



44 Zamora

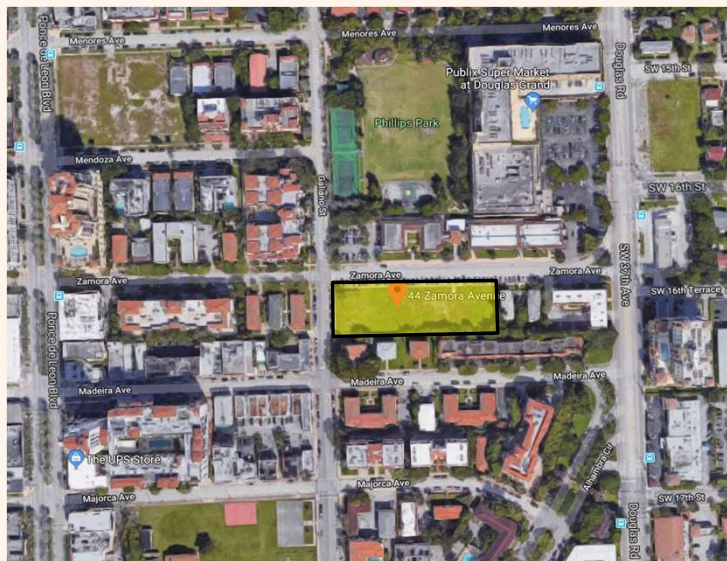
CONDITIONAL USE
SITE PLAN

24, 28, 44 ZAMORA AVENUE

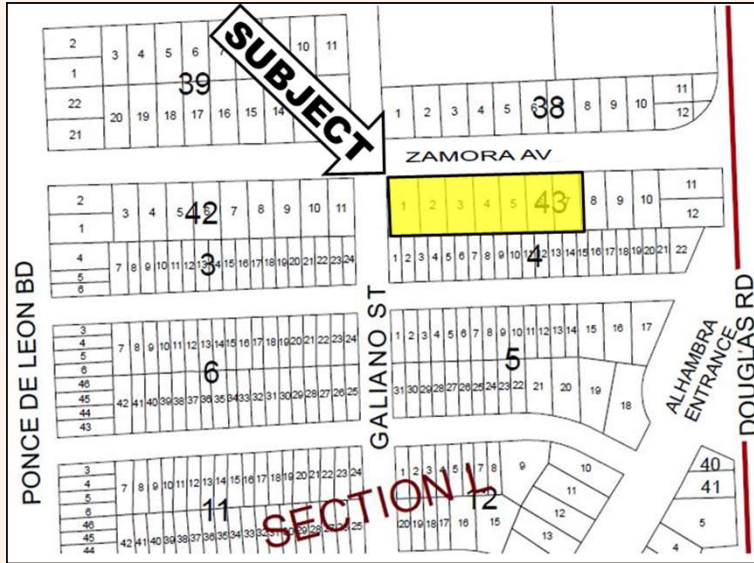
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AERIAL

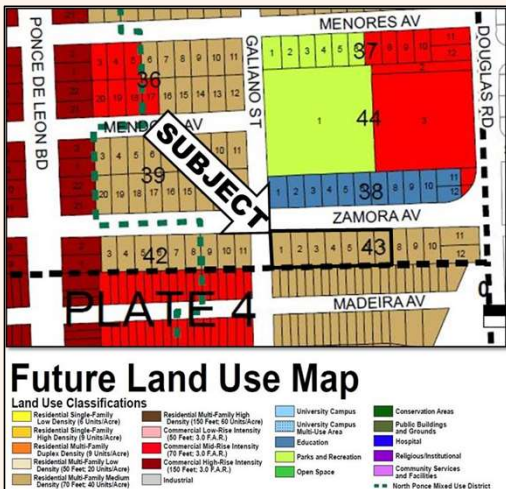


LOCATION



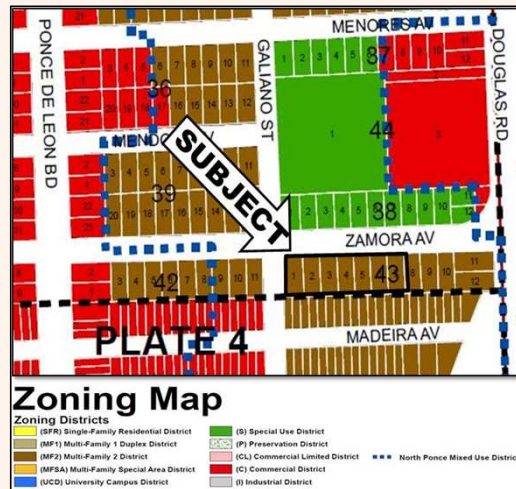
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EXISTING FUTURE LAND USE MAP



MULTI-FAMILY MEDIUM DENSITY

EXISTING ZONING MAP



MULTI-FAMILY 2 (MF2)

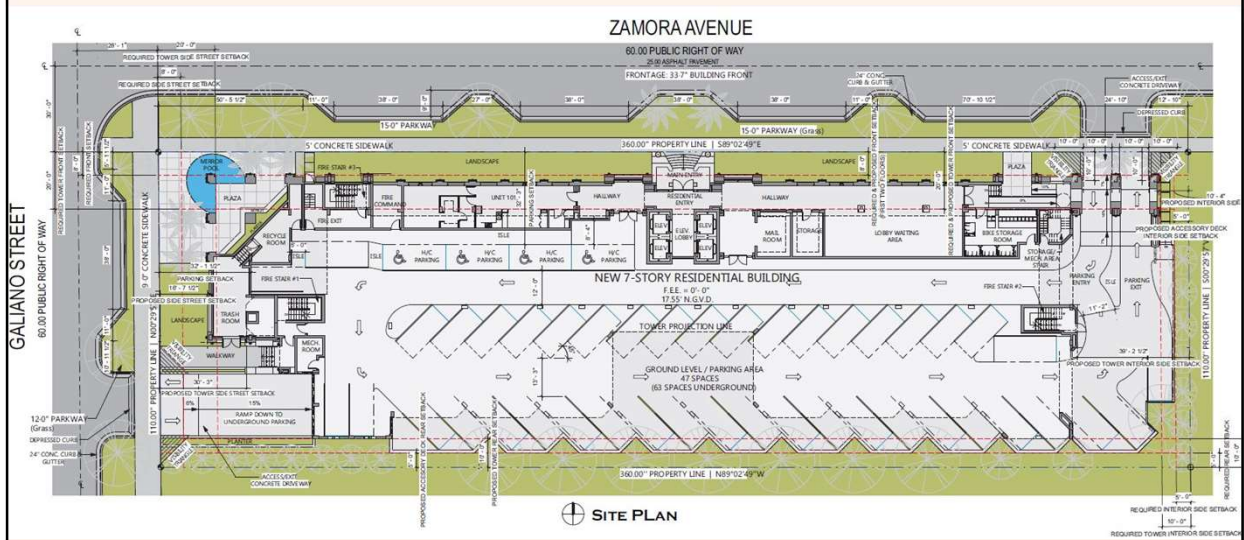
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REQUEST: CONDITIONAL USE SITE PLAN REVIEW

SITE AREA	.90 ACRES (39,597 SQUARE FEET)
FAR	2.5 FAR (98,992 SQUARE FEET)
HEIGHT	100' WITH ARCHITECTURAL INCENTIVES
PROGRAM	<ul style="list-style-type: none"> • 68 ONE-BEDROOM UNITS • 23 TWO-BEDROOM UNITS • 11,960 SQUARE FEET OF LANDSCAPED OPEN SPACE
PARKING	110 SPACES

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SITE PLAN



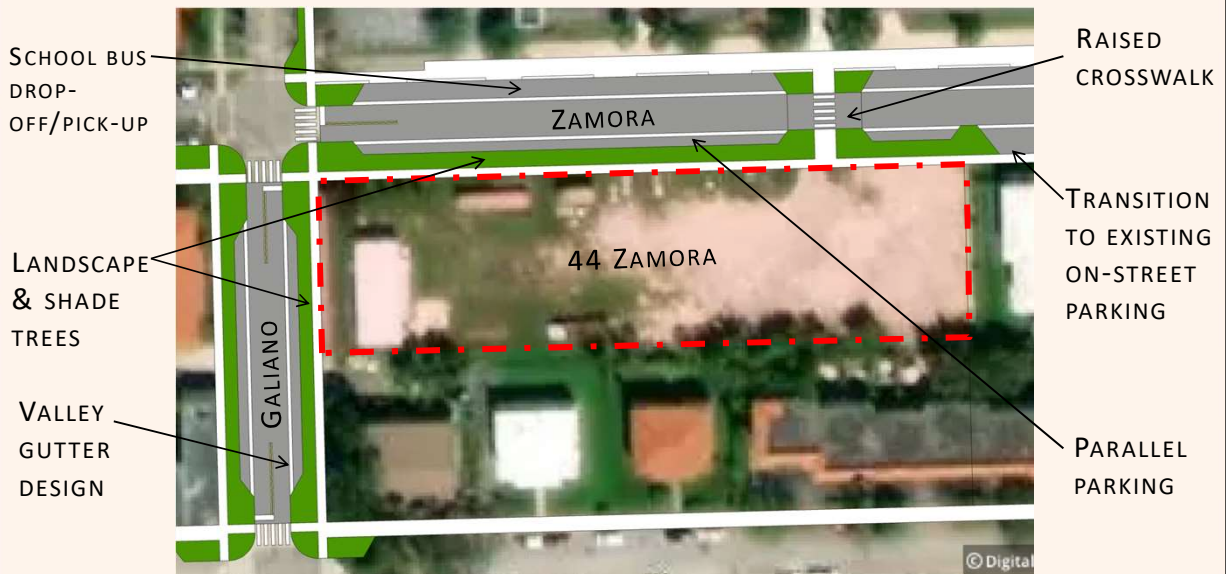
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CONCEPTUAL RENDERING



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PUBLIC REALM / TRAFFIC CALMING CONCEPT



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REVIEW TIMELINE

1	DEVELOPMENT REVIEW COMMITTEE: 01.26.18
2	BOARD OF ARCHITECTS: 06.21.18
3	NEIGHBORHOOD MEETING: 08.15.18
4	PLANNING AND ZONING BOARD: 08.29.18
5	CITY COMMISSION: 10.09.18

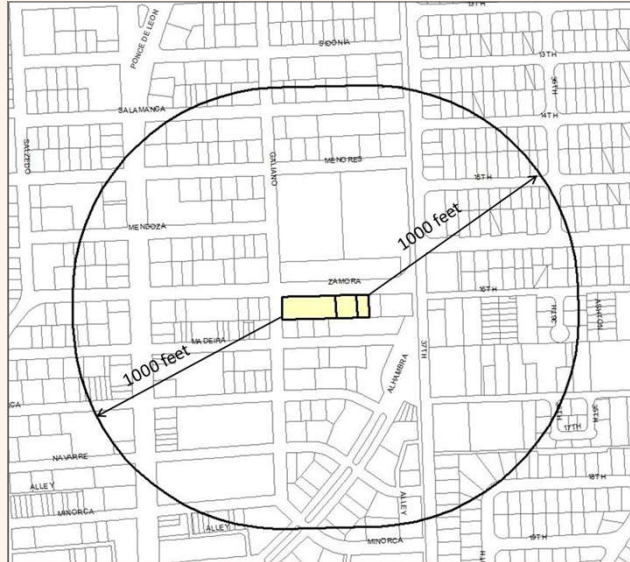
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STAFF REVIEW

DEPARTMENT	DRC 01.26.18	STAFF MEETING 06.29.18	COMMENTS PROVIDED?
HISTORICAL	X	X	YES
PARKING		X	YES
LANDSCAPE	X	X	YES
CONCURRENCY	X	X	YES
POLICE	X		YES
FIRE	X	X	YES
PUBLIC WORKS	X	X	YES
ZONING	X	X	YES
BOA	X	X	YES
PLANNING	X	X	YES
BUILDING		X	YES

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LETTERS TO PROPERTY OWNERS (1,000 FT.)



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PUBLIC NOTIFICATION

2 TIMES	LETTERS TO PROPERTY OWNERS NEIGHBORHOOD MEETING, PZB, CC
3 TIMES	PROPERTY POSTING DRC, BOA, PZB
3 TIMES	WEBSITE POSTING DRC, BOA, PZB, CC
1 TIME	NEWSPAPER ADVERTISEMENT PZB, CC

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STAFF RECOMMENDATION:

STAFF RECOMMENDS **APPROVAL WITH CONDITIONS** (AS ENUMERATED IN THE STAFF REPORT) OF THE PROPOSED 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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CONDITIONAL USE
SITE PLAN

24, 28, 44 ZAMORA AVENUE

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