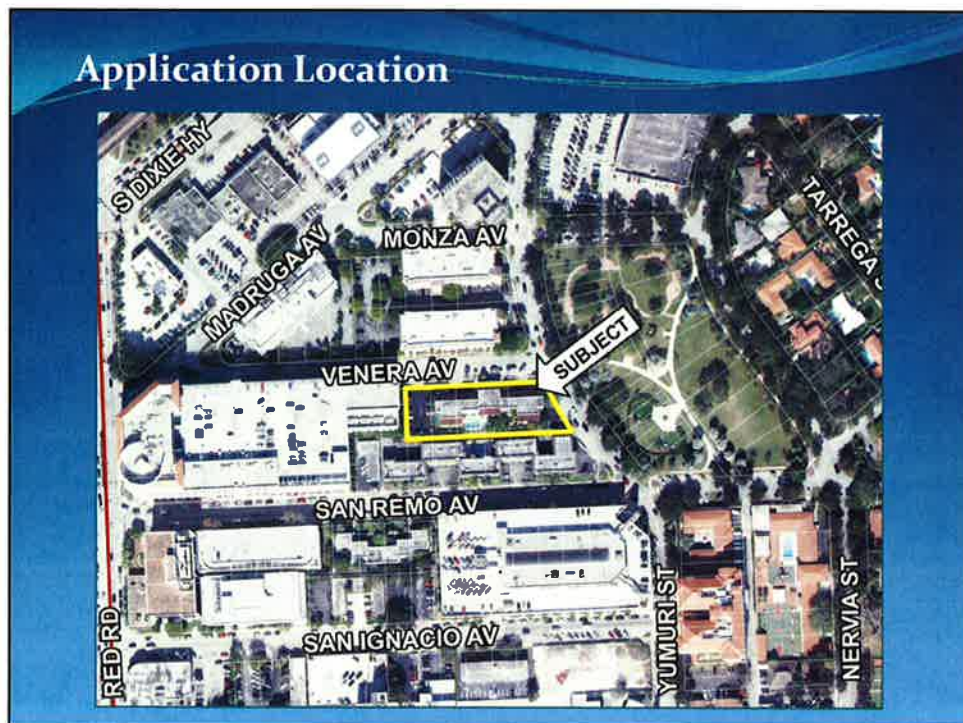


**City Commission**

**Shoma Park Tower**  
(1500 Venera Avenue)

Change of Land Use, Change of Zoning and  
Mixed Use Site Plan Review

October 28, 2014

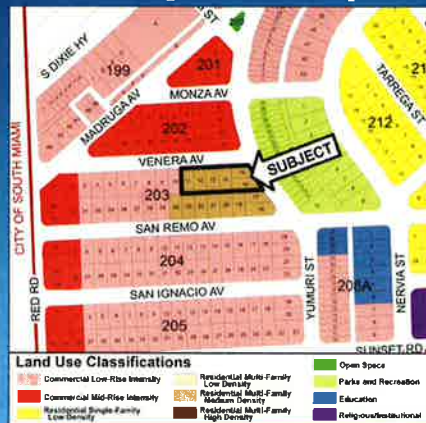




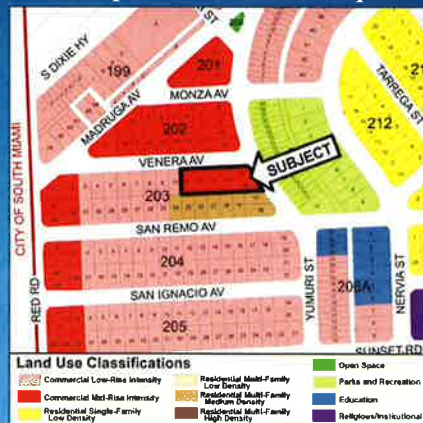
## Application Request #1

- ❖ Change of Land Use from Residential Multi-Family Medium Density to Commercial Mid-Rise Intensity on Lots 11 thru 16, Block 203, Riviera Section Part 14

Existing Land Use Map



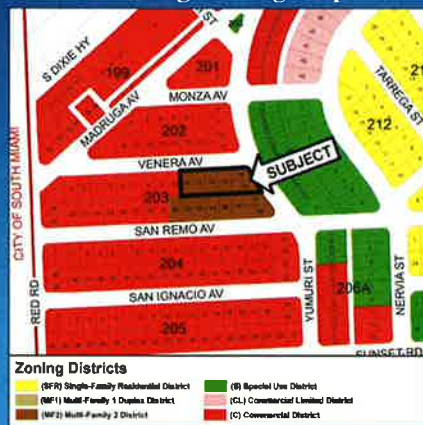
Proposed Land Use Map



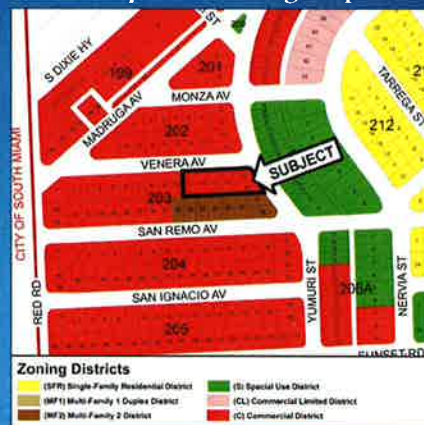
## Application Request #2

- ❖ Change of Zoning from Multi-Family 2 District (MF2) to Commercial District (C) on Lots 11 thru 16, Block 203, Riviera Section Part 14

Existing Zoning Map



Proposed Zoning Map

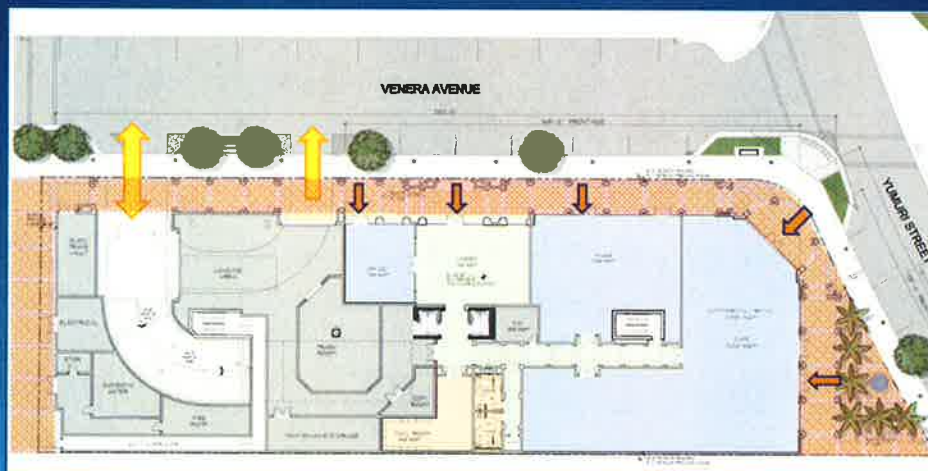


## Application Request #3

- ❖ Mixed Use Site Plan Review



## Ground Floor Plan



## Landscape Plan



North Elevation (Venera Avenue)



South Elevation (San Remo Avenue)



East Elevation (Yumuri Street)



West Elevation



## Site Plan Information

Type	Permitted	Proposed
Total site area	---	29,802 sq. ft. ( 0.7 acres)
Floor area ratio (FAR)	3.5 FAR*	3.5 FAR
FAR x total site area =	104,307 sq. ft.	---
Total square footage of buildings	---	104,300 sq. ft.
Building height	Up to 97'-0"	9 floors / 97'-0"
Retail	---	3,995 sq. ft.
Office and lobby	---	2,733 sq. ft.
Restaurant (café)	---	1,500 sq. ft.
Other commercial (fitness gym)	---	2,100 sq. ft.
Residential units	87 units	65 units

## Off-Street (on-site) Parking Information

Uses	Required	Proposed
Retail	16 spaces	16 spaces
Office	9 spaces	9 spaces
Restaurant (café)	15 spaces	15 spaces
Other commercial (fitness gym)	7 spaces	7 spaces
Residential units	128 spaces	128 spaces
Total off-street parking	175 spaces	175 spaces
Additional parking provided	---	0 spaces

### **Findings of Fact – Change of Land Use from Residential Multi-Family Medium Density to Commercial Mid-Rise Intensity**

Staff finds the standards in Section 3-1506 are satisfied.

- ❖ Consistent with the Comprehensive Plan
- ❖ Compliance with the City's Concurrency Management program
- ❖ Will increase the number of available multi-family units within an existing commercial district
- ❖ Not anticipated to have any impact on existing environmental resources

### **Findings of Fact – Change of Zoning from Multi-Family 2 District (MF2) to Commercial District (C)**

Staff finds the standards in Section 3-1404 are satisfied.

- ❖ Consistent with the commercial designation of the majority of properties in the Red Road/Sunset Road commercial district
- ❖ Appropriate designation for the proposed mixed use project
- ❖ Consistent with the Comprehensive Plan
- ❖ Will increase the number of available multi-family units within an existing commercial district
- ❖ Provide housing to employees working in the commercial district, resulting in reduced vehicular trips

## Findings of Fact – Mixed Use Site Plan Review

Staff finds the standards in Section 3-408 are satisfied.

- ❖ Consistent with the Comprehensive Plan
- ❖ Encouraged to locate within the City's commercial districts
- ❖ Fulfills the objective of the City to attract mixed use developments
- ❖ Creation of a pedestrian oriented urban environment
- ❖ Includes public realm improvements and amenities for pedestrians
- ❖ Will underground all overhead utilities
- ❖ Adequate infrastructure available

## Meetings

- ❖ Board of Architects gave preliminary design approval and approval of Mediterranean Arch. bonuses on 07.24.14
- ❖ Neighborhood Meeting held 09.23.14 for property owners within 1,000 feet
- ❖ Planning and Zoning Board recommended approval for the land use plan change (6-1), the rezoning (7-o) and the mixed use site plan review (6-1) on 10.8.14

## Staff Recommendation

- ❖ The Planning and Zoning Division based upon the complete Findings of Fact contained within this Report recommends **approval** with conditions of approval



## City Commission

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