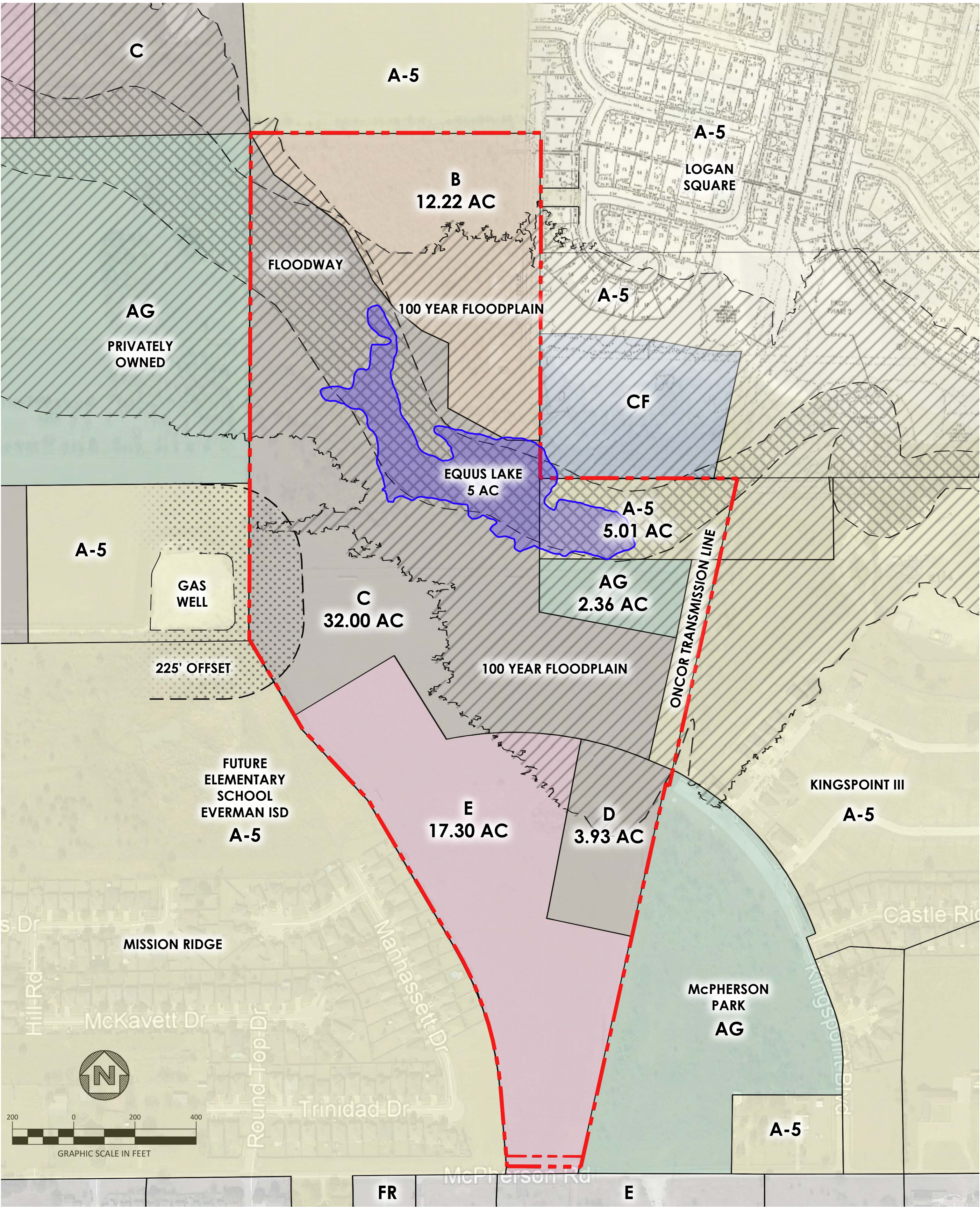


EQUUS LAKE VILLAGE  
Fort Worth, Texas

Planning + Landscape Architecture  
**SITE PLANNING EXHIBITS**  
May 26, 2022





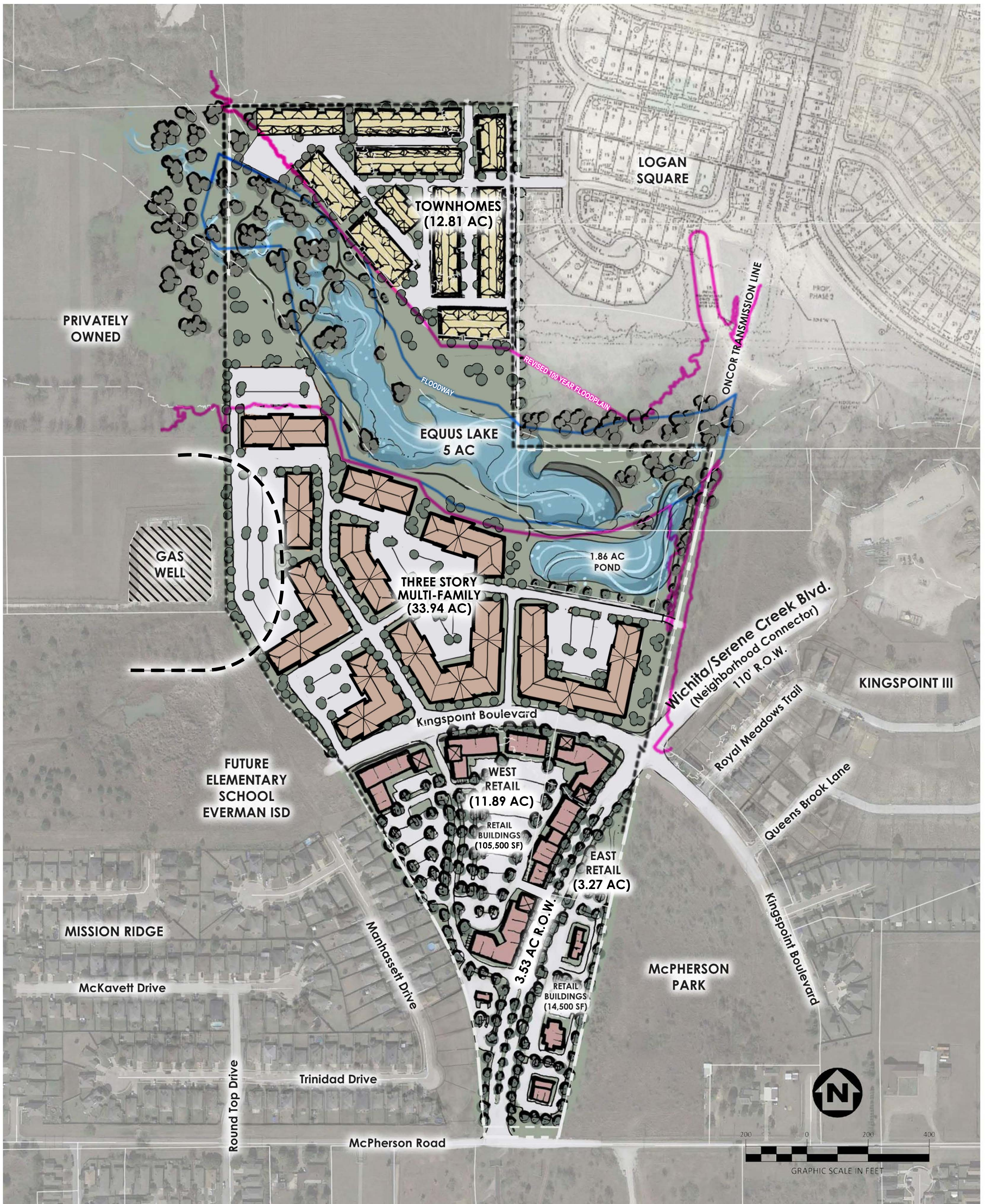




Existing Zoning	
Zoning	Acres
<b>"E" Neighborhood Commercial</b>	<b>17.30</b>
Area Outside of Existing Floodplain	16.47
100 Year Floodplain	0.83
<b>"D" High Density Multi-Family</b>	<b>3.93</b>
Area Outside of Existing Floodplain	2.31
100 Year Floodplain	1.62
<b>"C" Medium Density Multi-Family (24 units/Ac)</b>	<b>32.00</b>
Area Outside of Existing Floodplain	8.78
100 Year Floodplain Excluding Floodway	14.56
Floodway	8.66
<b>"B" Two Family (10 units/Ac Allowable)</b>	<b>12.22</b>
Area Outside of Existing Floodplain	5.89
100 Year Floodplain Excluding Floodway	6.16
Floodway	0.17
<b>"A-5" Single Family</b>	<b>5.01</b>
100 Year Floodplain Excluding Floodway	2.01
Floodway	3.00
<b>"AG" Agriculture</b>	<b>2.36</b>
100 Year Floodplain Excluding Floodway	2.35
Floodway	0.01
<b>Total Acres</b>	<b>72.82</b>
<b>Floodplain</b>	<b>39.35</b>
100 Year Floodplain Excluding Floodway	27.52
Floodway	11.83

Note: Zoning acreages are based on City of Fort Worth GIS shapefiles and floodplain, floodway acreages are based on FEMA GIS shapefiles.





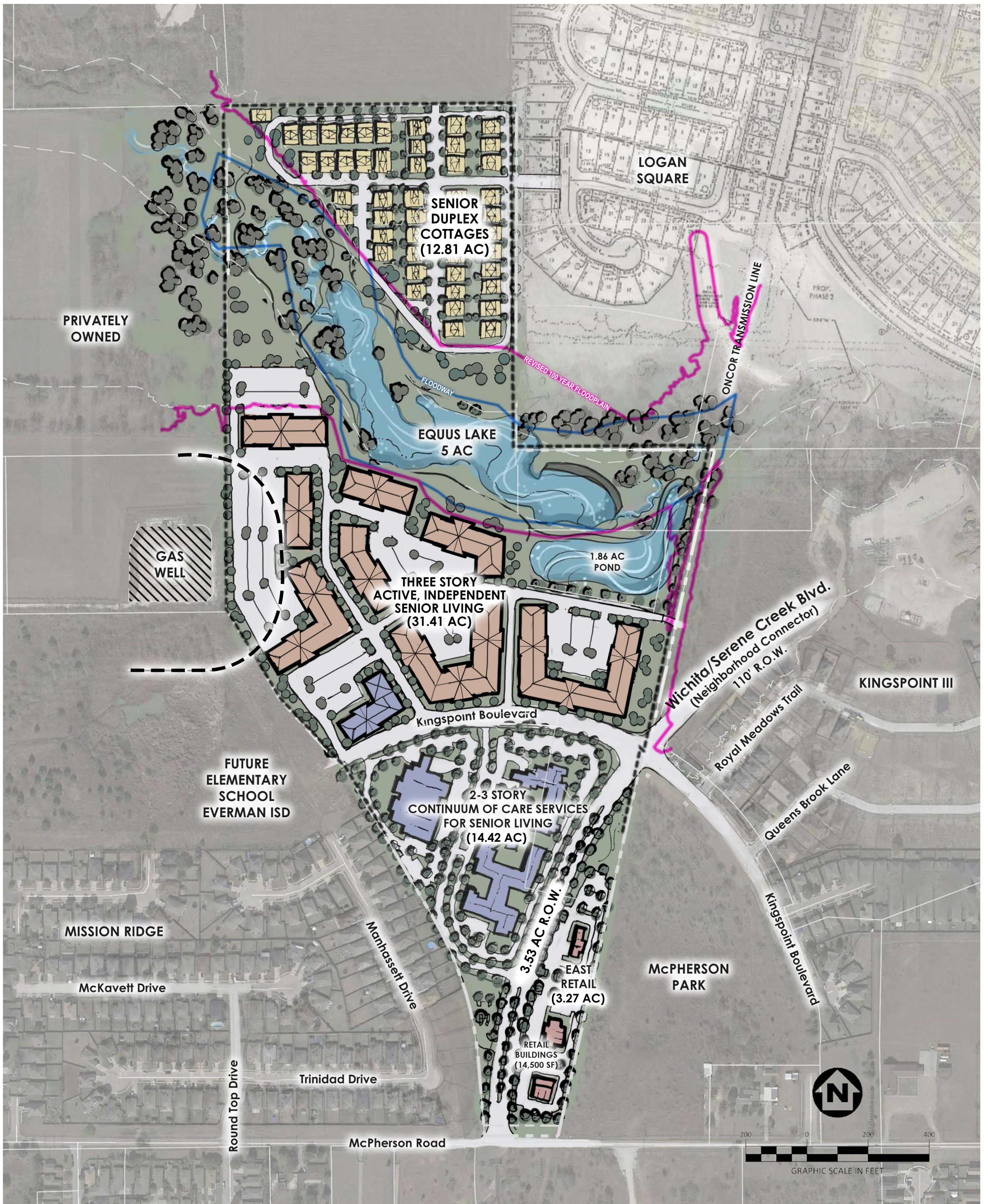
# Townhome-Multifamily-Retail OPTION 1 EQUUS LAKE VILLAGE FORT WORTH, TEXAS



LAND USE TABULATIONS - OPTION 1		
Proposed Land Use	Acres	Denisty
<b>Neighborhood Commercial</b>	<b>15.16</b>	<b>Retail/Restaurant/Fast Food</b>
West Retail/Restaurant/Fast Food		Total Building Square Footage in West Retail/Restaurant/Fast Food = 105,500 SF  FAR = 0.20
"E" Zoned Area Outside of Post Development Floodplain	9.91	
"D" Zoned area used for Restaurant/Fast Food (Requires Zoning Change) outside of Post Development Floodplain	1.98	
<b>Total Developed Acres</b>	<b>11.89</b>	
East Retail/Restaurant/Fast Food		Total Building Square Footage in East Retail/Restaurant/Fast Food = 14,500 SF  FAR = 0.10
"E" Zoned Area Outside of Post Development Floodplain	2.69	
"D" Zoned Area used for retail/restaurant/ Fast Food (Requires Zoning Change)	0.58	
<b>Total Developed Acres</b>	<b>3.27</b>	
<b>Total Retail/Restaurant/Fast Food</b>	<b>15.16</b>	
<b>3-Story Multifamily</b>	<b>33.94</b>	<b>3 Story Apartments</b>
"C" Zoned Area outside of Post Development Floodplain	18.87	11.28 acres in "C" Zoned Post Development Floodplain used for Open Space & Density Credits  814 Units (36 DU/AC Net)
"C" Zoned Area Developed inside Post Development Floodplain	1.26	
"E" Zoned Area Used for Multifamily Outside Floodplain (Requires Rezoning)	2.53	
<b>Total Developed Acres of Multi-Family in "C" and "E" Zoning</b>	<b>22.66</b>	
Total "C" Zoned Area inside Post Development Floodplain	13.13	814 Units (24 DU/AC Gross)
"C" Zoning in Post Development Floodplain Used for Open Space & Density Credits	11.28	
<b>Total Acres used by Multifamily</b>	<b>33.94</b>	
<b>Townhomes</b>	<b>12.81</b>	<b>Townhomes</b>
"B" Zoned Area Outside of Post Development Floodplain	10.32	105 Units (8 DU/AC Net)
"B" Zoned Area Developed Inside Post Development Floodplain	1.72	
"C" Zoned Area used for townhomes and developed in Post Development Floodplain	0.59	
<b>Total Developed Acres of Townhomes in "B" and "C" Zoning</b>	<b>12.63</b>	
Total "B" Zoned Area Inside Post Development Floodplain	1.90	105 Units (8 DU/AC Gross)
"B" Zoning in Post Development Floodplain Used for Open Space & Density Credits	0.18	
<b>Total Acres used by Townhomes</b>	<b>12.81</b>	
<b>A-5 and AG Zoned Areas</b>	<b>7.37</b>	<b>Water Amenities</b>
"A-5" Zoned Area in Post Development Floodplain	3.81	Lake 5.00 AC  Retention/Detention Pond 1.86 AC
"A-5" Zoned Area Outside of Post Development Floodplain	1.20	
"AG" Zoned Area in Post Development Floodplain	0.08	
"AG" Zoned Area Outside of Post Development Floodplain	2.28	
<b>Open Space in "A-5" &amp; "AG" Zoning</b>	<b>7.37</b>	
<b>Land Use Summary</b>		
Retail/Restaurant/Fast Food	15.16	105,500 SF (0.20 F.A.R.) 14,500 SF (0.10 F.A.R.)
Multifamily	22.66	814 Units
Townhomes	12.63	110 Units
Arterial ROW Dedications	3.53	Wichita/Serene Creek Blvd. & McPherson Rd.
Total Open Space	18.84	Open space amenities includes 5.00 AC lake & 1.86 AC retention/detention pond
<b>Total Acres</b>	<b>72.82</b>	

LAND USE SUMMARY - OPTION 1		
Land Use	Acres	Description
Retail/Restaurant/Fast Food	15.16	West: 105,500 SF (0.20 F.A.R.) East: 14,500 SF (0.10 F.A.R.)
3-Story Multifamily	22.66	814 Units (24 DU/AC Gross) 814 Units (36 DU/AC Net)
Townhomes	12.63	105 Units (8 DU/AC Gross) 105 Units (8 DU/AC Net)
Arterial ROW Dedications	3.53	Wichita/Serene Creek Blvd. & McPherson Rd.
Total Open Space	18.84	Open space amenities includes 5.00 AC lake & 1.86 AC retention/detention pond
Total Acres		72.82





# Senior Duplex Cottages - Independent Living - Continuum of Care

## OPTION 2

### EQUUS LAKE VILLAGE

#### FORT WORTH, TEXAS

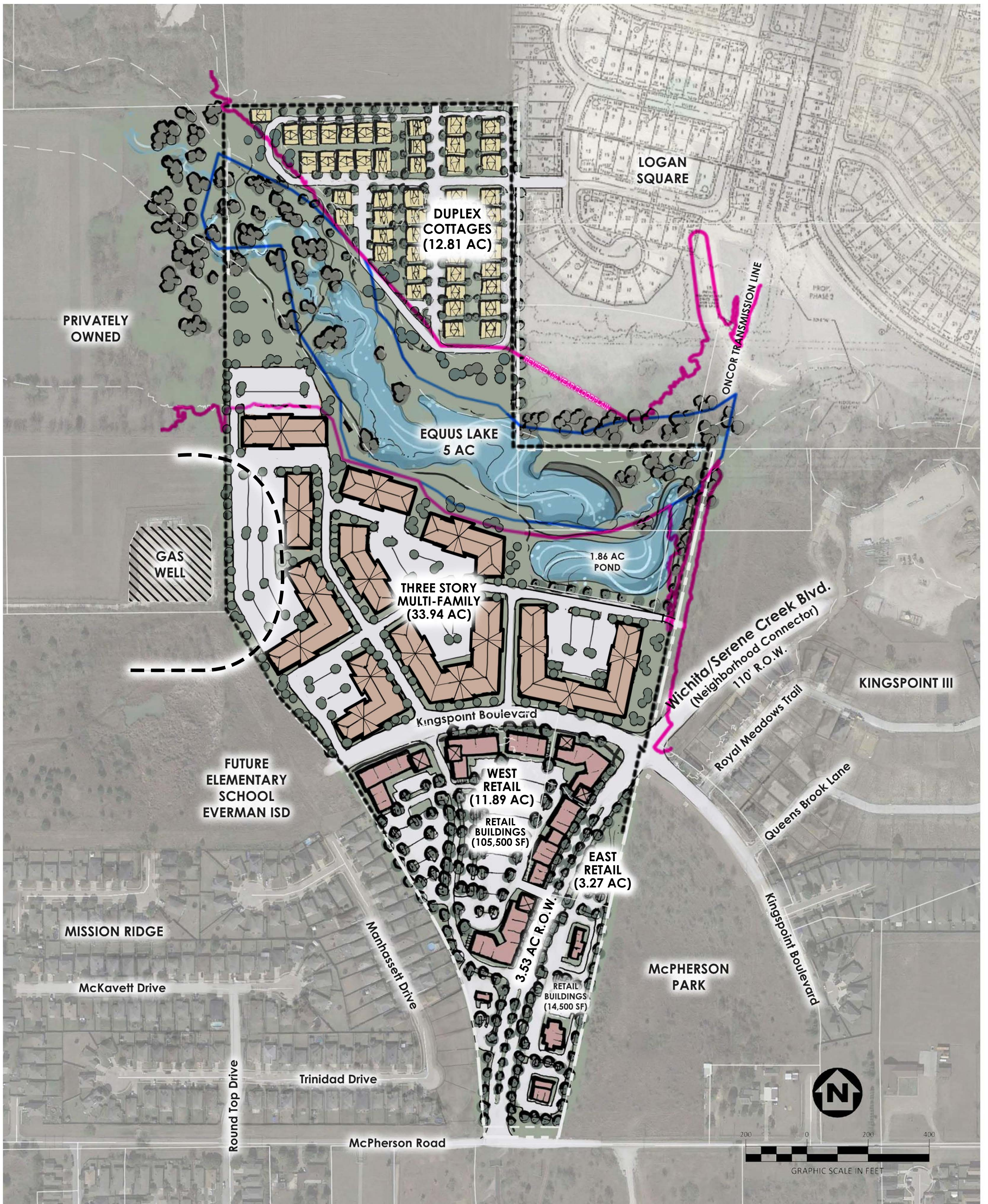


LAND USE TABULATIONS - OPTION 2		
Proposed Land Use	Acres	Denisty
Neighborhood Commercial	17.69	Continuum of Care & Restaurant/Fast Food
Continuum of Care		
"E" Zoned Area Outside of Post Development Floodplain	12.44	Total Building Square Footage in Continuum of Care = 339,277 SF
"D" Zoned Area Outside of Post Development Floodplain	1.98	
Total Developed Acres	14.42	FAR = 0.54
Retail/Restaurant/Fast Food		
"E" Zoned Area Outside of Post Development Floodplain	2.69	Total Building Square Footage in Retail/Restaurant/Fast Food = 14,500 SF
"D " Zoned Area used for retail/restaurant/ Fast Food (Requires Zoning Change)	0.58	
Total Developed Acres	3.27	FAR = 0.10
Continuum of Care Services & Retail/Restaurant/Fast Food	17.69	
Active Independent Senior Living	31.41	3 Story Apartments
"C" Zoned Area outside of Post Development Floodplain	18.87	11.28 acres in "C" Zoned Post Development Floodplain used for Open Space & Density Credits
"C" Zoned Area Developed Inside Post Development Floodplain	1.26	753 Units (37 DU/AC Net)
Total Developed Acres of Multi-Family in "C" Zoning	20.13	
Total "C" Zoned Area Inside Post Development Floodplain	13.13	
"C" Zoning in Post Development Floodplain Used for Open Space & Density Credits	11.28	
Total Acres used by Senior Living	31.41	753 Units (24 DU/AC Gross)
Senior Living Cottages	12.81	Cottages
"B" Zoned Area Outside of Post Development Floodplain	10.32	
"B" Zoned Area Developed Inside Post Development Floodplain	1.72	
"C" Zoned Area used for cottages and developed in Post Development Floodplain	0.59	
Total Developed Acres of Cottages	12.63	98 Units (8 DU/AC Net)
Total "B" Zoned Area Inside Post Development Floodplain	1.90	
"B" Zoning in Post Development Floodplain Used for Open Space & Density Credits	0.18	
Total Acres used by Cottages	12.81	98 Units (8 DU/AC Gross)
A-5 and AG Zoned Areas	7.37	Water Amenities
"A-5" Zoned Area in Post Development Floodplain	3.81	Lake 5.00 AC
"A-5" Zoned Area Outside of Post Development Floodplain	1.20	
"AG" Zoned Area in Post Development Floodplain	0.08	Retention/Detention Pond 1.86 AC
"AG" Zoned Area Outside of Post Development Floodplain	2.28	
Open Space in "A-5" & "AG" Zoning	7.37	
Land Use Summary		
Continuum of Care Services & Retail/Restaurant/Fast Food	17.69	339,277 SF (0.54 F.A.R.)
		14,500 SF (0.10 F.A.R.)
Active Independent Senior Living	20.13	753 Units
Senior Living Cottages	12.63	98 Units
Arterial ROW Dedications	3.53	Wichita/Serene Creek Blvd. & McPherson Rd.
Total Open Space	18.84	Open space amenities includes 5.00 AC lake & 1.86 AC retention/detention pond
Total Acres	72.82	



LAND USE SUMMARY - OPTION 2		
Land Use	Acres	Description
Senior Care / Support Services / Retail	17.69	Continuum of Care: 339,277 ( F.A.R. 0.54 ) Retail/Restaurant/Fast Food: 14,500 SF (0.10 F.A.R.)
Active Independent Senior Living	20.13	753 Units (24 DU/AC Gross) 753 Units (37 DU/AC Net)
Senior Living Cottages	12.63	98 Units (8 DU/AC Gross) 98 Units (8 DU/AC Net)
Arterial ROW Dedications	3.53	Wichita/Serene Creek Blvd. & McPherson Rd.
Total Open Space	18.84	Open space amenities includes 5.00 AC lake & 1.86 AC retention/detention pond
Total Acres		72.82





**Duplex - Multifamily - Retail**  
**OPTION 3**  
**EQUUS LAKE VILLAGE**  
**FORT WORTH, TEXAS**



LAND USE TABULATIONS - OPTION 3		
Proposed Land Use	Acres	Density
<b>Neighborhood Commercial</b>	<b>15.16</b>	<b>Retail/Restaurant/Fast Food</b>
West Retail/Restaurant/Fast Food		Total Building Square Footage in West Retail/Restaurant/Fast Food = 105,500 SF  FAR = 0.20
"E" Zoned Area Outside of Post Development Floodplain	9.91	
"D" Zoned area used for Restaurant/Fast Food (Requires Zoning Change) outside of Post Development Floodplain	1.98	
<b>Total Developed Acres</b>	<b>11.89</b>	
East Retail/Restaurant/Fast Food		Total Building Square Footage in East Retail/Restaurant/Fast Food = 14,500 SF  FAR = 0.10
"E" Zoned Area Outside of Post Development Floodplain	2.69	
"D" Zoned Area used for retail/restaurant/ Fast Food (Requires Zoning Change)	0.58	
<b>Total Developed Acres</b>	<b>3.27</b>	
<b>Total Retail/Restaurant/Fast Food</b>	<b>15.16</b>	
<b>3-Story Multifamily</b>	<b>33.94</b>	<b>3 Story Apartments</b>
"C" Zoned Area outside of Post Development Floodplain	18.87	11.28 acres in "C" Zoned Post Development Floodplain used for Open Space & Density Credits  814 Units (36 DU/AC Net)
"C" Zoned Area Developed inside Post Development Floodplain	1.26	
"E" Zoned Area Used for Multifamily Outside Floodplain (Requires Rezoning)	2.53	
<b>Total Developed Acres of Multi-Family in "C" and "E" Zoning</b>	<b>22.66</b>	
Total "C" Zoned Area inside Post Development Floodplain	13.13	814 Units (24 DU/AC Gross)
"C" Zoning in Post Development Floodplain Used for Open Space & Density Credits	11.28	
<b>Total Acres used by Multifamily</b>	<b>33.94</b>	
<b>Duplex Cottages</b>	<b>12.81</b>	<b>Duplex Cottages</b>
"B" Zoned Area Outside of Post Development Floodplain	10.32	98 Units (8 DU/AC Net)
"B" Zoned Area Developed Inside Post Development Floodplain	1.72	
"C" Zoned Area used for cottages and developed in Post Development Floodplain	0.59	
<b>Total Developed Acres of cottages in "B" and "C" Zoning</b>	<b>12.63</b>	
Total "B" Zoned Area Inside Post Development Floodplain	1.90	98 Units (8 DU/AC Gross)
"B" Zoning in Post Development Floodplain Used for Open Space & Density Credits	0.18	
<b>Total Acres used by Cottages</b>	<b>12.81</b>	
<b>A-5 and AG Zoned Areas</b>	<b>7.37</b>	<b>Water Amenities</b>
"A-5" Zoned Area in Post Development Floodplain	3.81	Lake 5.00 AC  Retention/Detention Pond 1.86 AC
"A-5" Zoned Area Outside of Post Development Floodplain	1.20	
"AG" Zoned Area in Post Development Floodplain	0.08	
"AG" Zoned Area Outside of Post Development Floodplain	2.28	
<b>Open Space in "A-5" &amp; "AG" Zoning</b>	<b>7.37</b>	
<b>Land Use Summary</b>		
Retail/Restaurant/Fast Food	15.16	105,500 SF (0.20 F.A.R.)
Multifamily	22.66	14,500 SF (0.10 F.A.R.)
Duplex Cottages	12.63	814 Units
Arterial ROW Dedications	3.53	110 Units
Total Open Space	18.84	Wichita/Serene Creek Blvd. & McPherson Rd. Open space amenities includes 5.00 AC lake & 1.86 AC retention/detention pond
<b>Total Acres</b>	<b>72.82</b>	



LAND USE SUMMARY - OPTION 3		
Land Use	Acres	Description
Retail/Restaurant/Fast Food	15.16	West: 105,500 SF (0.20 F.A.R.) East: 14,500 SF (0.10 F.A.R.)
3-Story Multifamily	22.66	814 Units (24 DU/AC Gross) 814 Units (36 DU/AC Net)
Duplex Cottages	12.63	98 Units (8 DU/AC Gross) 98 Units (8 DU/AC Net)
Arterial ROW Dedications	3.53	Wichita/Serene Creek Blvd. & McPherson Rd.
Total Open Space	18.84	Open space amenities includes 5.00 AC lake & 1.86 AC retention/detention pond
Total Acres		72.82