



**AGENDA
PLANNING AND ZONING
COMMISSION**

**REGULAR MEETING – 7:00 P.M.
TUESDAY, OCTOBER 7, 2008
ALLEN CITY HALL – COUNCIL CHAMBERS
305 CENTURY PARKWAY
ALLEN, TEXAS**

Call to Order and Announce a Quorum is Present

Directors Report from 9/23/08 Council Meeting

Consent Agenda

1. Approve minutes of September 2, 2008, Regular Meeting.

Regular Agenda

2. Public Hearing/Replat – Conduct a Public Hearing and consider a Replat for The Village at Allen, Lots 1-5 & Lot 6A, Block A, Lots 7A - 7H, Block A, Lots 1A – 1D, Block B and Lot 2A, Block B; being a replat of The Village at Allen, Lots 1 - 7, Block A and Lots 1 & 2, Block B. The property is 182.115± acres; located at the southeast corner of US75 and Stacy Road.
3. Public Hearing – Conduct a Public Hearing and consider an amendment to the Development Regulations to permit self storage as an accessory use and to adopt a concept plan on Tract 5, PD Planned Development No. 58 for SC Shopping Center, for the Appleseed Project. The property is 14.48± acres situated in the Henry Wetsel Survey, Abstract No. 1026, Collin County, City of Allen, Texas; located at the northwest corner of Greenville Avenue and Exchange Parkway.

Other Business

- Upcoming Agenda Items

Adjournment

This notice was posted at Allen City Hall, 305 Century Parkway, Allen, Texas, at a place convenient and readily accessible to the public at all times. Said notice was posted on Friday, _____, 2008, at _____ p.m.

Shelley B. George, City Secretary

Allen City Hall is wheelchair accessible. Access to the building and special parking are available at the entrance facing Century Parkway. Requests for sign interpreters or special services must be received forty-eight (48) hours prior to the meeting time by calling the City Secretary at 214-509-4105.

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE:

October 7, 2008

SUBJECT:

Conduct a Public Hearing and consider a request for a Replat for The Village at Allen, Lots 1-5 & Lot 6A, Block A, Lots 7A - 7H, Block A, Lots 1A – 1D, Block B and Lot 2A, Block B; being a Replat of The Village at Allen, Lots 1 - 7, Block A and Lots 1 & 2, Block B. The property is 182.115± acres located at the southeast corner of US75 and Stacy Road.

STAFF RESOURCE:

Lee Battle, AICP
Assistant Director, Planning & Development

**PREVIOUS BOARD/COUNCIL ACTION:
BACKGROUND**

A Final Plat was approved February 5, 2008.

The property is located at the southeast corner of US75 and Stacy Road. The property to the north, across Stacy Road, is the Town of Fairview. The property to the east is zoned R-5 Residential, and the property to the south is zoned PD Planned Development No. 58 for LI Light Industrial.

The purpose of the Replat is to subdivide the property into individual lots.

STAFF RECOMMENDATION

Staff recommends approval.

ATTACHMENTS

Replat

EASEMENT LINE TABLE				EASEMENT LINE TABLE				EASEMENT LINE TABLE			
NUMBER	BEARING	DISTANCE	CHORD	NUMBER	BEARING	DISTANCE	CHORD	NUMBER	BEARING	DISTANCE	CHORD
L1	N89°42'16"W	12.00'	12.00'	L146	S58°12'43"W	10.00'	10.00'	L291	N51°47'17"W	12.50'	12.50'
L2	N00°12'44"E	10.00'	10.00'	L147	S51°47'17"E	12.15'	12.15'	L292	N50°00'00"W	10.00'	10.00'
L3	N89°47'16"W	12.00'	12.00'	L148	S51°47'17"E	12.15'	12.15'	L293	N50°00'00"W	10.00'	10.00'
L4	N00°12'44"E	10.00'	10.00'	L149	N51°47'17"W	12.00'	12.00'	L294	N50°00'00"W	10.00'	10.00'
L5	S00°35'56"W	15.85'	15.85'	L150	N51°47'17"W	12.00'	12.00'	L295	N50°00'00"W	10.00'	10.00'
L6	S86°24'24"E	15.00'	15.00'	L151	S51°47'17"E	12.00'	12.00'	L296	N50°00'00"W	10.00'	10.00'
L7	S00°35'56"W	15.85'	15.85'	L152	S51°47'17"E	12.00'	12.00'	L297	N50°00'00"W	10.00'	10.00'
L8	S00°35'56"W	15.85'	15.85'	L153	S51°47'17"E	12.00'	12.00'	L298	N50°00'00"W	10.00'	10.00'
L9	S51°47'17"W	12.00'	12.00'	L154	S51°47'17"E	12.00'	12.00'	L299	N50°00'00"W	10.00'	10.00'
L10	N51°47'17"W	12.00'	12.00'	L155	S51°47'17"E	12.00'	12.00'	L300	N50°00'00"W	10.00'	10.00'
L11	S37°20'24"W	15.00'	15.00'	L156	S51°47'17"E	12.00'	12.00'	L301	N50°00'00"W	10.00'	10.00'
L12	S59°14'17"W	12.00'	12.00'	L157	S51°47'17"E	12.00'	12.00'	L302	N50°00'00"W	10.00'	10.00'
L13	S30°48'13"W	10.00'	10.00'	L158	S51°47'17"E	12.00'	12.00'	L303	N50°00'00"W	10.00'	10.00'
L14	S59°14'17"E	12.00'	12.00'	L159	S51°47'17"E	12.00'	12.00'	L304	N50°00'00"W	10.00'	10.00'
L15	S59°14'17"E	12.00'	12.00'	L160	S51°47'17"E	12.00'	12.00'	L305	N50°00'00"W	10.00'	10.00'
L16	S59°14'17"E	12.00'	12.00'	L161	S51°47'17"E	12.00'	12.00'	L306	N50°00'00"W	10.00'	10.00'
L17	S50°12'48"W	15.00'	15.00'	L162	S51°47'17"E	12.00'	12.00'	L307	N50°00'00"W	10.00'	10.00'
L18	N78°25'15"E	4.75'	4.75'	L163	S51°47'17"E	12.00'	12.00'	L308	N50°00'00"W	10.00'	10.00'
L19	N11°47'50"E	15.00'	15.00'	L164	S51°47'17"E	12.00'	12.00'	L309	N50°00'00"W	10.00'	10.00'
L20	S78°25'15"E	4.75'	4.75'	L165	S51°47'17"E	12.00'	12.00'	L310	N50°00'00"W	10.00'	10.00'
L21	S00°00'00"W	70.03'	70.03'	L166	S51°47'17"E	12.00'	12.00'	L311	N50°00'00"W	10.00'	10.00'
L22	S00°00'00"W	70.03'	70.03'	L167	S51°47'17"E	12.00'	12.00'	L312	N50°00'00"W	10.00'	10.00'
L23	N00°12'44"E	10.00'	10.00'	L168	S51°47'17"E	12.00'	12.00'	L313	N50°00'00"W	10.00'	10.00'
L24	S00°35'56"W	15.85'	15.85'	L169	S51°47'17"E	12.00'	12.00'	L314	N50°00'00"W	10.00'	10.00'
L25	N80°12'04"W	10.00'	10.00'	L170	S51°47'17"E	12.00'	12.00'	L315	N50°00'00"W	10.00'	10.00'
L26	N80°12'04"W	10.00'	10.00'	L171	S51°47'17"E	12.00'	12.00'	L316	N50°00'00"W	10.00'	10.00'
L27	N09°46'48"E	16.99'	16.99'	L172	S51°47'17"E	12.00'	12.00'	L317	N50°00'00"W	10.00'	10.00'
L28	S64°43'05"W	63.01'	63.01'	L173	S51°47'17"E	12.00'	12.00'	L318	N50°00'00"W	10.00'	10.00'
L29	S84°43'05"W	48.22'	48.22'	L174	S51°47'17"E	12.00'	12.00'	L319	N50°00'00"W	10.00'	10.00'
L30	S84°43'05"W	48.22'	48.22'	L175	S51°47'17"E	12.00'	12.00'	L320	N50°00'00"W	10.00'	10.00'
L31	S84°43'05"W	48.22'	48.22'	L176	S51°47'17"E	12.00'	12.00'	L321	N50°00'00"W	10.00'	10.00'
L32	S84°43'05"W	48.22'	48.22'	L177	S51°47'17"E	12.00'	12.00'	L322	N50°00'00"W	10.00'	10.00'
L33	S40°18'29"E	13.50'	13.50'	L178	S51°47'17"E	12.00'	12.00'	L323	N50°00'00"W	10.00'	10.00'
L34	N36°01'26"E	15.32'	15.32'	L179	S51°47'17"E	12.00'	12.00'	L324	N50°00'00"W	10.00'	10.00'
L35	N40°18'29"W	23.32'	23.32'	L180	S51°47'17"E	12.00'	12.00'	L325	N50°00'00"W	10.00'	10.00'
L36	N51°47'16"W	16.84'	16.84'	L181	S51°47'17"E	12.00'	12.00'	L326	N50°00'00"W	10.00'	10.00'
L37	S51°47'16"W	16.84'	16.84'	L182	S51°47'17"E	12.00'	12.00'	L327	N50°00'00"W	10.00'	10.00'
L38	S81°12'43"W	11.61'	11.61'	L183	S51°47'17"E	12.00'	12.00'	L328	N50°00'00"W	10.00'	10.00'
L39	S81°12'43"W	11.61'	11.61'	L184	S51°47'17"E	12.00'	12.00'	L329	N50°00'00"W	10.00'	10.00'
L40	N51°47'17"W	10.00'	10.00'	L185	S51°47'17"E	12.00'	12.00'	L330	N50°00'00"W	10.00'	10.00'
L41	S58°12'43"W	8.31'	8.31'	L186	S51°47'17"E	12.00'	12.00'	L331	N50°00'00"W	10.00'	10.00'
L42	S21°47'17"E	27.06'	27.06'	L187	S51°47'17"E	12.00'	12.00'	L332	N50°00'00"W	10.00'	10.00'
L43	N36°04'40"E	17.34'	17.34'	L188	S51°47'17"E	12.00'	12.00'	L333	N50°00'00"W	10.00'	10.00'
L44	N21°47'17"W	22.06'	22.06'	L189	S51°47'17"E	12.00'	12.00'	L334	N50°00'00"W	10.00'	10.00'
L45	S51°47'17"W	16.04'	16.04'	L190	S51°47'17"E	12.00'	12.00'	L335	N50°00'00"W	10.00'	10.00'
L46	S51°47'17"W	16.04'	16.04'	L191	S51°47'17"E	12.00'	12.00'	L336	N50°00'00"W	10.00'	10.00'
L47	S51°47'17"W	14.72'	14.72'	L192	S51°47'17"E	12.00'	12.00'	L337	N50°00'00"W	10.00'	10.00'
L48	S66°02'01"W	42.29'	42.29'	L193	S51°47'17"E	12.00'	12.00'	L338	N50°00'00"W	10.00'	10.00'
L49	N51°47'17"W	16.96'	16.96'	L194	S51°47'17"E	12.00'	12.00'	L339	N50°00'00"W	10.00'	10.00'
L50	S66°02'01"W	42.29'	42.29'	L195	S51°47'17"E	12.00'	12.00'	L340	N50°00'00"W	10.00'	10.00'
L51	S21°47'17"E	27.06'	27.06'	L196	S51°47'17"E	12.00'	12.00'	L341	N50°00'00"W	10.00'	10.00'
L52	N36°04'40"E	17.34'	17.34'	L197	S51°47'17"E	12.00'	12.00'	L342	N50°00'00"W	10.00'	10.00'
L53	N21°47'17"W	22.06'	22.06'	L198	S51°47'17"E	12.00'	12.00'	L343	N50°00'00"W	10.00'	10.00'
L54	S51°47'17"W	16.04'	16.04'	L199	S51°47'17"E	12.00'	12.00'	L344	N50°00'00"W	10.00'	10.00'
L55	S58°12'43"W	8.31'	8.31'	L200	S51°47'17"E	12.00'	12.00'	L345	N50°00'00"W	10.00'	10.00'
L56	S51°47'17"E	16.41'	16.41'	L201	S51°47'17"E	12.00'	12.00'	L346	N50°00'00"W	10.00'	10.00'
L57	N82°02'47"W	7.15'	7.15'	L202	S51°47'17"E	12.00'	12.00'	L347	N50°00'00"W	10.00'	10.00'
L58	N82°02'47"W	15.85'	15.85'	L203	S51°47'17"E	12.00'	12.00'	L348	N50°00'00"W	10.00'	10.00'
L59	S51°45'02"E	42.56'	42.56'	L204	S51°47'17"E	12.00'	12.00'	L349	N50°00'00"W	10.00'	10.00'
L60	S51°42'16"W	15.00'	15.00'	L205	S51°47'17"E	12.00'	12.00'				
L61	N82°02'47"W	7.15'	7.15'	L206	S51°47'17"E	12.00'	12.00'				
L62	N82°02'47"W	15.86'	15.86'	L207	S51°47'17"E	12.00'	12.00'				
L63	N82°02'47"W	15.86'	15.86'	L208	S51°47'17"E	12.00'	12.00'				
L64	S51°42'16"W	15.00'	15.00'	L209	S51°47'17"E	12.00'	12.00'				
L65	S51°42'16"W	15.00'	15.00'	L210	S51°47'17"E	12.00'	12.00'				
L66	N51°45'02"E	33.46'	33.46'	L211	S51°47'17"E	12.00'	12.00'				
L67	S21°47'17"E	27.06'	27.06'	L212	S51°47'17"E	12.00'	12.00'				
L68	S50°12'44"E	17.34'	17.34'	L213	S51°47'17"E	12.00'	12.00'				
L69	S50°12'44"E	17.34'	17.34'	L214	S51°47'17"E	12.00'	12.00'				
L70	S50°12'44"E	17.34'	17.34'	L215	S51°47'17"E	12.00'	12.00'				
L71	N51°51'19"W	10.00'	10.00'	L216	S51°47'17"E	12.00'	12.00'				
L72	S58°04'41"W	22.50'	22.50'	L217	S51°47'17"E	12.00'	12.00'				
L73	S08°12'44"W	10.00'	10.00'	L218	S51°47'17"E	12.00'	12.00'				
L74	S51°47'17"E	17.32'	17.32'	L219	S51°47'17"E	12.00'	12.00'				
L75	S08°12'44"W	10.00'	10.00'	L220	S51°47'17"E	12.00'	12.00'				
L76	S51°47'17"E	17.32'	17.32'	L221	S51°47'17"E	12.00'	12.00'				
L77	S51°47'17"E	17.32'	17.32'	L222	S51°47'17"E	12.00'	12.00'				
L78	S51°47'17"E	17.32'	17.32'	L223	S51°47'17"E	12.00'	12.00'				
L79	S51°47'17"E	17.32'	17.32'	L224	S51°47'17"E	12.00'	12.00'				
L80	S51°47'17"E	17.32'	17.32'	L225	S51°47'17"E	12.00'	12.00'				
L81	S51°47'17"E	17.32'	17.32'	L226	S51°47'17"E	12.00'	12.00'				
L82	S51°47'17"E	17.32'	17.32'	L227	S51°47'17"E	12.00'	12.00'				
L83	S51°47'17"E	17.32'	17.32'	L228	S51°47'17"E	12.00'	12.00'				
L84	S51°47'17"E	17.32'	17.32'	L229	S51°47'17"E	12.00'	12.00'				
L85	S51°47'17"E	17.32'	17.32'	L230	S51°47'17"E	12.00'	12.00'				
L86	N51°04'13"W	12.12'	12.12'	L231	S51°47'17"E	12.00'	12.00'				
L87	S53°48'22"E	8.60'	8.60'	L232	S51°47'17"E	12.00'	12.00'				
L88	S56°11'38"W	15.00'	15.00'	L233	S51°47'17"E	12.00'	12.00'				
L89	S53°48'22"E	8.62'	8.62'	L234	S51°47'17"E	12.00'	12.00'				
L90	N53°54'06"W	10.28'	10.28'	L235	S51°47'17"E	12.00'	12.00'				
L91	N53°54'06"W	10.28'	10.28'	L236	S51°47'17"E	12.00'	12.00'				
L92	N53°54'06"W	10.28'	10.28'	L237	S51°47'17"E	12.00'	12.00'				
L93	N53°54'06"W	10.28'	10.28'	L238	S51°47'17"E	12.00'	12.00'				
L94	S53°19'20"W	15.00'	15.00'	L239	S51°47'17"E	12.00'	12.00'				
L95	S56°40'40"E	10.51'	10.51'	L240	S51°47'17"E	12.00'	12.00'				
L96	S56°40'40"E	10.51'	10.51'	L241	S51°47'17"E	12.00'	12.00'				
L97	S56°40'40"E	10.51'	10.51'	L242	S51°47'17"E	12.00'	12.00'				
L98	S56°40'40"E	10.51'	10.51'	L243	S51°47'17"E	12.00'	12.00'				
L99	S56°40'40"E	10.51'	10.51'	L244	S51°47'17"E	12.00'	12.00'				
L100	S56°40'40"E	10.51'	10.51'	L245	S51°47'17"E	12.00'	12.00'				
L101	N57°49'06"W	10.00'	10.00'	L246	S51°47'17"E	12.00'	12.00'				
L102	S89°09'05"W	12.47'	12.47'	L247	S51°47'17"E	12.00'	12.00'				
L103											

PROPERTY DESCRIPTION
BLOCK A

BEING a tract of land situated in the Henry Weisel Survey, Abstract No. 1026 and the F.C. Winneith Survey, Abstract No. 999, and being all of Lots 1-7, Block A, The Village At Allen Addition, on addition to the City of Allen, according to the plat thereof recorded in Cabinet 2008, Page 124, Plat Records, Collin County, Texas (F.R.C.C.I.), and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for corner at the intersection of the southeasterly right-of-way line of the D.A.R.T. rail (100' R.O.W.), and the south right-of-way line of Stacy Road, (variable width R.O.W.), said 5/8" iron rod also being the northwest corner of said Lot 7, Block A, The Village At Allen Addition;

THENCE along the south right-of-way line of said Stacy Road, the following:

S89°50'25"E, a distance of 21.19 feet to a 5/8" iron rod found for corner and the beginning of a curve to the right having a radius of 239.50 feet;

Along said curve to the right, on arc distance of 19.85 feet through a central angle of 04°44'58" and a chord bearing and distance of S87°28'28"E, 19.85 feet to a 5/8" iron rod found for corner;

S88°05'58"E, a distance of 96.15 feet to a 5/8" iron rod found for corner and the beginning of a curve to the left having a radius of 260.50 feet;

Along said curve to the left, on arc distance of 21.52 feet through a central angle of 04°43'58" and a chord bearing and distance of S87°27'57"E, 21.51 feet to a 5/8" iron rod found for corner;

S89°34'56"E, a distance of 284.86 feet to a 5/8" iron rod found for corner and the beginning of a curve to the right having a radius of 5658.08 feet;

Along said curve to the right, on arc distance of 68.57 feet through a central angle of 00°41'40" and a chord bearing and distance of S89°29'03"E, 68.57 feet to a 5/8" iron rod found for corner;

N00°45'47"E, a distance of 11.50 feet to a 5/8" iron rod found for corner and the beginning of a non-tangent curve to the right having a radius of 5669.98 feet;

Along said non-tangent curve to the right, on arc distance of 51.21 feet through a central angle of 00°31'03" and a chord bearing and distance of S88°52'46"E, 51.21 feet to a 5/8" iron rod found for corner;

S88°37'47"E, a distance of 10.04 feet to a 5/8" iron rod found for corner;

S85°43'05"E, a distance of 123.41 feet to a 5/8" iron rod found for corner and the beginning of a curve to the left having a radius of 260.50 feet;

Along said curve to the left, on arc distance of 22.29 feet through a central angle of 04°54'09" and a chord bearing and distance of S86°10'09"E, 22.28 feet to a 5/8" iron rod found for corner;

S88°37'47"E, a distance of 314.53 feet to a 5/8" iron rod found for corner;

N01°22'46"E, a distance of 11.50 feet to a 5/8" iron rod found for corner;

S88°37'47"E, a distance of 74.56 feet to a 5/8" iron rod found for corner;

S85°44'38"E, a distance of 124.18 feet to a 5/8" iron rod found for corner and the beginning of a curve to the left having a radius of 260.50 feet;

Along said curve to the left, on arc distance of 22.17 feet through a central angle of 04°52'36" and a chord bearing and distance of S86°10'36"E, 22.17 feet to a 5/8" iron rod found for corner;

S88°37'47"E, a distance of 192.51 feet to a 5/8" iron rod found for corner at the intersection of the south right -of-way line of said Stacy Road and the westerly right-of-way line of Allen Station Parkway (variable width R.O.W.);

THENCE leaving the south right-of-way line of said Stacy Road and along the westerly right-of-way line of said Allen Station Parkway the following:

S43°37'47"E, a distance of 43.50 feet to a 5/8" iron rod found for corner;

S01°22'46"W, a distance of 76.18 feet to a 5/8" iron rod found for corner and the beginning of a curve to the left having a radius of 518.50 feet;

Along said curve to the left, on arc distance of 150.13 feet through a central angle of 16°35'22" and a chord bearing and distance of S06°54'55"E, 149.60 feet to a 5/8" iron rod found for corner;

N7°44'24"E, a distance of 10.00 feet to a 5/8" iron rod found for corner and the beginning of a non-tangent curve to the left having a radius of 508.50 feet;

Along said non-tangent curve to the left, on arc distance of 114.59 feet through a central angle of 12°54'40" and a chord bearing and distance of S21°39'56"E, 114.34 feet to a 5/8" iron rod found for corner and the beginning of a reverse curve to the right having a radius of 238.00 feet;

Along said reverse curve to the right, on arc distance of 19.93 feet through a central angle of 04°47'50" and a chord bearing and distance of S25°43'21"E, 19.92 feet to a 5/8" iron rod found for corner and the beginning of a reverse curve to the left having a radius of 519.50 feet;

Along said reverse curve to the left, on arc distance of 38.68 feet through a central angle of 05°50'21" and a chord bearing and distance of S26°14'37"E, 38.66 feet to a 5/8" iron rod found for corner;

S7°09'47"E, a distance of 336.4 feet to a 5/8" iron rod found for corner and the beginning of a curve to the left having a radius of 261.50 feet;

Along said curve to the left, on arc distance of 25.67 feet through a central angle of 05°57'29" and a chord bearing and distance of S31°58'32"E, 25.66 feet to a 5/8" iron rod found for corner;

S34°47'16"E, a distance of 173.07 feet to a 5/8" iron rod found for corner;

N5°12'44"E, a distance of 10.00 feet to a 5/8" iron rod found for corner;

S34°47'16"E, a distance of 65.53 feet to a 5/8" iron rod found for corner and the beginning of a curve to the right having a radius of 620.00 feet;

Along said curve to the right, on arc distance of 77.68 feet through a central angle of 07°10'43" and a chord bearing and distance of S31°15'57"E, 77.63 feet to a 5/8" iron rod found for corner and the beginning of a compound curve to the right having a radius of 188.00 feet;

Along said compound curve to the right, on arc distance of 59.29 feet through a central angle of 18°04'06" and a chord bearing and distance of S16°34'30"E, 59.04 feet to a 5/8" iron rod found for corner;

S09°32'27"E, a distance of 111.00 feet to a 5/8" iron rod found for corner and the beginning of a curve to the left having a radius of 272.50 feet;

Along said curve to the left, on arc distance of 7.19 feet through a central angle of 01°30'40" and a chord bearing and distance of S10°14'17"E, 7.19 feet to a 5/8" iron rod found for corner and the beginning of a reverse curve to the right having a radius of 569.00 feet;

Along said reverse curve to the right, on arc distance of 232.21 feet through a central angle of 22°12'42" and a chord bearing and distance of S00°03'13"W, 230.76 feet to a 5/8" iron rod found for corner;

S7°50'26"E, a distance of 21.00 feet to a 5/8" iron rod found for corner and the beginning of a non-tangent curve to the right having a radius of 620.00 feet;

Along said non-tangent curve to the right, on arc distance of 103.33 feet through a central angle of 08°32'55" and a chord bearing and distance of S15°56'01"W, 103.21 feet to a 5/8" iron rod found for corner;

S20°42'29"W, a distance of 76.10 feet to a 5/8" iron rod found for corner and the beginning of a curve to the right having a radius of 238.50 feet;

Along said curve to the right, on arc distance of 28.13 feet through a central angle of 08°16'38" and a chord bearing and distance of S23°50'48"W, 28.12 feet to a 5/8" iron rod found for corner;

S26°59'07"W, a distance of 64.04 feet to a 5/8" iron rod found for corner and the beginning of a curve to the left having a radius of 261.50 feet;

Along said curve to the left, on arc distance of 28.65 feet through a central angle of 06°16'38" and a chord bearing and distance of S23°50'48"W, 28.64 feet to a 5/8" iron rod found for corner;

S20°42'29"W, a distance of 184.29 feet to a 5/8" iron rod found for corner and the beginning of a curve to the right having a radius of 522.00 feet;

Along said curve to the right, on arc distance of 2.53 feet through a central angle of 00°16'38" and a chord bearing and distance of S26°50'35"W, 2.53 feet to a 5/8" iron rod found for corner;

S69°00'49"E, 10.00 feet to a 5/8" iron rod found for corner and the beginning of a non-tangent curve to the right having a radius of 522.00 feet;

Along said non-tangent curve to the right, on arc distance of 219.23 feet through a central angle of 00°16'38" and a chord bearing and distance of S26°50'35"W, 219.23 feet to a 5/8" iron rod found for corner and the beginning of a compound curve to the right having a radius of 238.50 feet;

Along said compound curve to the right, on arc distance of 63.77 feet through a central angle of 15°19'12" and a chord bearing and distance of S52°42'36"W, 63.58 feet to a 5/8" iron rod found for corner;

S60°22'12"W, a distance of 64.20 feet to a 5/8" iron rod found for corner and the beginning of a curve to the left having a radius of 261.50 feet;

Along said curve to the left, on arc distance of 3.62 feet through a central angle of 00°47'35" and a chord bearing and distance of S53°38'25"W, 3.62 feet to a 5/8" iron rod found for corner and the beginning of a reverse curve to the right having a radius of 512.00 feet;

Along said reverse curve to the right, on arc distance of 161.18 feet through a central angle of 18°02'11" and a chord bearing and distance of S88°35'43"W, 160.51 feet to a 5/8" iron rod found for corner;

S12°31'12"E, a distance of 10.00 feet to a 5/8" iron rod found for corner and the beginning of a non-tangent curve to the right having a radius of 522.00 feet;

Along said non-tangent curve to the right, on arc distance of 94.63 feet through a central angle of 10°23'12" and a chord bearing and distance of S82°48'24"W, 94.50 feet to a 5/8" iron rod found for corner;

S88°00'00"W, a distance of 542.91 feet to a 5/8" iron rod found for corner and the beginning of a curve to the right having a radius of 238.50 feet;

Along said curve to the right, on arc distance of 25.83 feet through a central angle of 06°12'18" and a chord bearing and distance of N88°53'31"W, 25.82 feet to a 5/8" iron rod found for corner;

N85°47'42"W, a distance of 63.42 feet to a 5/8" iron rod found for corner and the beginning of a curve to the left having a radius of 261.50 feet;

Along said curve to the left, on arc distance of 28.32 feet through a central angle of 06°12'18" and a chord bearing and distance of N88°53'31"W, 28.31 feet to a 5/8" iron rod found for corner;

S88°00'00"W, a distance of 170.97 feet to a 5/8" iron rod found for corner;

S02°00'00"E, a distance of 10.00 feet to a 5/8" iron rod found for corner;

S88°00'00"W, a distance of 259.95 feet to a 5/8" iron rod found for corner and the beginning of a curve to the left having a radius of 795.00 feet;

Along said curve to the left, on arc distance of 200.22 feet through a central angle of 14°25'47" and a chord bearing and distance of S80°47'07"W, 199.69 feet to a 5/8" iron rod found for corner;

S77°24'38"W, a distance of 59.32 feet to a 5/8" iron rod found for corner and the beginning of a curve to the left having a radius of 261.50 feet;

Along said curve to the left, on arc distance of 54.56 feet through a central angle of 11°37'12" and a chord bearing and distance of S75°48'10"W, 54.48 feet to a 5/8" iron rod found for corner and the beginning of a compound curve to the left having a radius of 805.00 feet;

Along said compound curve to the left, on arc distance of 154.81 feet through a central angle of 11°01'07" and a chord bearing and distance of S59°56'52"W, 154.57 feet to a 5/8" iron rod found for corner;

S35°33'41"E, a distance of 10.00 feet to a 5/8" iron rod found for corner and the beginning of a non-tangent curve to the left having a radius of 795.00 feet;

Along said non-tangent curve to the left, on arc distance of 405.69 feet through a central angle of 29°14'17" and a chord bearing and distance of S35°49'10"W, 401.50 feet to a 5/8" iron rod found for corner and the beginning of a reverse curve to the right having a radius of 260.50 feet;

Along said reverse curve to the right, on arc distance of 24.35 feet through a central angle of 05°50'55" and a chord bearing and distance of S28°07'29"W, 24.34 feet to a 5/8" iron rod found for corner and the beginning of a reverse curve to the left having a radius of 101.50 feet;

Along said reverse curve to the left, on arc distance of 130.39 feet through a central angle of 07°23'10" and a chord bearing and distance of S27°12'22"W, 130.30 feet to a 5/8" iron rod found for corner;

S23°39'47"W, a distance of 69.28 feet to a 5/8" iron rod found for corner and the beginning of a curve to the right having a radius of 585.00 feet;

Along said curve to the right, on arc distance of 104.86 feet through a central angle of 10°05'50" and a chord bearing and distance of S28°42'49"W, 104.72 feet to a 5/8" iron rod found for corner at the intersection of the westerly right-of-way line of said Allen Station Parkway and the northerly right-of-way line of Village Drive (variable width R.O.W.);

THENCE along the northerly right-of-way line of said Village Drive the following:

S82°35'56"W, a distance of 33.70 feet to a 5/8" iron rod found for corner;

N49°45'59"W, a distance of 59.75 feet to a 5/8" iron rod found for corner and the beginning of a curve to the left having a radius of 1155.00 feet;

Along said curve to the left, on arc distance of 129.29 feet through a central angle of 06°24'48" and a chord bearing and distance of N52°43'43"W, 129.22 feet to a 5/8" iron rod found for corner;

N63°32'19"W, a distance of 133.98 feet to a 5/8" iron rod found for corner and the beginning of a curve to the left having a radius of 1145.00 feet;

Along said curve to the left, on arc distance of 149.75 feet through a central angle of 07°29'36" and a chord bearing and distance of N68°20'33"W, 149.64 feet to a 5/8" iron rod found for corner;

N70°17'10"W, a distance of 563.22 feet to a 5/8" iron rod found for corner at the intersection of the northerly right-of-way line of said Village Drive and the southeasterly right-of-way line of D.A.R.T. rail (100' R.O.W.), said 5/8" iron rod also being the beginning of a non-tangent curve to the right having a radius of 2814.75 feet;

THENCE continuing along said southeasterly right-of-way line and said non-tangent curve to the right, on arc distance of 733.43 feet through a central angle of 14°55'45" and a chord bearing and distance of N30°29'38"W, 731.36 feet to a 5/8" iron rod found for corner;

THENCE N38°04'44"E, continuing along said southeasterly right-of-way line, a distance of 2142.07 feet to the POINT OF BEGINNING and containing 5,442,626 square feet or 124,519.6 acres of land, more or less.

PROPERTY DESCRIPTION
BLOCK B

BEING a tract of land situated in the Henry Weisel Survey, Abstract No. 1026 and the F.C. Winneith Survey, Abstract No. 999, and being all of Lots 1-7, Block B, The Village At Allen Addition, on addition to the City of Allen, according to the plat thereof recorded in Cabinet 2008, Page 124, Plat Records, Collin County, Texas (F.R.C.C.I.), and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for corner at the northwestern corner of said Lot 1, Block B, The Village At Allen Addition, said iron rod also being at the intersection of the south right-of-way line of Stacy Road (variable width R.O.W.) and the easterly right-of-way line of Allen Station Parkway (variable width R.O.W.);

THENCE S88°37'47"E, leaving the easterly right-of-way line of said Allen Station Parkway and along the south right-of-way line of said Stacy Road, a distance of 600.02 feet to a 5/8" iron rod found for corner at the northeast corner of said Lot 1, Block B;

THENCE along the easterly lines of said Lot 1 and Lot 2, Block B, the following:

S00°34'49"W, a distance of 581.25 feet to a 1/2" iron rod found for corner;

S20°42'29"W, a distance of 1420.88 feet to a 1/2" iron rod found for corner;

S20°54'44"W, a distance of 1281.13 feet to a 1/2" iron rod found for corner and the southeasterly corner of said Lot 2, Block B;

THENCE along the southerly line of said Lot 2, Block B, the following:

N65°01'53"W, a distance of 1132.16 feet to a 5/8" iron rod found for corner;

N00°28'13"E, a distance of 73.32 feet to a 1/2" iron rod found for corner;

N88°19'05"W, a distance of 416.72 feet to a capped iron rod found for corner;

N88°49'56"W, a distance of 328.45 feet to a 5/8" iron rod found for corner in the easterly right-of-way of aforementioned Allen Station Parkway;

THENCE along the easterly right-of-way line of said Allen Station Parkway the following:

N18°56'57"E, a distance of 78.16 feet to a 5/8" iron rod found for corner and the beginning of a curve to the right having a radius of 238.50 feet;

Along said curve to the right, on arc distance of 16.85 feet through a central angle of 04°28'48" and a chord bearing and distance of N48°08'43"E, 26.34 feet to a 5/8" iron rod found for corner and the beginning of a compound curve to the right having a radius of 705.00 feet;

Along said compound curve to the right, on arc distance of 212.62 feet through a central angle of 17°16'46" and a chord bearing and distance of N32°04'08"E, 211.81 feet to a 5/8" iron rod found for corner and the beginning of a compound curve to the right having a radius of 238.50 feet;

Along said compound curve to the right, on arc distance of 26.35 feet through a central angle of 06°19'50" and a chord bearing and distance of N48°08'43"E, 26.34 feet to a 5/8" iron rod found for corner;

N57°18'38"E, a distance of 70.00 feet to a 5/8" iron rod found for corner and the beginning of a curve to the left having a radius of 261.50 feet;

Along said curve to the left, on arc distance of 9.11 feet through a central angle of 01°59'46" and a chord bearing and distance of N50°18'45"E, 9.11 feet to a 5/8" iron rod found for corner and the beginning of a reverse curve to the right having a radius of 695.00 feet;

Along said reverse curve to the right, on arc distance of 146.80 feet through a central angle of 12°06'07" and a chord bearing and distance of N55°21'55"E, 146.32 feet to a 5/8" iron rod found for corner;

N28°35'07"E, a distance of 10.00 feet to a 5/8" iron rod found for corner and the beginning of a non-tangent curve to the right having a radius of 705.00 feet;

Along said non-tangent curve to the right, on arc distance of 327.10 feet through a central angle of 26°35'07" and a chord bearing and distance of N74°42'29"E, 324.18 feet to a 5/8" iron rod found for corner;

N88°00'00"E, a distance of 90.08 feet to a 5/8" iron rod found for corner and the beginning of a curve to the right having a radius of 238.50 feet;

Along said curve to the right, on arc distance of 26.13 feet through a central angle of 06°16'38" and a chord bearing and distance of S88°51'41"E, 26.12 feet to a 5/8" iron rod found for corner;

S85°43'22"E, a distance of 64.04 feet to a 5/8" iron rod found for corner and the beginning of a curve to the left having a radius of 261.50 feet;

Along said curve to the left, on arc distance of 28.65 feet through a central angle of 06°16'38" and a chord bearing and distance of S88°51'41"E, 28.63 feet to a 5/8" iron rod found for corner;

N88°00'00"E, a distance of 170.81 feet to a 5/8" iron rod found for corner;

N02°00'00"W, a distance of 10.00 feet to a 5/8" iron rod found for corner;

N88°00'00"E, a distance of 654.67 feet to a 5/8" iron rod found for corner and the beginning of a curve to the right having a radius of 238.50 feet;

Along said curve to the right, on arc distance of 44.05 feet through a central angle of 10°34'57" and a chord bearing and distance of S86°42'32"E, 43.99 feet to a 5/8" iron rod found for corner and the beginning of a reverse curve to the left having a radius of 261.50 feet;

Along said reverse curve to the left, on arc distance of 72.13 feet through a central angle of 15°48'14" and a chord bearing and distance of S89°19'10"E, 71.90 feet to a 5/8" iron rod found for corner and the beginning of a compound curve to the left having a radius of 622.00 feet;

Along said compound curve to the left, on arc distance of 194.55 feet through a central angle of 17°55'19" and a chord bearing and distance of N73°49'05"E, 193.76 feet to a 5/8" iron rod found for corner;

N25°08'32"W, a distance of 10.00 feet to a 5/8" iron rod found for corner and the beginning of a non-tangent curve to the left having a radius of 612.00 feet;

Along said non-tangent curve to the left, on arc distance of 471.58 feet through a central angle of 44°09'59" and a chord bearing and distance of N42°46'58"E, 460.00 feet to a 5/8" iron rod found for corner;

N20°42'29"E, a distance of 210.65 feet to a 5/8" iron rod found for corner and the beginning of a curve to the right having a radius of 698.00 feet;

Along said curve to the right, on arc distance of 82.95 feet through a central angle of 06°48'31" and a chord bearing and distance of N24°06'44"E, 82.90 feet to a 5/8" iron rod found for corner and the beginning of a reverse curve to the left having a radius of 720.00 feet;

Along said reverse curve to the left, on arc distance of 752.17 feet through a central angle of 59°51'21" and a chord bearing and distance of N02°24'41"W, 718.43 feet to a 5/8" iron rod found for corner;

N33°30'38"W, a distance of 29.49 feet to a 5/8" iron rod found for corner;

N34°47'16"W, a distance of 190.50 feet to a 5/8" iron rod found for corner;

S85°12'44"W, a distance of 10.00 feet to a 5/8" iron rod found for corner;

N34°47'16"W, a distance of 130.35 feet to a 5/8" iron rod found for corner and the beginning of a curve to the right having a radius of 189.00 feet;

Along said curve to the right, on arc distance of 54.42 feet through a central angle of 16°29'46" and a chord bearing and distance of N26°32'23"W, 54.23 feet to a 5/8" iron rod found for corner and the beginning of a compound curve to the right having a radius of 411.86 feet;

Along said compound curve to the right, on arc distance of 80.72 feet through a central angle of 11°13'46" and a chord bearing and distance of N12°40'57"W, 80.59 feet to a 5/8" iron rod found for corner and the beginning of a reverse curve to the left having a radius of 261.50 feet;

Along said reverse curve to the left, on arc distance of 16.80 feet through a central angle of 03°40'57" and a chord bearing and distance of N08°54'10"W, 16.80 feet to a 5/8" iron rod found for corner and the beginning of a reverse curve to the right having a radius of 408.50 feet;

Along said reverse curve to the right, on arc distance of 86.43 feet through a central angle of 12°07'21" and a chord bearing and distance of N04°40'55"W, 86.27 feet to a 5/8" iron rod found for corner;

N01°22'46"E, a distance of 93.43 feet to a 5/8" iron rod found for corner;

N45°22'46"E, a distance of 35.37 feet to the POINT OF BEGINNING and containing 1,918.631 square feet or 44.046 acres of land, more or less.

FINAL PLAT OF
THE VILLAGE AT ALLEN
LOTS 1-5 & LOT 6A, BLOCK A,
LOTS 7A-7H, BLOCK A
LOTS 1A-1D, BLOCK B &
LOT 2A, BLOCK B
BEING A REPLAT OF
THE VILLAGE AT ALLEN
LOTS 1-7, BLOCK A, &
LOTS 1 & 2, BLOCK B

SITUATED IN THE
F.C. WILMETH SURVEY, ABSTRACT NO. 999
HENRY WEISEL SURVEY, ABSTRACT NO. 1026
CITY OF ALLEN, COLLIN COUNTY, TEXAS

SHEET 6 OF 6

DEVELOPER

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE:

October 7, 2008

SUBJECT:

Conduct a Public Hearing and consider an amendment to the Development Regulations to permit self storage as an accessory use and to adopt a concept plan on Tract 5 of PD Planned Development No. 58 for SC Shopping Center, for the Appleseed Project. The property is 14.48± acres situated in the Henry Wetsel Survey, Abstract No. 1026, Collin County, City of Allen, Texas; located at the northwest corner of Greenville Avenue and Exchange Parkway.

STAFF RESOURCE:

Ogden “Bo” Bass, AICP
Director, Planning & Development

**PREVIOUS BOARD/COUNCIL ACTION:
BACKGROUND**

N/A

The property is located at the northwest corner of Greenville Avenue and Exchange Parkway. The property to the north of the subject site is zoned SC Shopping Center, and R-7 Residential. The property to the west is zoned PD Planned Development No. 58 for MF Multi-Family. The property to the south, across Exchange Parkway, is zoned PD Planned Development No. 58 for CF Community Facilities. The property located to the east, across Greenville Avenue, is zoned SC Shopping Center, and R-7 Residential.

The Appleseed project is a mixed use building that contains retail lease space, office space and storage space. The primary purpose is to offer retail and office space for small and start-up businesses. The storage space is partially allocated to the retail and office businesses operating in the building, and part of the storage space would be leased to the public. Because the leasable storage space is only a portion of the building it would be considered an accessory use versus a primary use. Planned Development No. 58 (PD#58) zoning does not permit self-storage, therefore, the applicant’s request is to amend PD#58 to allow self-storage as an accessory use. The storage space is placed wholly within the building with internal access only; therefore, no storage doors are located on the exterior of the building.

In addition, the request includes an amendment to the maximum building height. The PD#58 zoning currently limits the height of buildings to 3 stories and 45 feet overall. The applicant is requesting an amendment to allow for 4 stories and 55 feet overall. The additional height is to accommodate architectural elements of the building such as parapet walls, turrets, elevator enclosures and other aesthetic and functional design features.

A concept plan has also been provided for consideration. The Appleseed project building and site improvements are located on the corner lot with a bank proposed immediately to the west on Exchange. These are the only two projects under consideration at this time. The rest of the tract is planned for additional retail uses although specific users have not been identified. The Appleseed building has been located 300 feet from land owned by the Allen Independent School District (AISD) across Exchange to permit businesses that may want to sell alcohol the opportunity to do so. The Allen Land Development Code (ALDC) distance requirement of 300’ is measured from the property line of school owned land to the leasehold line of a lease space desiring to sell alcohol.

The applicant has requested that this submittal also be considered as the General Development Plan. The submittal meets all the requirements for a GDP and staff supports this request.

STAFF RECOMMENDATION

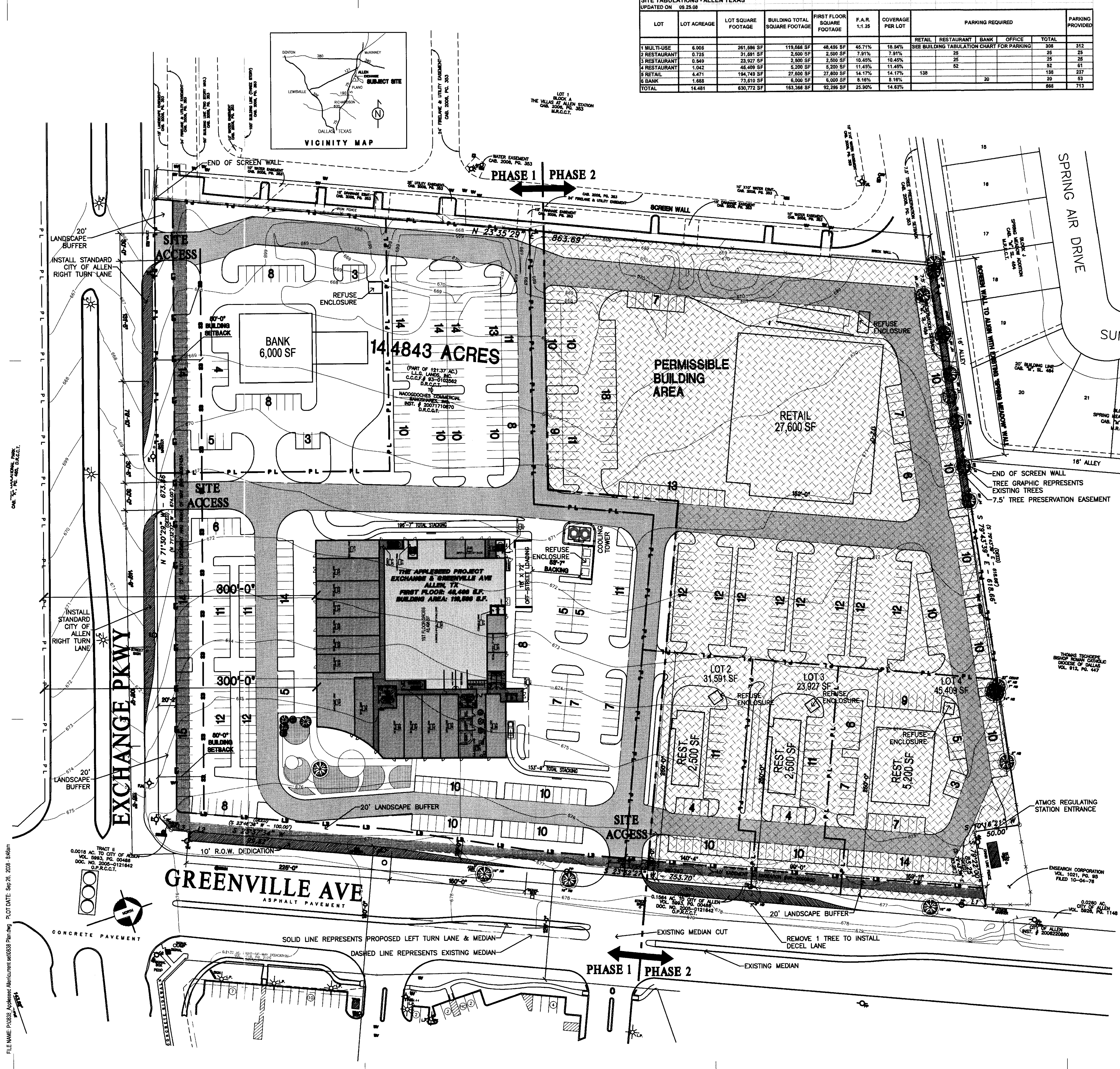
Staff recommends approval.

ATTACHMENTS

Conceptual Building Sections
Elevations
Concept Plan

ONE "N" = 100' HORIZ. SCALE
ONE "V" = 10' VERT. SCALE

FILE NAME: P:\0333_Acres\Acres\Acres.dwg PLOT DATE: Sep 26, 2008 8:48am

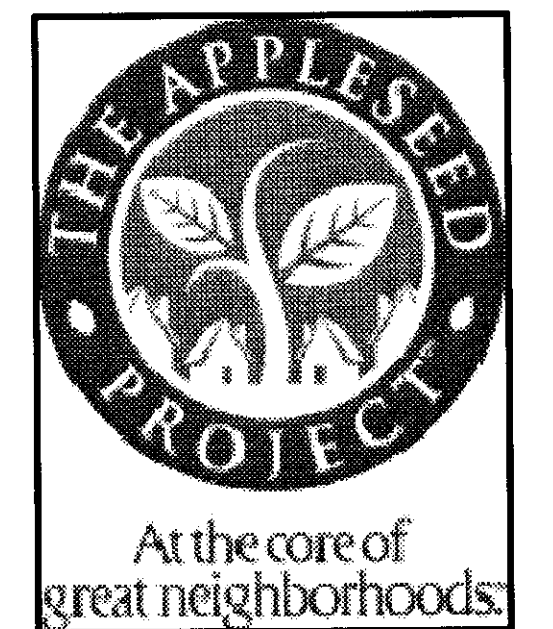


SITE TABULATIONS - ALLEN TEXAS									
UPDATED ON 08.25.08									
LOT	LOT ACREAGE	LOT SQUARE FOOTAGE	BUILDING TOTAL SQUARE FOOTAGE	FIRST FLOOR SQUARE FOOTAGE	F.A.R. 1:1.25	COVERAGE PER LOT	PARKING REQUIRED		PARKING PROVIDED
1 MULTI-USE	6.008	261,886 SF	119,668 SF	48,495 SF	45.71%	18.94%	SEE BUILDING TABULATION CHART FOR PARKING	308	312
2 RESTAURANT	0.725	31,691 SF	2,500 SF	2,500 SF	7.91%	7.91%	25	25	25
3 RESTAURANT	0.549	23,927 SF	2,500 SF	2,500 SF	10.45%	10.45%	25	25	25
4 RESTAURANT	1.042	42,408 SF	5,200 SF	5,200 SF	11.49%	11.49%	52	52	51
5 RETAIL	4.471	194,749 SF	27,600 SF	27,600 SF	14.17%	14.17%	138	138	237
6 BANK	1.688	73,810 SF	6,000 SF	6,000 SF	8.18%	8.18%	20	20	53
TOTAL	14.481	630,772 SF	183,368 SF	92,296 SF	25.90%	14.93%		668	713

THE APPLESEED PROJECT				
UPDATED ON 09.25.08				
PLAN	AREA	SQ FT	PARKING RATIOS	REQUIRED PARKING
ALLEN				
SITE AREA (SF)		261,586		
SITE AREA (ACRES)		6.008		
BUILDING AREA				
1ST FLOOR				
RETAIL		17,590	200	88.0
RETAIL/OFFICE LOFT		2,156	300	7.2
RESTAURANT		4,143	100	41.4
STORING		17,562	10000	2.0
BUSINESS CENTER		2,087	300	7.0
COMMON AREA (STORING)		576		
COMMON AREA		4,389		
TOTAL		48,502		
1ST FLOOR GROSS SF		48,496		
2ND FLOOR				
RETAIL/OFFICE LOFT		2,157	300	7.2
STORING		19,947	10000	2.0
COMMON AREA (STORING)		576		
TOTAL		22,680		
2ND FLOOR GROSS SF		21,203		
3RD FLOOR				
RESTAURANT		4,698	100	47.0
EXECUTIVE OFFICE		7,733	300	25.8
OFFICE FLEX		7,871	300	26.2
INCUBATOR OFFICE (IN RTL CONST.)		6,012	300	20.0
INCUBATOR OFFICE (IN STOR CONST.)		3,669	300	12.2
OUTDOOR PATIO		2,000	100	20.0
STORING		18,934	10000	2.0
COMMON AREA (STORING)		576		
COMMON AREA		848		
TOTAL		50,341		
3RD FLOOR GROSS SF		49,867		
FAR		0.465		
TOTAL GROSS BUILDING SF		119,566		308.0
TOTAL GLA SF		121,623		
TOTAL GLA BY USE				
		SQ FT	PARKING RATIOS	PARKING SPACES REQUIRED
Retail		17,590	200	88.0
Restaurant		8,841	100	88.4
Office/Flex		7,871	300	26.2
Traditional Storing		54,443	10000	6.0
1st Floor Business Center		2,087	300	7.0
Executive Office		7,733	300	25.8
Retail/Office Loft		4,312	300	14.4
Incubator Office (storing construction)		3,669	300	12.2
Incubator Office (retail construction + n & hallway)		6,012	300	20.0
Common Area (retail/office)		5,237	0	
Common Area (storing NOT INCL. IN BLDG. #S)		1,728	0	
Rentable Patio		2,000	100	20.0
TOTAL PARKING PROVIDED PER PLAN				312
TOTAL PARKING REQUIRED PER CODE		121,623		308.0

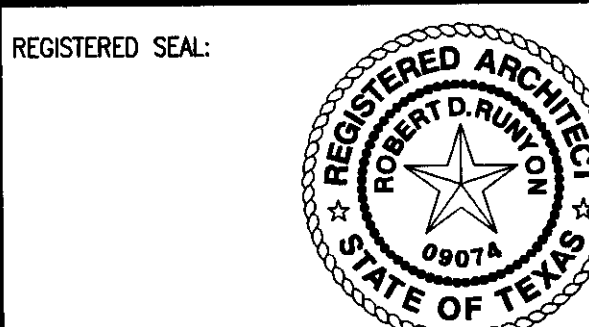
- PROPOSED DEVELOPMENT IS A PART OF EXISTING CITY OF ALLEN PD-58.
 - ACCORDING TO FEMA FIRM MAP NO. 48086C0436 G (PANEL 435 OF 650), DATED JANUARY 19, 1998 (REV'D), THE SUBJECT SITE HAS NO AREA WITHIN THE 100-YEAR FLOODPLAIN.
 - BUILDING HEIGHTS ARE SHOWN ON ATTACHED CONCEPTUAL ELEVATIONS. THE MAXIMUM BUILDING HEIGHT IS 68'-0" AT NORTH ELEVATION (EXIT STAIR ONLY) FOR THE APPLESEED PROJECT.
- | | |
|-----------|--|
| PD-58 | 1409-3-96 |
| Uses: | Shopping Center, Multifamily, Light Industrial, floodplain |
| Area: | 152.2 total acres; 14.0 acres shopping center, 42.4 acres multifamily, 91.6 acres light industrial, 4.2 acres floodplain |
| Location: | North of Exchange Parkway, west of SH 5 |

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DATE	DESCRIPTION
08.07.08	PROGRESS PDF
08.11.08	MARKETING G.D.P.
08.14.08	G.D.P. REVIEW
08.21.08	G.D.P. REVIEW
09.04.08	G.D.P. TO CITY
09.19.08	G.D.P. TO CITY
09.26.08	PD SUBMITTAL



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PROJECT #: 0838
PROJECT MANAGER: WW

PLANNED DEVELOPMENT SUBMITTAL CONCEPT PLAN

