



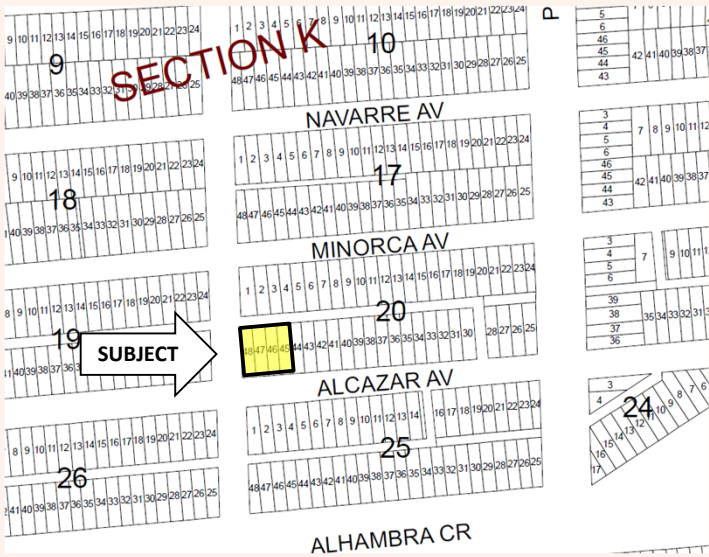
299 Minorca

CONDITIONAL USE FOR REMOTE PARKING AND
TRANSFER OF DEVELOPMENT RIGHTS(TDRs)
RECEIVING SITE

CITY COMMISSION
MAY 20, 2025



LOCATION



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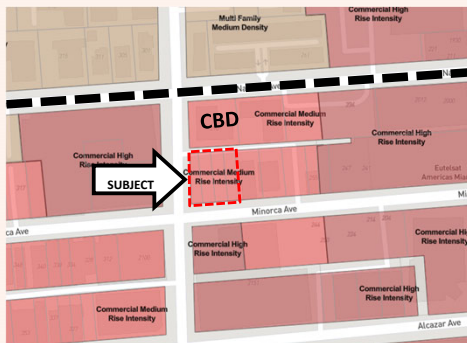


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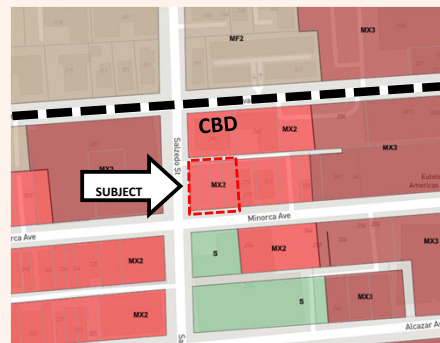
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LAND USE AND ZONING MAPS

Future Land Use: Commercial Mid-rise Intensity



Zoning: MX2 and within the Central Business District



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EXISTING CONDITIONS



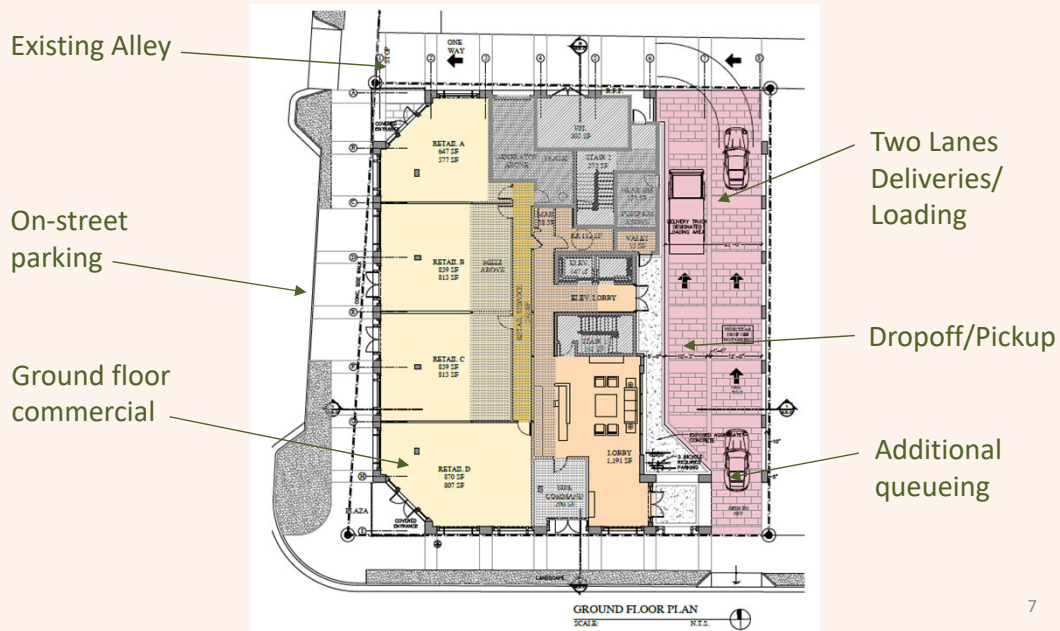
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REQUEST 1: CONDITIONAL USE – REMOTE PARKING

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SITE PLAN



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299 MINORCA

Type	Allowed/Required	Proposed
Proposed Uses:		
Residential	Density: Unlimited (within the CBD)	Density: 190 units/acre 45 units
Ground Floor Commercial		4,534 sq. ft.
Parking:		
Residential Units		
1BR, 35 units @1/unit Overnight Accommodation @1.125/room	35 spaces, Or 39 spaces	
2BR, 10 units @1.75/unit	17 spaces	
Total Parking	56	56 remote parking spaces

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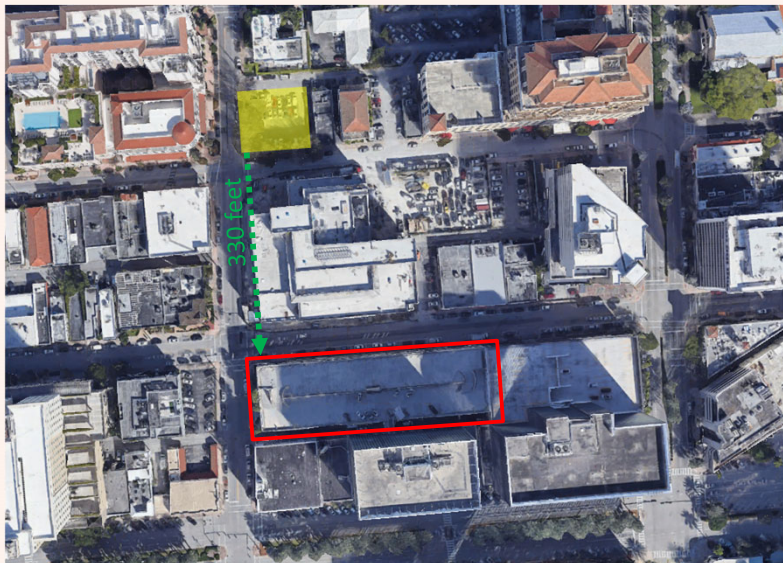
299 MINORCA

Type	Allowed/Required	Proposed
Area existing lot	sq. ft.	10341.5 sq. ft.
FAR	3.0, or 3.5 with Med Bonus Level 2	3.5 FAR, or 36,195.25 sq. ft.
TDR (25%)	Additional 0.875	Additional 0.875, or 9,049 sq. ft.
Grand Total	4.375	4.375, or 45,244 sq. ft.
Building height	70 ft., 97 feet (Med Bonus Level 2)	97 feet
Number of stories	8 floors (Med Bonus Level 2)	8 stories
Proposed Uses:		
Residential	Density: 125 units/acre 30 units	Density: 187.5 units/acre 45 units
Ground Floor Commercial		4,820 sq. ft. (10.6%)
Parking		
Residential Units		
1BR, 17 units @1/unit	17 spaces	
2BR, 33 units @1.75/unit	57.75 spaces	
3BR, 28 units @2.25/unit	63 spaces	
Office @ 1 space/300	44 spaces (13,343 sq. ft./300)	
Total Parking	135 per shared parking analysis	56 remote parking spaces
Open Space at ground level	1,033 sq. ft. (10%) of the site area	1,144sq. ft. (11%) on-site

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REMOTE PARKING



Request:
56 remote parking
spaces

Location:
255 Alhambra Cir
Parking Garage

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**REQUEST 2:
TRANSFER OF DEVELOPMENT RIGHTS (TDRs)
RECEIVING SITE**

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299 MINORCA

Type	Allowed/Required	Proposed
Area existing lot	sq. ft.	10,341.5 sq. ft.
FAR	3.0, or 3.5 with Med Bonus Level 2	3.5 FAR, or 36,195.25 sq. ft.
Transfer of Development Rights (TDRs)	Additional 25% FAR or 0.875 FAR	Additional 0.875 FAR, or 9,049 sq. ft.
Grand Total	4.375 FAR	4.334, or 44,821 sq. ft.
Building height	70 ft., 97 feet (Med Bonus Level 2)	97 feet
Number of stories	8 floors (Med Bonus Level 2)	8 stories
Proposed Uses:		
Residential	Density: 125 units/acre 30 units	Density: 187.5 units/acre 45 units
Ground Floor Commercial		4,534 sq. ft. (10.1%)
Open Space at ground level	1,033 sq. ft. (10%) of the site area	1,197sq. ft. (11%) on-site

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TRANSFER OF DEVELOPMENT RIGHTS

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Receiving Site – 299 Minorca Ave

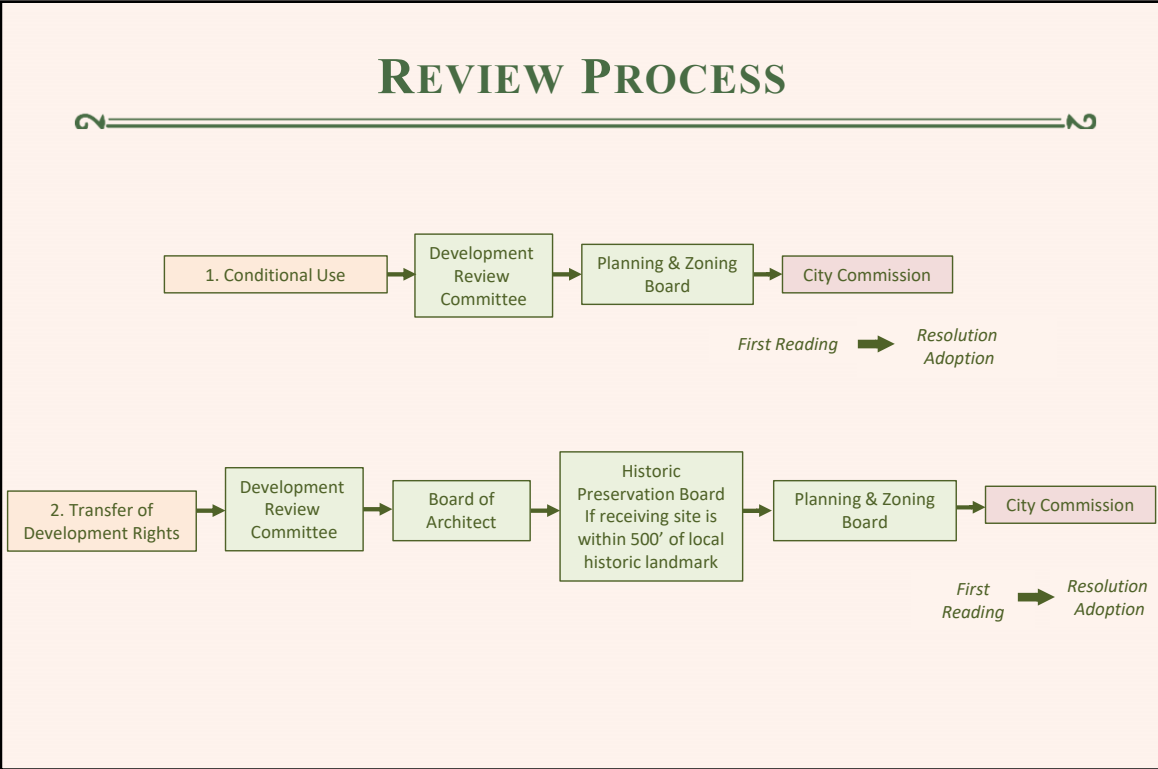
9,049 square feet of TDRs

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REVIEW TIMELINE	
1	DEVELOPMENT REVIEW COMMITTEE: 06.28.24
2	BOARD OF ARCHITECTS: 09.12.24
3	HISTORIC PRESERVATION BOARD: 10.16.24
4	NEIGHBORHOOD MEETING: 10.29.24
5	PARKING ADVISORY BOARD: 11.20.24, 01.15.25
6	PLANNING AND ZONING BOARD: 12.17.24, 01.15.25
7	SCHOOL COMMUNITY RELATIONS COMMITTEE: 12.19.24
8	CITY COMMISSION: 05.20.25

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LETTERS TO PROPERTY OWNERS (1,000 FT)



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PUBLIC NOTIFICATION

6 TIMES	LETTERS TO PROPERTY OWNERS NEIGHBORHOOD MEETING, HPB, DEC PZB, JAN PZB, FEB CC, MAY CC
5 TIMES	PROPERTY POSTING DRC, BOA, HPB, PZB, PZB
8 TIMES	WEBSITE POSTING DRC, BOA, HPB, PAB, DEC PZB, JAN PZB, FEB CC, MAY CC
5 TIMES	NEWSPAPER ADVERTISEMENT HPB, DEC PZB, JAN PZB, FEB CC, MAY CC

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COMPREHENSIVE PLAN CONSISTENCY



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

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STAFF RECOMMENDATIONS



STAFF RECOMMENDATION:

STAFF RECOMMENDS APPROVAL WITH CONDITIONS.

THE APPLICATION COMPLIES WITH THE FINDINGS OF FACT.

THE STANDARDS FOR APPROVAL ARE SATISFIED,
SUBJECT TO CONDITIONS OF APPROVAL.

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CONDITIONS OF APPROVAL

- Pedestrian and vehicular circulation along **sidewalks and alley maintained** during construction
- Pedestrian streetscape improvements on Salzedo and Minorca with **crosswalk/4-way stop, landscape, and bumpouts**
- **Alley improvements** (signage, undergrounding of adjacent utilities, etc)
- Deliveries, loading, pick-up/drop-off are **prohibited in alley**

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