



*Merrick 250*

RECEIPT OF TRANSFER OF  
DEVELOPMENT RIGHTS (TDRs),  
PLANNED AREA DEVELOPMENT (PAD),  
CONDITIONAL USE REVIEW FOR  
MIXED-USE SITE PLAN, AND  
TENTATIVE PLAT

250 BIRD ROAD

CITY COMMISSION  
SEPTEMBER 8, 2020



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**APPLICATION REQUEST**

1. TRANSFER OF DEVELOPMENT RIGHTS (TDRs)
2. PLANNED AREA DEVELOPMENT (PAD)
3. CONDITIONAL USE FOR MIXED-USE SITE PLAN
4. TENTATIVE PLAT

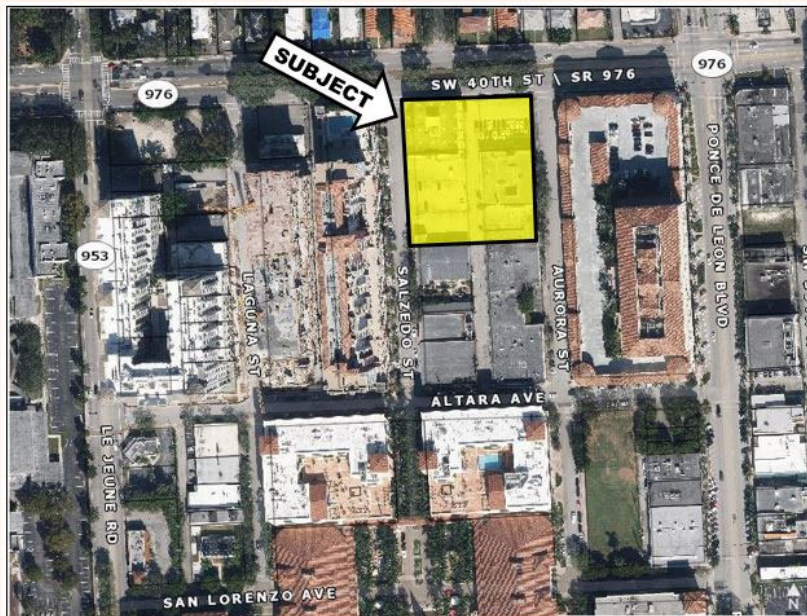
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### LOCATION MAP



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### AERIAL



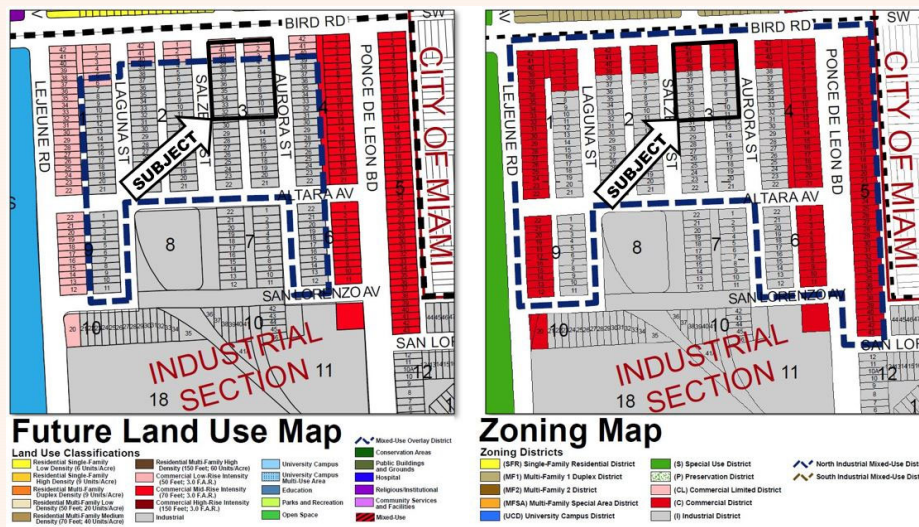
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## BELMONT ALF (APPROVED ON MAY 26, 2020)



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## EXISTING DESIGNATIONS



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**REQUEST NO. # 1**

**TRANSFER OF DEVELOPMENT RIGHTS (TDRS)**

**AN INCREASE OF UP TO 25% OF PERMITTED GROSS FAR AND APPROVED MEDITERRANEAN ARCHITECTURAL STYLE BONUSES.**

**REVIEW PROCESS FOR APPROVAL**

- HPB REVIEWS AND GRANTS A CERTIFICATE OF TRANSFER FROM THE “SENDING SITE”
- PZB REVIEWS THE “RECEIVING SITE” PLAN
- CITY COMMISSION REVIEWS AND MAKES RECOMMENDATION IN ORDINANCE FORM FOR THE TRANSFER

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**REQUEST NO. # 2**

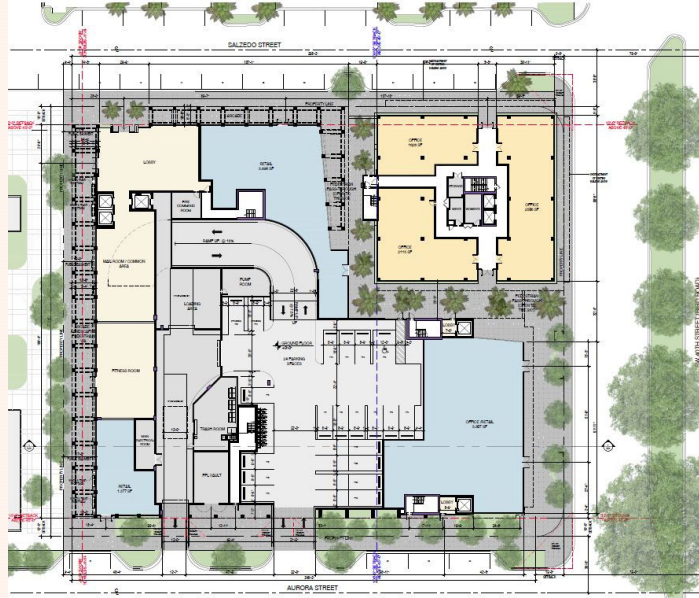
**PLANNED AREA DEVELOPMENT (PAD)**

- **MINIMUM SITE AREA ONE (1) ACRE**
- **MINIMUM LOT WIDTH 200 FEET**
- **MINIMUM LOT DEPTH 100 FEET**
- **LANDSCAPE OPEN SPACE 20%**
- **PROVIDES SUBSTANTIAL PUBLIC BENEFIT**

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**REQUEST NO. # 3**  
**CONDITIONAL USE REVIEW FOR MIXED-USE SITE PLAN**



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**SITE PLAN INFORMATION**

Type	Permitted in North Industrial MXD	Proposed
Site area	Min 10,000 sq. ft. Min 1 acre for PAD	61,548 sq. ft. (1.41 acres)
Floor area ratio (FAR)	3.5 FAR	3.5 + .08
25% TDRs		4,904 sq. ft.
Total FAR	4.375 (3.5 + TDRs)	3.58 (220,322 sq. ft.)
Building height	10 stories / Up to 100' or 120 with Commission Approval	12 stories at 120' to top of habitable space (PAD project)
<b>Proposed Uses</b>		
Residential	No density limitation	215 units
Commercial Use on ground floor	17, 700 sq. ft. (8%)	18,650 sq. ft. (8.46%)
Landscape open space	20%	21%
<b>Total on-site parking</b>	<b>346 spaces</b>	<b>362 spaces</b>

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## EXISTING CONDITION



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## PROPOSED PROJECT



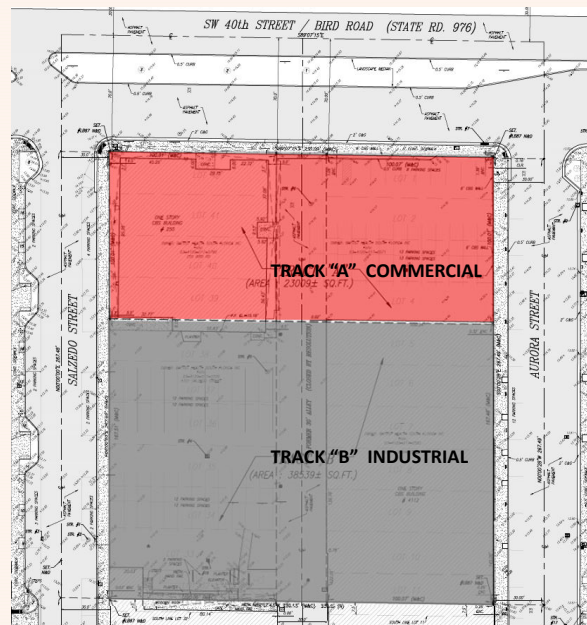
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## CONCEPTUAL RENDERING (FACING BIRD ROAD)



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## REQUEST NO. # 4 TENTATIVE PLAT



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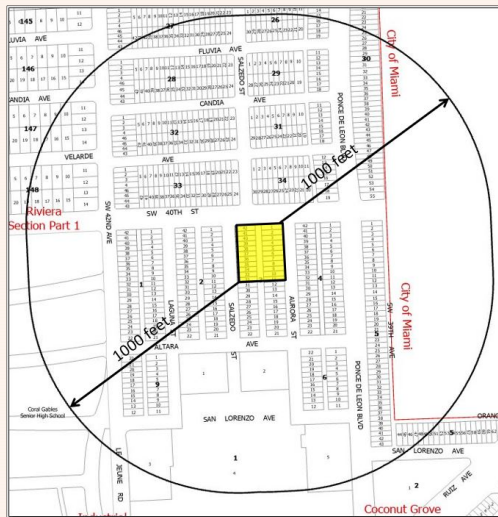


## REVIEW TIMELINE

<b>1</b>	<b>DEVELOPMENT REVIEW COMMITTEE: 08.30.19</b>
<b>2</b>	<b>BOARD OF ARCHITECTS: 10.03.19</b>
<b>3</b>	<b>NEIGHBORHOOD MEETING: 10.28.19</b>
<b>4</b>	<b>PLANNING AND ZONING BOARD: 08.12.20</b>

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## LETTERS TO PROPERTY OWNERS (1,000 FT.)



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<b>PUBLIC NOTIFICATION</b>	
<b>2 TIMES</b>	<b>LETTERS TO PROPERTY OWNERS</b> NEIGHBORHOOD MEETING, PZB
<b>3 TIMES</b>	<b>PROPERTY POSTING</b> DRC, BOA, PZB
<b>4 TIMES</b>	<b>WEBSITE POSTING</b> DRC, BOA, PZB, CC
<b>1 TIME</b>	<b>NEWSPAPER ADVERTISEMENT</b> PZB

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<b>REQUEST</b>
<ol style="list-style-type: none"> <li>1. TRANSFER OF DEVELOPMENT RIGHTS (TDRs)</li> <li>2. PLANNED AREA DEVELOPMENT (PAD)</li> <li>3. MIXED-USE SITE PLAN (CONDITIONAL USE REVIEW)</li> <li>4. TENTATIVE PLAT</li> </ol>

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## RECOMMENDATION

- ❖ The Planning and Zoning Division based upon the complete Findings of Fact contained within this Report recommends **approval** with conditions enumerated in the staff report.
  
- ❖ The Planning and Zoning Board recommends **approval** including staff's conditions and the following:
  - Add shrubs and deciduous plants on Bird Road
  - Study the feasibility of the rooftop of the existing office building to be planted (green roof)
  - Consider providing a dog park nearby, within one (1) block radius.

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