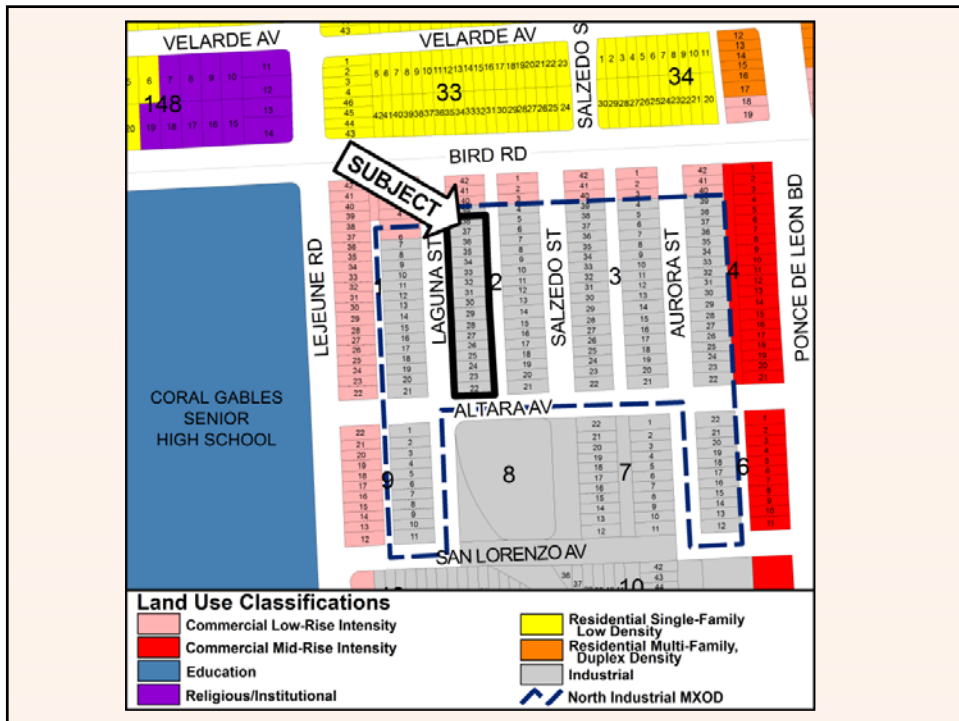
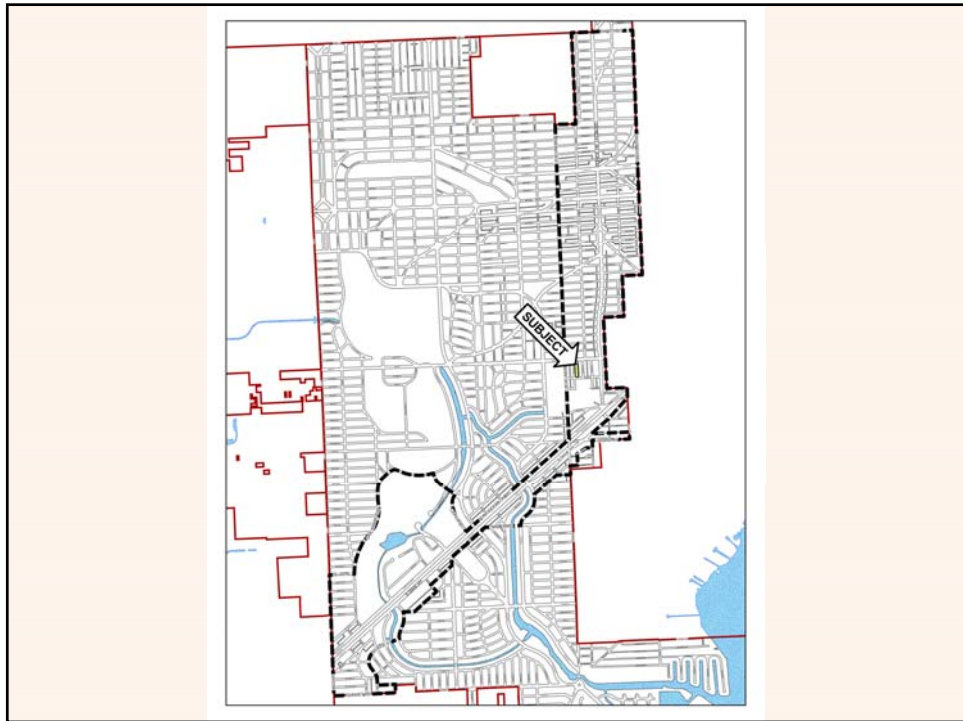
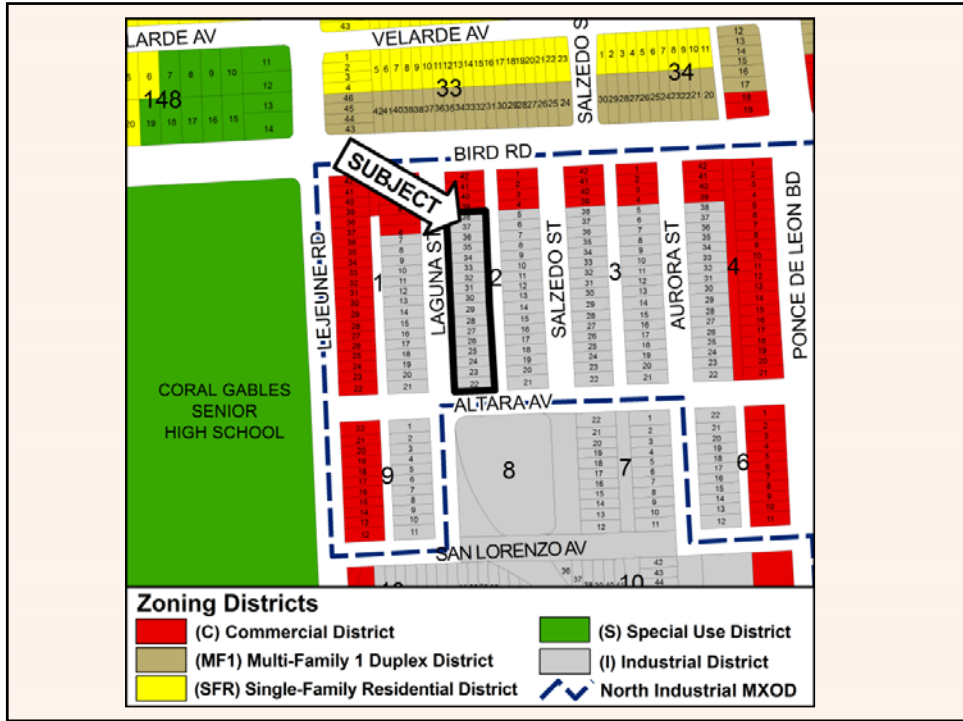
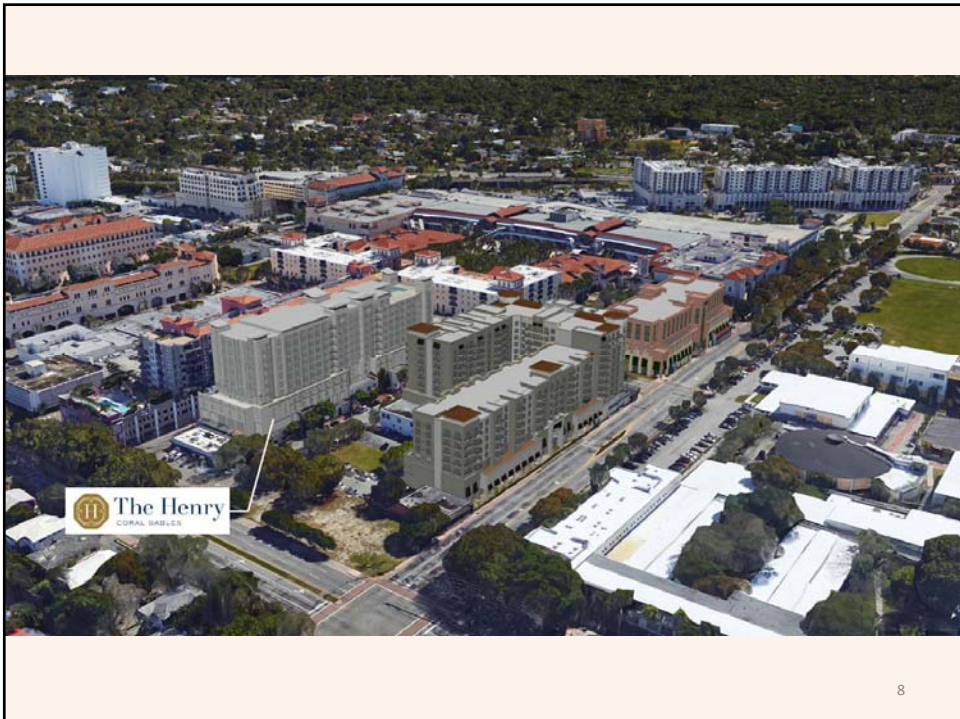


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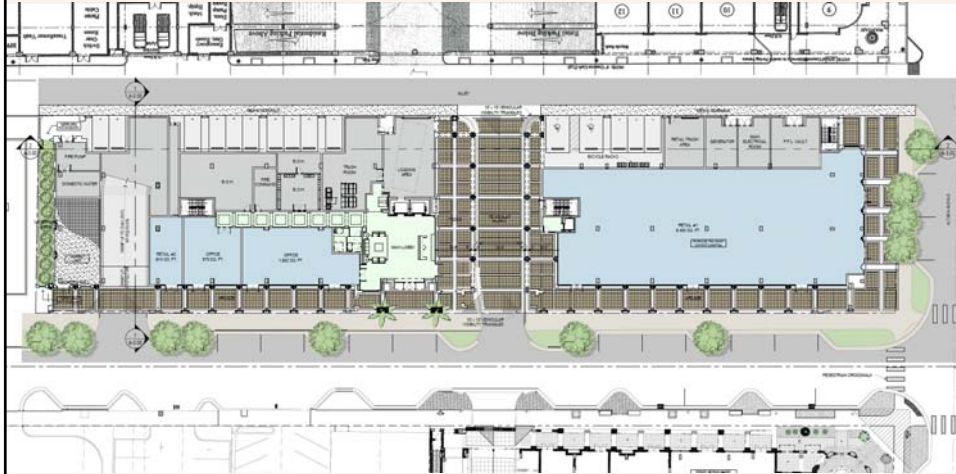






**REQUEST:
MIXED-USE SITE PLAN**

SITE PLAN



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ELEVATION



- ALUMINUM LOUVERED PANELS
- ALUMINUM TRELLIS
- 42" HIGH x 4" F.F. SAFEGUARD WITH GLASS
- ALUMINUM WINDOW DOOR, COLOR T-2 & D
- LIGHT TINTED TINTED RESISTANCE GLASS, CUSTOM CASING COLOR AND WINDOW DOOR TO MATCH FRAME
- PRIME & PAINTED 1/2" SMOOTH STUCCO
- 42" HIGH x 4" F.F. ALUMINUM SAFEGUARD

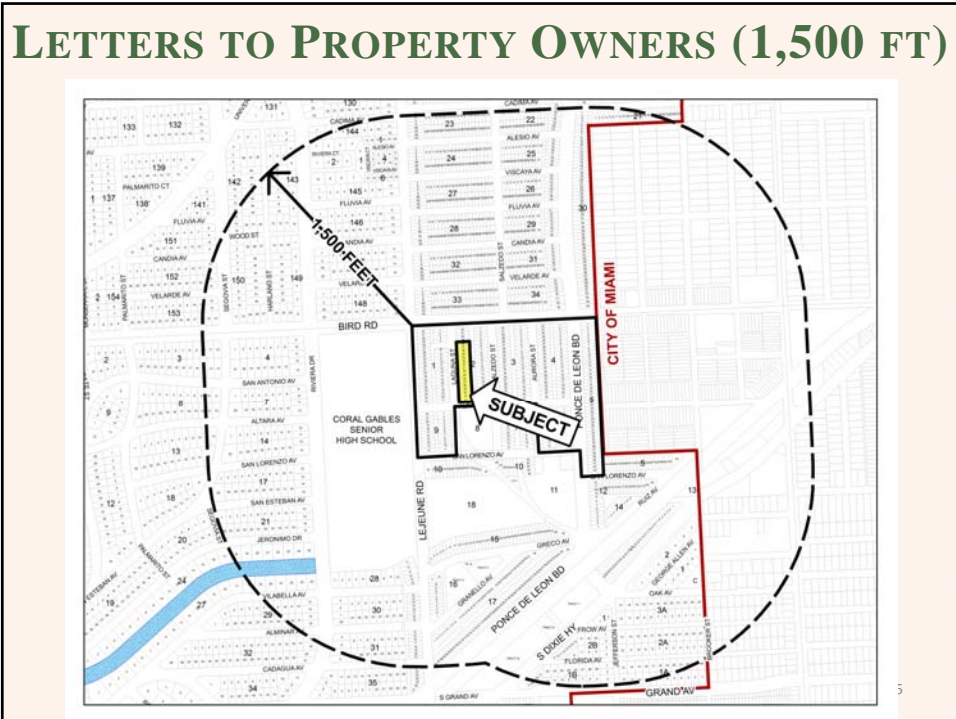
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REVIEW TIMELINE

| | |
|----------|---|
| 1 | DEVELOPMENT REVIEW COMMITTEE: 02.26.16 |
| 2 | BOARD OF ARCHITECTS: 05.12.16 |
| 3 | NEIGHBORHOOD MEETING: 06.07.16 |
| 4 | PLANNING AND ZONING BOARD: 09.14.16 |

STAFF REVIEW

| DEPARTMENT | DRC 04.29.16 | STAFF MEETING 05.19.16 | COMMENTS PROVIDED? |
|--------------|-----------------|------------------------------|-----------------------|
| HISTORICAL | X | | YES |
| PARKING | X | X | YES |
| LANDSCAPE | | X | YES |
| CONCURRENCY | X | | YES |
| POLICE | X | | YES |
| FIRE | X | | YES |
| PUBLIC WORKS | X | X | YES |
| ZONING | X | X | YES |
| BOA | X | X | YES |
| PLANNING | X | X | YES |
| BUILDING | X | X | YES |



| PUBLIC NOTIFICATION | |
|----------------------------|--|
| 2 TIMES | LETTERS TO PROPERTY OWNERS NEIGHBORHOOD MEETING, PZB |
| 3 TIMES | PROPERTY POSTING DRC, BOA, PZB |
| 3 TIMES | WEBSITE POSTING DRC, BOA, PZB |
| 1 TIME | NEWSPAPER ADVERTISEMENT PZB |
| | |

REQUEST: MIXED USE SITE PLAN



REQUEST: MIXED USE SITE PLAN



SITE PLAN INFORMATION

| Type | Permitted | Proposed |
|-----------------------------|--------------------------------------|-------------------------------|
| Total site area | --- | 43,495 sq. ft. (1 acre) |
| Floor area ratio (FAR) | 3.5 FAR | 3.5 FAR |
| FAR x total site area = | 152,232 sq. ft. | 152,232 sq. ft. |
| Building height | 10 floors / Up to 120' | 120' |
| Ground Floor Commercial | 12,179 sq. ft. minimum | 12,586 sq. ft. |
| Residential | No density limitation within MXOD | 122 units (122 units/acre) |
| <i>Residential Unit Mix</i> | <i>Studio & One-bedroom</i> | <i>44 units</i> |
| | <i>Two bedrooms</i> | <i>66 units</i> |
| | <i>Three or more bedrooms</i> | <i>12 units</i> |
| Parking Spaces | 223 minimum | 229 |

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SETBACKS

| Type | Required | Proposed |
|------------------------------------|---------------------|---------------------|
| Front setback (Granello Avenue) | 0' 10' above 45' | 0' 10' above 44' |
| Side Street Setback (Greco Avenue) | 15' | 15' |
| Interior Side Setback | 0' | 8'7" |
| Rear Setback (Alley) | 0' | 0' |

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OPEN SPACE

| Type | Required | Proposed |
|---|---------------|----------|
| Landscape open space area (can be provided at street level, within the public right-of-way, elevated areas, planter boxes, planters, etc) | 4,349 sf min. | 6,489 sf |

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REQUEST: MIXED USE SITE PLAN

FINDINGS OF FACT: (SEE STAFF REPORT FOR FURTHER ANALYSIS)

| STANDARD | STAFF EVALUATION |
|---|------------------|
| THE PROPOSED CONDITIONAL USE IS CONSISTENT WITH AND FURTHERS THE GOALS, OBJECTIVES AND POLICIES OF THE COMPREHENSIVE LAND USE PLAN AND FURTHERS THE PURPOSES OF THESE REGULATIONS AND OTHER CITY ORDINANCES AND ACTIONS DESIGNED TO IMPLEMENT THE PLAN. | COMPLIES. |
| THE AVAILABLE USE TO WHICH THE PROPERTY MAY BE PUT IS APPROPRIATE TO THE PROPERTY THAT IS SUBJECT TO THE PROPOSED CONDITIONAL USE AND COMPATIBLE WITH EXISTING AND PLANNED USES IN THE AREA. | COMPLIES. |
| THE PROPOSED CONDITIONAL USE DOES NOT CONFLICT WITH THE NEEDS AND CHARACTER OF THE NEIGHBORHOOD AND THE CITY. | COMPLIES. |
| THE PROPOSED CONDITIONAL USE WILL NOT ADVERSELY OR UNREASONABLY AFFECT THE USE OF OTHER PROPERTY IN THE AREA. | COMPLIES. |

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REQUEST: MIXED USE SITE PLAN

FINDINGS OF FACT: (SEE STAFF REPORT FOR FURTHER ANALYSIS)

| STANDARD | STAFF EVALUATION |
|---|------------------|
| THE PROPOSED USE IS COMPATIBLE WITH ADJACENT USES, BUILDINGS AND STRUCTURES AND WILL NOT ADVERSELY AFFECT THE ADJACENT USES, BUILDINGS OR STRUCTURES. | COMPLIES. |
| THE PARCEL PROPOSED FOR DEVELOPMENT IS ADEQUATE IN SIZE FOR ALL DEVELOPMENT FEATURES. | COMPLIES. |
| THE NATURE OF THE PROPOSED DEVELOPMENT IS NOT DETRIMENTAL TO THE HEALTH, SAFETY AND GENERAL WELFARE OF THE COMMUNITY. | COMPLIES. |
| THE DESIGN OF THE PROPOSED DRIVEWAYS, CIRCULATION PATTERNS AND PARKING IS WELL DEFINED TO PROMOTE VEHICULAR AND PEDESTRIAN CIRCULATION. | COMPLIES. |
| THE PROPOSED CONDITIONAL USE SATISFIES THE CONCURRENCY STANDARDS OF ARTICLE 3, DIVISION 13. | COMPLIES. |

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REQUEST: MIXED USE SITE PLAN

STAFF RECOMMENDATION:

STAFF RECOMMENDS APPROVAL WITH CONDITIONS OF THE PROPOSED MIXED USE SITE PLAN.

THE STANDARDS IDENTIFIED IN SECTION 3-408 FOR THE PROPOSED CONDITIONAL USE SITE PLAN ARE SATISFIED, SUBJECT TO CONDITIONS OF APPROVAL.

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COMPREHENSIVE PLAN CONSISTENCY

STAFF'S DETERMINATION IS THAT THIS APPLICATION IS CONSISTENT WITH THE COMPREHENSIVE PLAN GOALS, OBJECTIVES AND POLICIES.

REQUEST: MIXED USE SITE PLAN

PLANNING AND ZONING BOARD
RECOMMENDATION:

RECOMMENDS APPROVAL WITH
CONDITIONS OF THE PROPOSED MIXED
USE SITE PLAN. (VOTE:5-0)

ADDITIONAL CONDITION: ARCADES AND
THE PASEO SHALL BE PUBLICLY-
ACCESSIBLE AT ALL TIMES.

CONDITIONS OF APPROVAL:

- 1. Application/supporting documentation.**
Construction of the proposed project shall be in substantial conformance with the submitted plans.

- 2. Restrictive covenant.** Within thirty (30) days of City Commission approval of the Application, the Applicant, property owner(s), its successors or assigns shall submit a restrictive covenant for City Attorney review and approval outlining all conditions of approval as approved by the City Commission.

CONDITIONS OF APPROVAL:

- 3. Prior to issuance of the first Building Permit, Applicant shall:**
 - a. Art in Public Places contribution.**
 - b. Loss of on-street parking payment.**
 - c. Additional reviews.**
 - d. Provide signage plan.**
 - e. Address parking garage design.**
 - f. Address ground floor design.**
 - g. Address loading and service design.**
 - h. Submit construction staging plan.**
 - i. Obtain approval for any traffic improvements.**
 - j. Obtain Commission approval and execute a restrictive covenant for an Encroachment Plan.**
 - k. Provide a bond for restoration of the project site.**
 - l. Provide construction notice to neighboring properties.**
 - m. Provide a bond for green building certification.**

CONDITIONS OF APPROVAL:

4. Prior to issuance of the first Certificate of Occupancy, Applicant shall:

- a. Complete the undergrounding of all utilities.**
- b. Upgrade utilities services as needed.**
- c. Complete all Art in Public Places requirements.**
- d. Complete all traffic improvements.**
- e. Comply with the City's Bicycle Pedestrian Master Plan.**
- f. Complete all right-of-way improvements.**
- g. Execute and record a Publicly Accessible Open Spaces Easement Agreement between the City and Owner. (PZB Recommendation: All arcades and the paseo shall be publicly accessible at all times.)**



CONDITIONS OF APPROVAL:

5. Following the issuance of the first Certificate of Occupancy, Applicant shall:

- a. Obtain green building certification within two years.**
- b. Perform traffic signal and signage, and signal timing studies within one year and construct or pay for any required improvements.**



The Henry

MIXED USE SITE PLAN
4015 – 4131 LAGUNA STREET

CITY COMMISSION
OCTOBER 11, 2016

