

LAND USE STATEMENT

Village on the Parkway, 5100 Belt Line Road, Addison, Texas

I. PURPOSE OF REQUEST. The purpose of this application is to request an amendment to Planned Development District O12-002, as amended by Ordinance No. O20-08, the Planned Development District for the Village on the Parkway center (the "Village"). The Village is located on the southeast corner of Dallas North Tollway and Belt Line Road and consists of approximately 31.608 acres of land.

II. EXISTING LAND USE. The Village is currently zoned for retail, office, and civic uses, and, subject to approval of a Special Use Permit ("SUP"), restaurant uses, the sale of alcoholic beverages for on-premises consumption only, the sale of beer and wine for off-premises consumption, movie picture theater, and hotel uses.

III. PROPOSED USE. This Application proposes an amendment to the existing Site Plan and Landscape Plan. Specifically, the ownership of the Village wishes to make improvements to Block 900, and for that purpose wishes to amend the Site Plan and Landscape Plan as they currently depict Block 900, as well as provide for three stories in structure height, rather than the two stories currently permitted, and to allow for a total of 45,658 square feet of development on Block 900, with a building footprint of 15,286 square feet.

We believe that there is a market for this additional first class office space, but these changes will also serve to greatly enhance the Village, in particular by adding to its mixed-use character and by enhancing the pedestrian experience within the Village. More specifically, we will be asking to re-orient the Block 900 building to move it to the southwest to some extent, to relocate the southwest-facing surface parking currently depicted, and to replace that parking with an enlarged and enhanced landscaped patio of approximately 2,835 square feet. Being located essentially in the central part of the overall Village, this will greatly enhance the visual appeal, pedestrian experience, and walkability of the Village.

In addition, the first floor of the three-story proposed building will be for retail and restaurant uses and the office lobby, with the second and third stories being slated for office uses. Providing these additional office options in the Village will enhance the overall mixed-use character of the Village, and the differing peak hours of operation for the office uses, in comparison with the restaurant uses, will serve to make parking supply and parking operations more efficient.

It is also important to note that the Village will still have sufficient parking with the relocation of the previously-depicted Block 900 parking. The architectural design of the proposed Block 900 building will be first class, which will further update and hence the visual appeal of the Village and the pedestrian experience within it. In sum, our request will not just enhance the Village, for the reasons stated above, but will also be very positive for the surrounding community and for the Town of Addison.