

# *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

PLANNING AND ZONING BOARD  
AUGUST 12, 2020

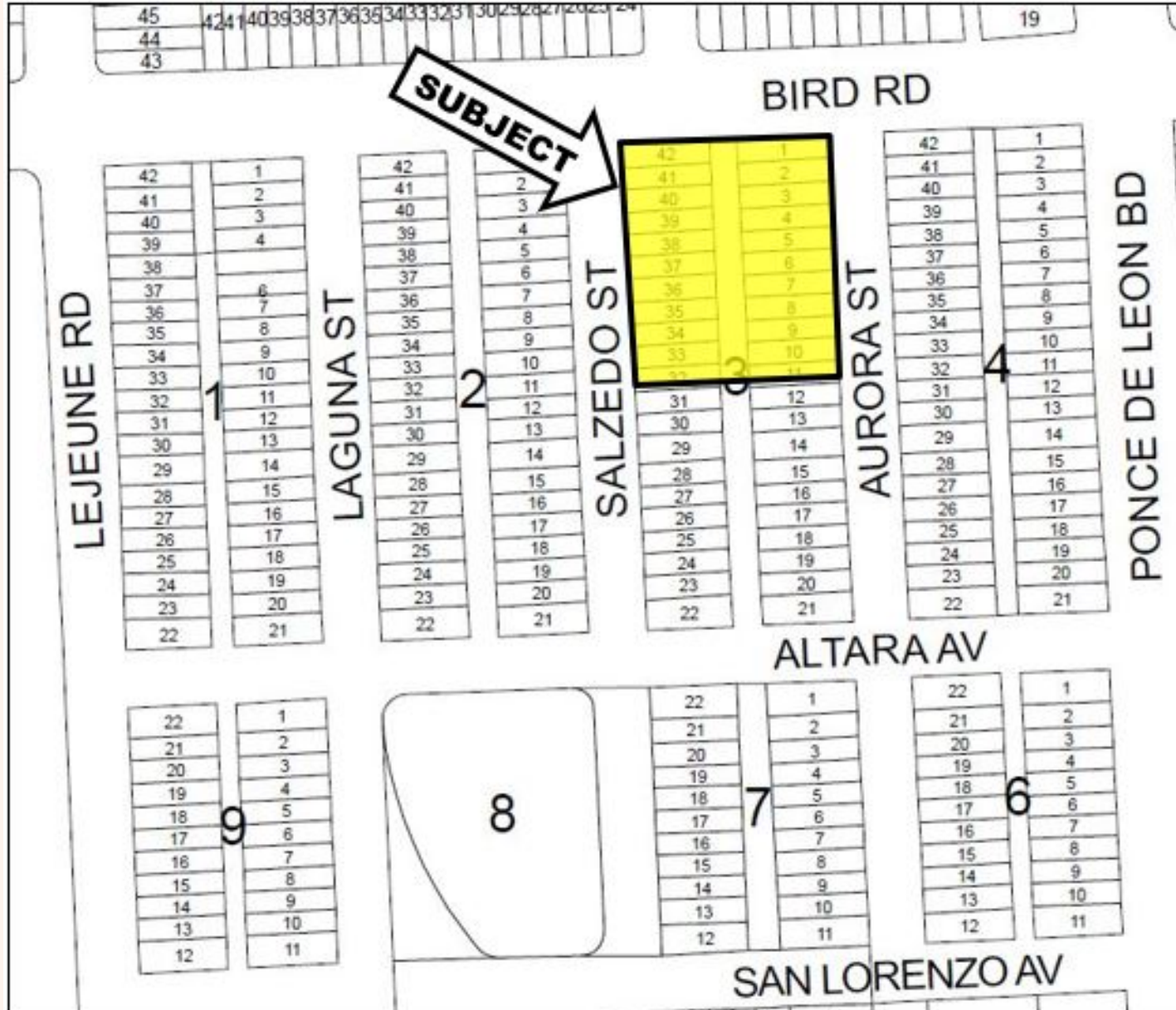


# APPLICATION REQUEST



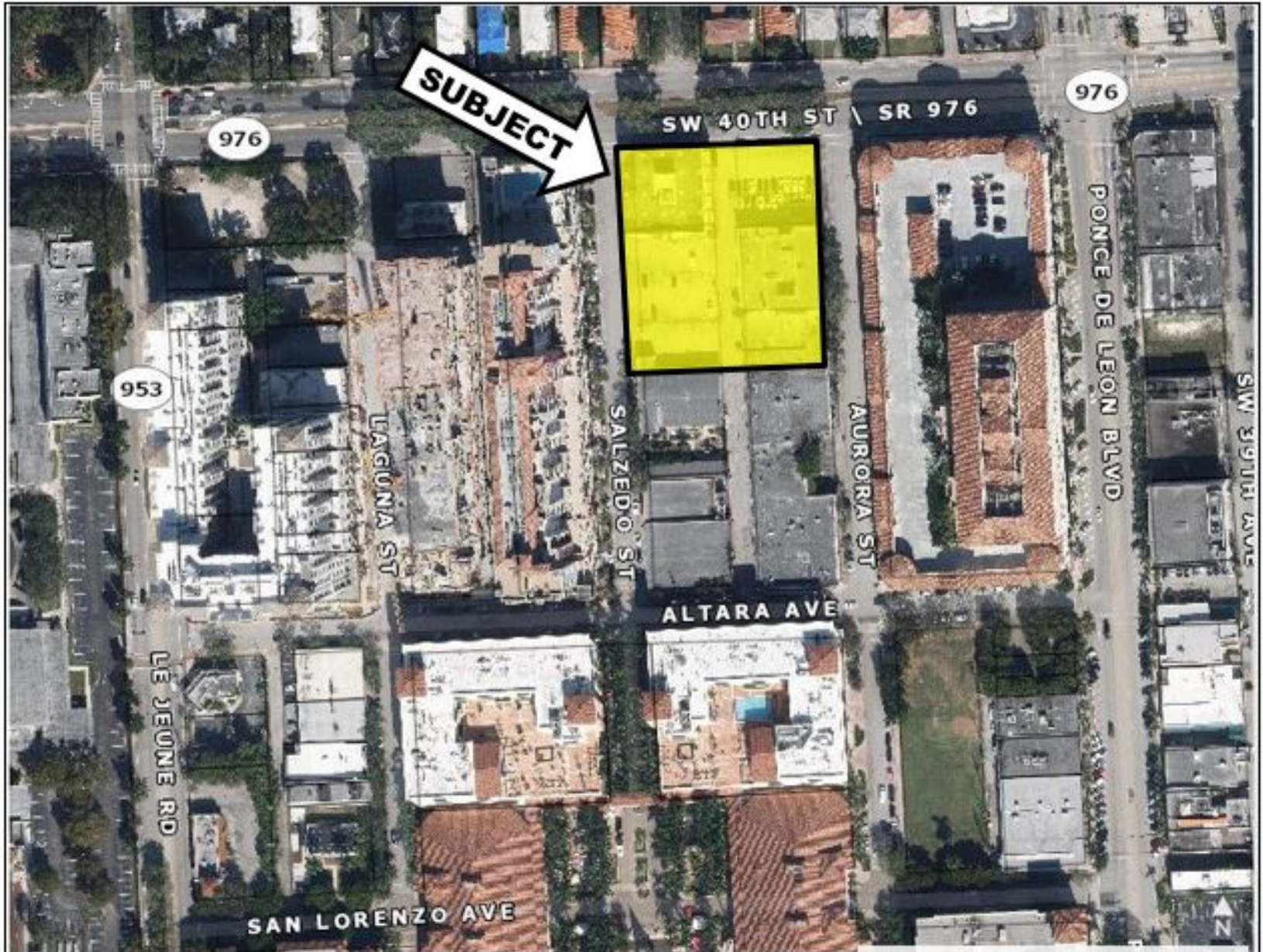
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2. PLANNED AREA DEVELOPMENT (PAD)
3. CONDITIONAL USE FOR MIXED-USE SITE PLAN
4. TENTATIVE PLAT

# LOCATION MAP





# AERIAL



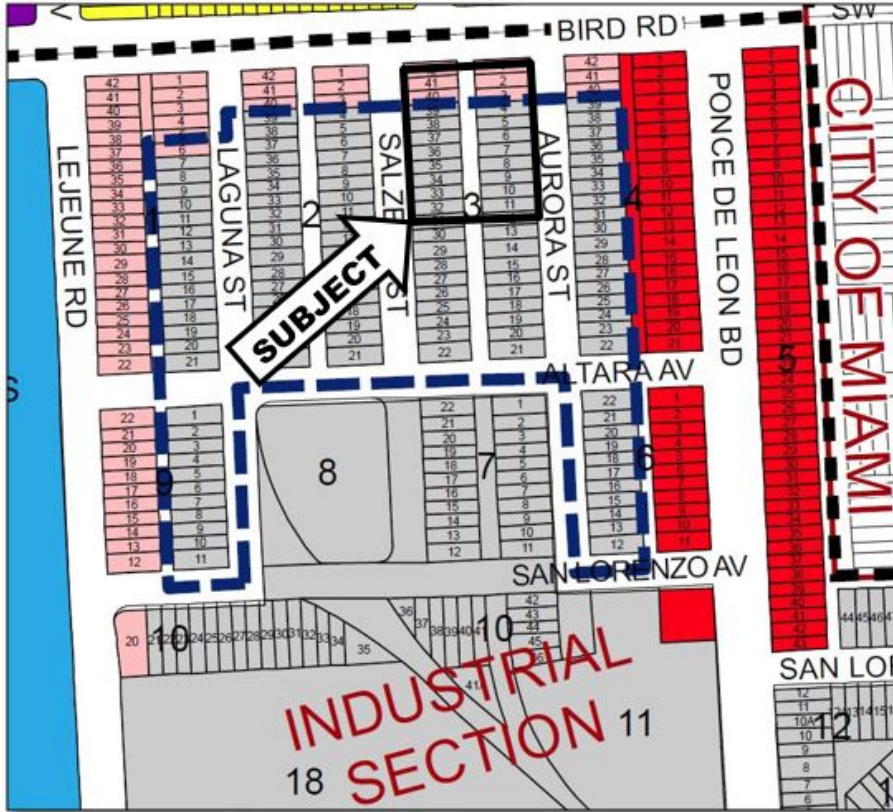


# BELMONT ALF (APPROVED ON MAY 26, 2020)





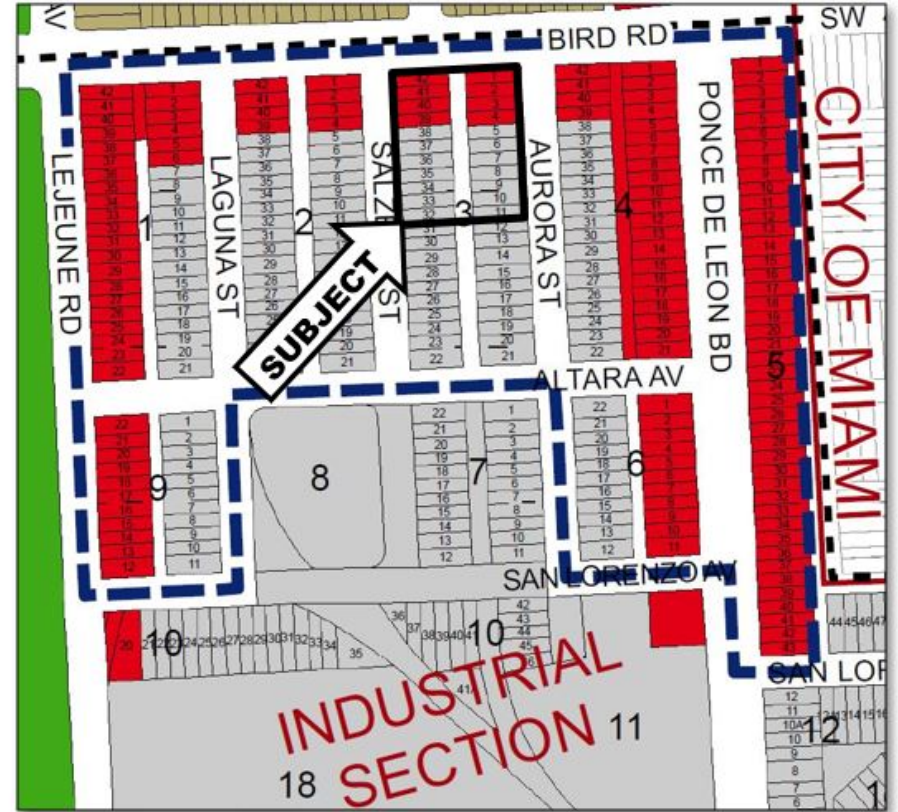
# EXISTING DESIGNATIONS



## Future Land Use Map

### Land Use Classifications

- |  |   |                                  |                                   |
|--|---|----------------------------------|-----------------------------------|
| Residential Single-Family Low Density (6 Units/Acre)             | Residential Multi-Family High Density (150 Feet; 60 Units/Acre) | University Campus                | Conservation Areas                |
| Residential Single-Family High Density (9 Units/Acre)            | Commercial Low-Rise Intensity (50 Feet; 3.0 F.A.R.)             | University Campus Multi-Use Area | Public Buildings and Grounds      |
| Residential Multi-Family Duplex Density (9 Units/Acre)           | Commercial Mid-Rise Intensity (70 Feet; 3.0 F.A.R.)             | Education                        | Hospital                          |
| Residential Multi-Family Low Density (50 Feet; 20 Units/Acre)    | Commercial High-Rise Intensity (150 Feet; 3.0 F.A.R.)           | Parks and Recreation             | Religious/Institutional           |
| Residential Multi-Family Medium Density (70 Feet; 40 Units/Acre) | Industrial  | Open Space                       | Community Services and Facilities |
|  |   |                                  | Mixed-Use                         |



## Zoning Map

### Zoning Districts

- |   |                                  |                                     |
|---|----------------------------------|-------------------------------------|
| (SFR) Single-Family Residential District  | (S) Special Use District         | North Industrial Mixed-Use District |
| (MF1) Multi-Family 1 Duplex District      | (P) Preservation District        | South Industrial Mixed-Use District |
| (MF2) Multi-Family 2 District             | (CL) Commercial Limited District |                                     |
| (MFSA) Multi-Family Special Area District | (C) Commercial District          |                                     |
| (UCD) University Campus District          | (I) Industrial District          |                                     |

# 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

# **REQUEST No. # 2**

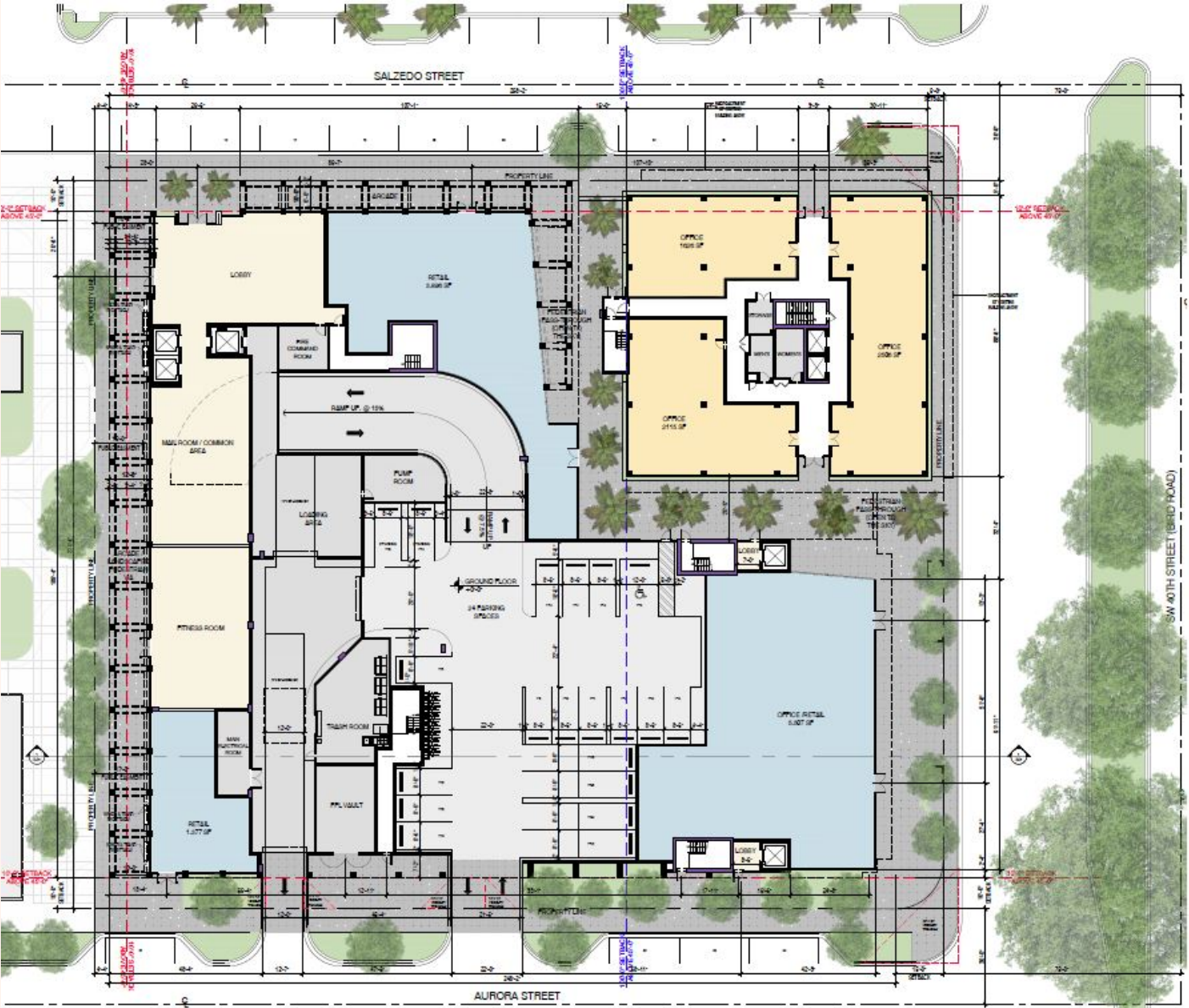
## **PLANNED AREA DEVELOPMENT (PAD)**

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



# REQUEST NO. # 3

# CONDITIONAL USE REVIEW FOR MIXED-USE SITE PLAN



# 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>



# EXISTING CONDITION





# PROPOSED PROJECT

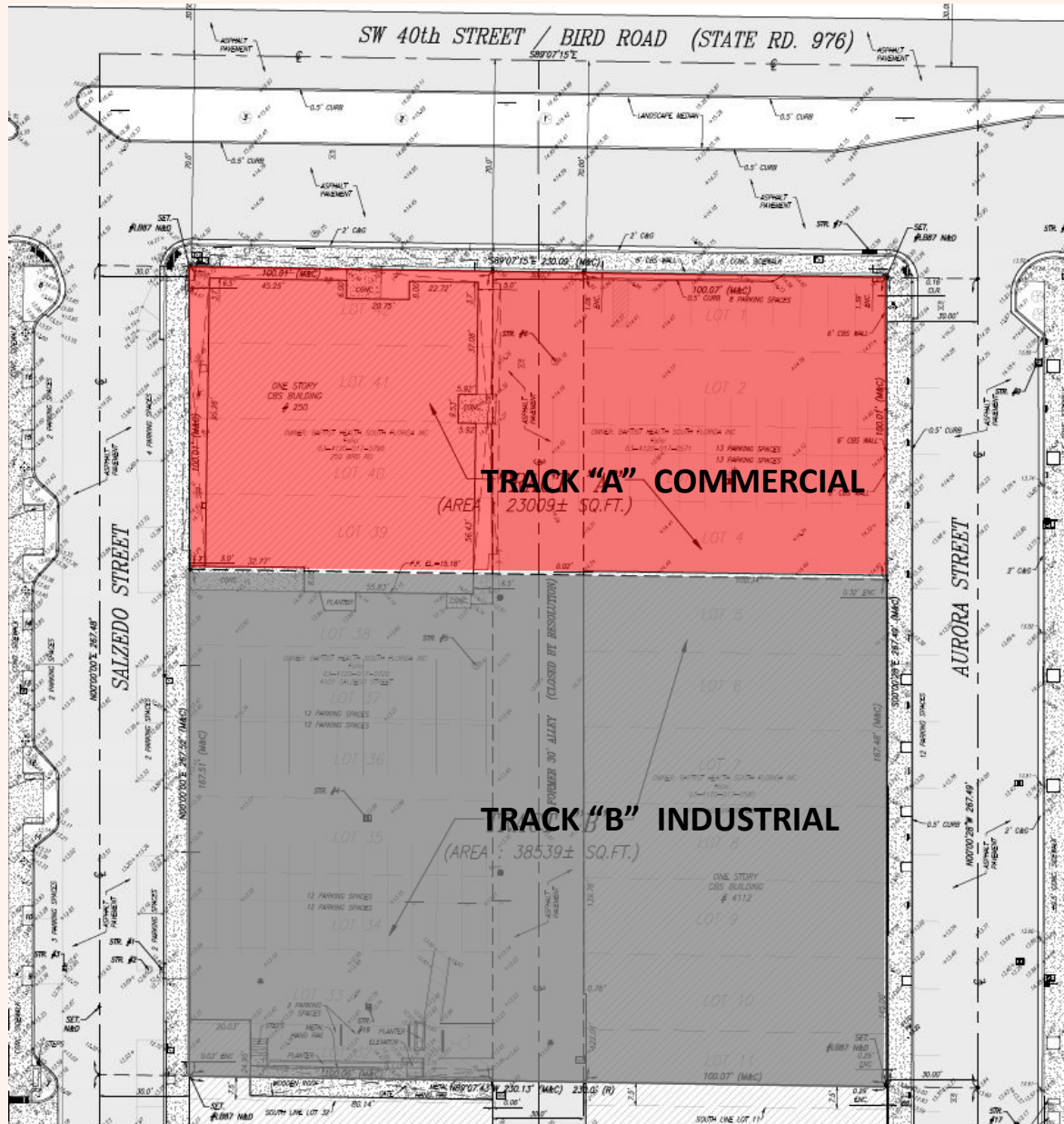




# CONCEPTUAL RENDERING (FACING BIRD ROAD)



# REQUEST NO. # 4 TENTATIVE PLAT





# REVIEW TIMELINE

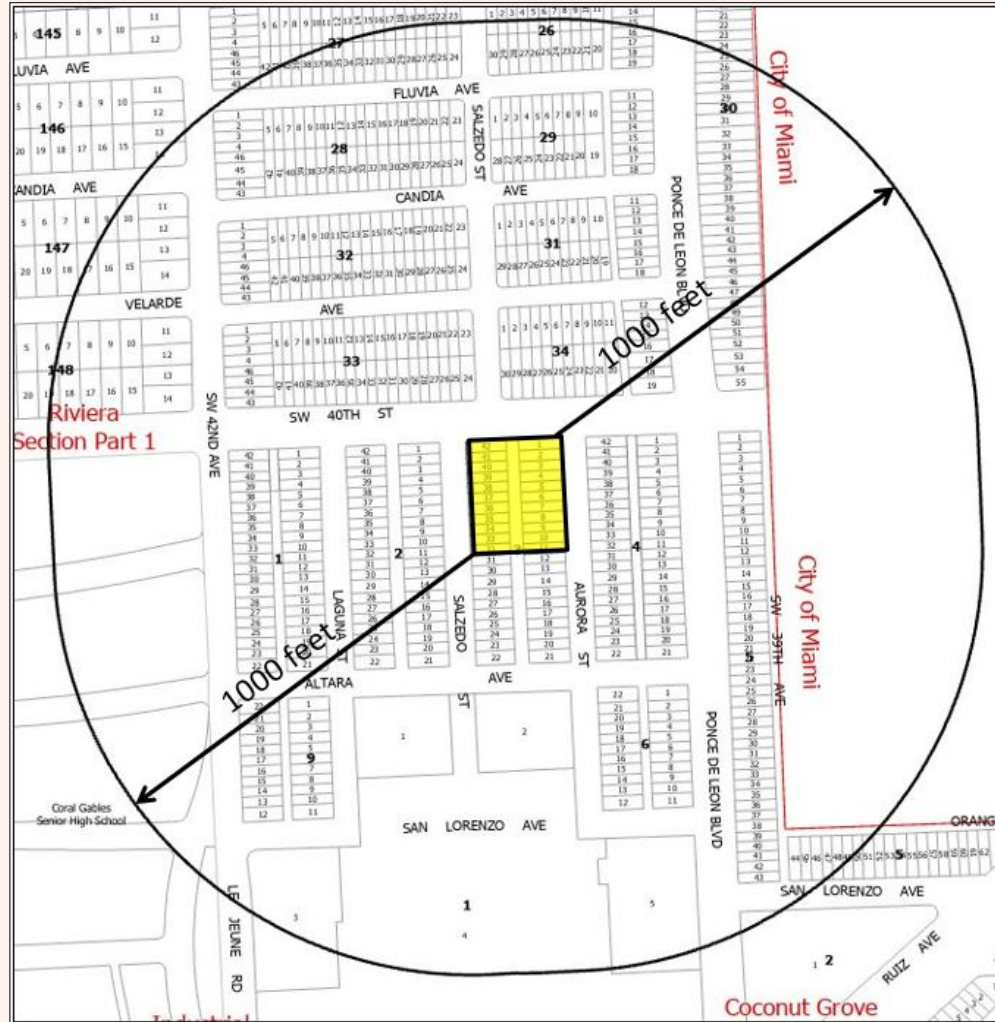
**1 DEVELOPMENT REVIEW COMMITTEE: 08.30.19**

**2 BOARD OF ARCHITECTS: 10.03.19**

**3 NEIGHBORHOOD MEETING: 10.28.19**

**4 PLANNING AND ZONING BOARD: 08.12.20**

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



# 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**



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## STAFF 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.



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