.O.D. - Special Development Plan



