

Parking Analysis Plan

	Business Name	Occupancy	Suite	Lot	Square Footage	Ratio	Parking Spaces Required by Code	Parking Spaces Provided
1	Martial Arts	B - Business	100	3	2,400	1:200	12	
2	Singas Pizza	A2-Restaurant	105	3	1,120	1:100	11.20	
3	Donut Palace	A2-Restaurant	110	3	1,100	1:100	11	
4	StunP	B - Business	115	3	1,200	1:200	18	
5	Sayfani	A2-Restaurant	120	3	1,800	1:100	18	
6	Peacock Indian Cuisine	A2-Restaurant	125	3	4,500	1:100	45	
7	Supercuts	B - Business	130	3	1,200	1:200	6	
8	Coppell Nails	B - Business	135	3	1,735	1:200	8.68	
9	glo tanning	B - Business	140	3	2,542	1:200	12.71	
10	Wu's Asian Bistro	A2-Restaurant	145	3	1,600	1:100	16	
11	Smoke Shop	B - Business	125	1	1,600	1:200	8	
12	Bombay Curry Pizza	A2-Restaurant	150-175	1	2,400	1:100	24	
13	Subway	A2-Restaurant	300	1	1,500	1:100	15	
14	America First Urgent Care	B - Medical Office	400	1	1,500	1:175	8.57	
Total Restaurant Area					10,120	Total	214.16	209

Parking Available	
Lot 1	47
Lot 3	162
Total	209

NOTES:

1. PROPOSED PD TO INCREASE ALLOWED RESTAURANT AREA ON LOTS 1 & 3, BLOCK A FROM 8,400 SF TO 10,120 SF.
2. PROPOSED PD TO UTILIZE AN EXCEPTION TO ALLOW 209 PARKING SPACES TO ACCOMMODATE THE PROPOSED INCREASE IN RESTAURANT USES THAT WOULD TYPICALLY REQUIRE 214 PARKING SPACES.
3. TYPICAL PARKING SPACES ARE 9'X18'.
4. EACH LOT SHALL BE RESPONSIBLE FOR MAINTENANCE OF THEIR OWN LOT'S PAVING, LANDSCAPING, AND UTILITIES.

PD CONDITIONS:

1. SETBACKS FOR LOT 3, BLOCK A TO BE AS SHOWN ON THE PLAN.
2. INTERNAL LANDSCAPE BUFFERS SHALL BE AS NOTED ON THE PLAN.
3. SITE IS SUBJECT TO A SHARED PARKING AGREEMENT BETWEEN LOT 1 & 3, FILED & RECORDED IN DALLAS COUNTY ON FEBRUARY 26, 2021. DOCUMENT #:202100054436 RECEIPT #:20210226000502
4. SHARED DUMPSTER AS SHOWN ON PLAN BETWEEN LOT 1 AND 3, BETWEEN LOT 1 & 3, FILED & RECORDED IN DALLAS COUNTY ON FEBRUARY 26, 2021. DOCUMENT #:202100054436 RECEIPT #:20210226000502.

LOT SIZE	SITE DATA TABLE		
	LOT 1, BLOCK A	LOT 2, BLOCK A	LOT 3, BLOCK A
EXISTING ZONING	PD-157R8-C	PD-157R8-C	PD-157R8-C
PROPOSED ZONING	PD-157R9-C	PD-157R9-C	PD-157R9-C
USE / BUILDING AREA			
RETAIL	6,000 SF - 75%		9,246 SF - 48%
RESTAURANT	2,000 SF - 25%	3,278 SF - 100%	10,120 SF - 52%
TOTAL	8,000 SF	3,278 SF	19,366 SF
REQUIRED PARKING			
RETAIL (1 PER 200 S.F.)	30 SPACES	SPACES	46 SPACES
RESTAURANT (1 PER 100 S.F.)	20 SPACES	33 SPACES	101 SPACES
TOTAL	50 SPACES	33 SPACES	147 SPACES
EXISTING PARKING PROVIDED	47 SPACES	45 SPACES	162 SPACES
EXISTING PROVIDED PARKING RATIO	1/171	1/73	1/120
EXISTING HANDICAP REQUIRED	2 SPACES	2 SPACES	6 SPACES
EXISTING HANDICAP PROVIDED	2 SPACES	2 SPACES	6 SPACES
EXISTING COVERAGE	18.08%	8.53%	16.51%

* PARKING PROVIDED TOTAL INCLUDES HC PARKING

NOTE:

SITE PLAN IS INTENDED TO REFERENCE THE LOCATION OF THE INTERIOR FINISH-OUT. THERE ARE NO CHANGES TO THE DRIVES, PARKING OR SIDEWALKS. ALL CHANGES ARE INTERIOR TO THE BUILDING ENVELOPE.



SINGAS PIZZA & RESTAURANT
INTERIOR FINISH-OUT FROM PROTOTYPICAL DESIGN

817 S. MacArthur Blvd, Coppell, TX 75019

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

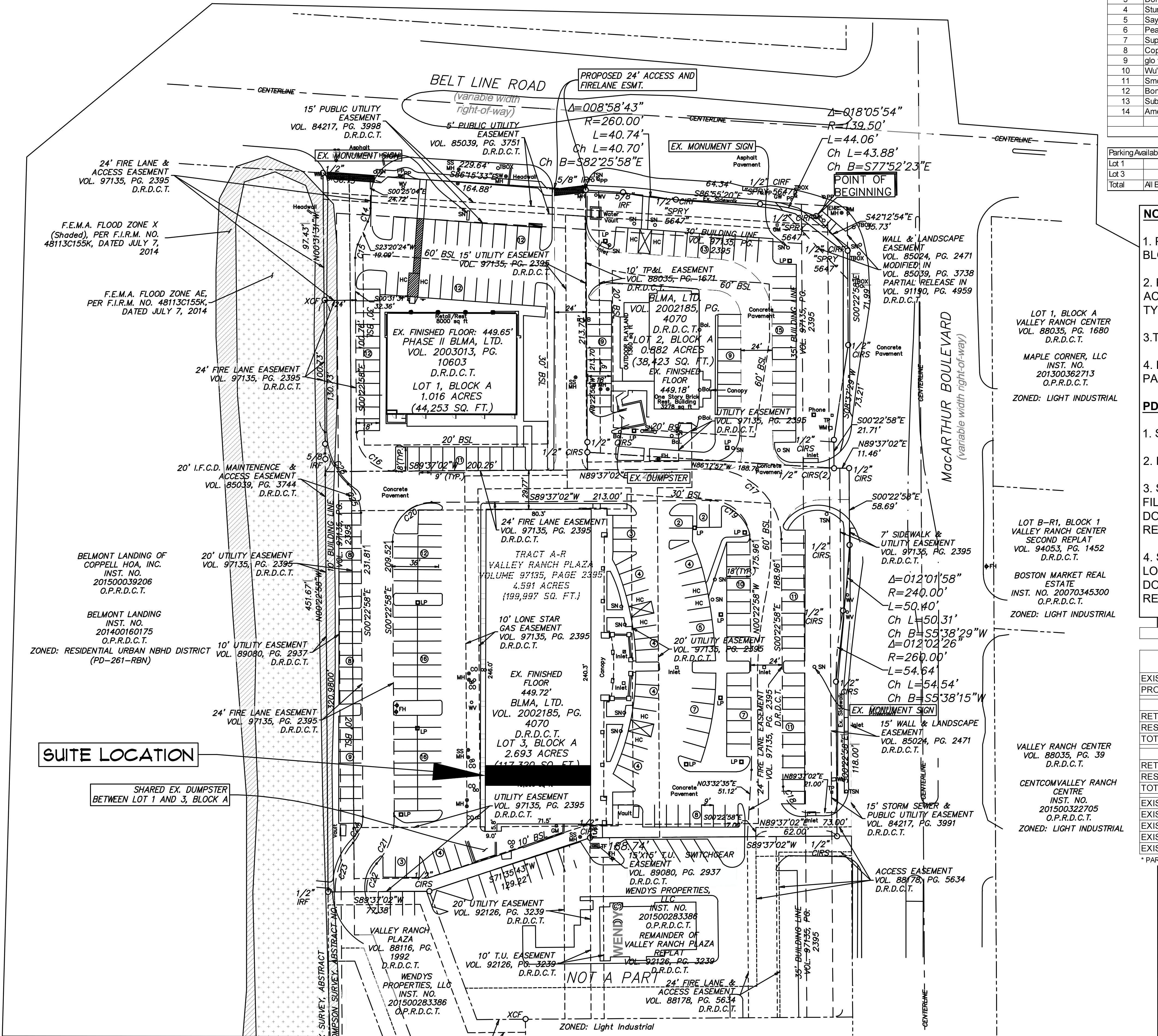
EGA Project No: 2022.005.01

Sheet Name:

SITE PLAN

Sheet Number:

A-001



1,161 SF