

Received

OCT 14 2014

Planning Dept.

Lot 1 Block 5 Parking Requirement Calculations						
Lot	#	Tenant	Classification	Building Square Footage	Parking Ratio (1 space per SF)	Required Spots
Lot 1 North	1	WingStop	Restaurant	1,300	100	10
	2	Subway	Restaurant	1,224	100	10
	2a	J's Donut	Restaurant	1,321	100	10
	3	20/20 Slight	Health Clinic	2,000	200	10
	4	Naval Reserve	Professional Office	2,125	325	7
	5	Military Recruiting	Professional Office	1,420	325	5
	6	Cleaners	Dry Cleaners	1,420	200	8
	7 & 8	Methodist Family Health Center	Health Clinic	5,970	200	30
	9	Clips	Beauty / Barber	1,050	275	25
	10	All-N-One Ship-N-Mail	Personal Business Service	1,050	275	4
	11	Nail Care	Beauty / Barber	1,009	275	25
	12	Nationwide Insurance	Personal Business Service	992	275	4
	13	GNC	Retail	1,701	275	7
	14	Dentist	Health Clinic	1,781	200	9
Lot 2	15	Albertson's	Retail	58,261	275	212
	15a	First Choice	Health Clinic	6,600	200	33
Lot 1 South	16	Baskin-Robbins	Restaurant	1,300	100	10
	16a	Automation Staffing	Personal Business Service	2,018	275	8
	17	AVAILABLE	N/A	1,579		25
	18	Church	Church/Synagogue/Mosque	5,187		19
	19	Church	Church/Synagogue/Mosque	1,800		7
	20	Church	Church/Synagogue/Mosque	1,213		5
	21	Mongolian Grill	Restaurant	4,340	100	33
	22	Caribbean Tan	Health Clinic	1,855	200	10
	23 & 24	Century 21 Real Estate	Personal Business Service	4,858	275	18
	25	Chaps Café	Restaurant	1,950	100	15
Lot 5	26	Emmar Ob Gyn	Health Clinic	1,950	200	10
	27	Chase Bank	Banks/Professional Office	1,950	325	6
Lot 6	28	Hollywood Movies	Retail	5,850	275	22
	FPS	Cheddar's	Restaurant	8,900	100	67
				Existing Development Parking Requirement	631	631
				Proposed Development Parking Requirement	664	664

Notes

1. Tenant/building square footage obtained from Westchester Market property owner unless otherwise noted.
2. All restaurant parking requirements were calculated upon 75% of building square footage due to Article 10.7.2 of Grand Prairie Unified Development Code which states that restaurants are required to provide 'One (1) space per 100 Square Feet of Designated Dining and Waiting Areas'.
3. Beauty/Barber Shop parking requires 'One (1) Space for each Employee, Plus Two (2) Spaces for each Service Station'. Estimations of eight stations and nine employees were used in calculations.
4. Church/Synagogue/Mosque parking requires 'One (1) Space Per Three (3) Seats'. Due to uncertainty in number of seats, calculations for parking requirements were done according to retail classification, one (1) space per 275 square feet.

Current Block 5 Parking Summary			
Lot	Block 5 Summary	Required Parking	Parking Available
Lot 1	Shops A (South of Albertson's)	135	178
Lot 1	Shops B (North of Albertson's)	164	97
Lot 5	Shops C	53	53
Lot 6	Cheddar's	67	105
Lot 2	Albertson's	212	303
	Total	631	736

Proposed Block 5 Parking Summary			
Lot	Block 5 Summary	Required Parking	Parking Available
Lot 1	Shops A (South of Albertson's)	135	178
Lot 1	Shops B (North of Albertson's)	164	97
Lot 5	Shops C	53	53
Lot 6	Cheddar's	67	105
Lot 2	Albertson's	245	258
	Total	664	691

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LEASE MASTER PLAN FOR
BY ESTCHUSSEY MARKET
GRAND PRIZE - 1900

Future

Shops 'B'

Albertson's

Shops 'A'

Shops 'n'

NOT A
PART

Carrier

Westchester