



# *Alexan Crafts*

PLANNED AREA DEVELOPMENT (PAD)  
CONDITIONAL USE REVIEW FOR  
MIXED-USE SITE PLAN

330 CATALONIA AVENUE

CITY COMMISSION  
APRIL 12, 2022

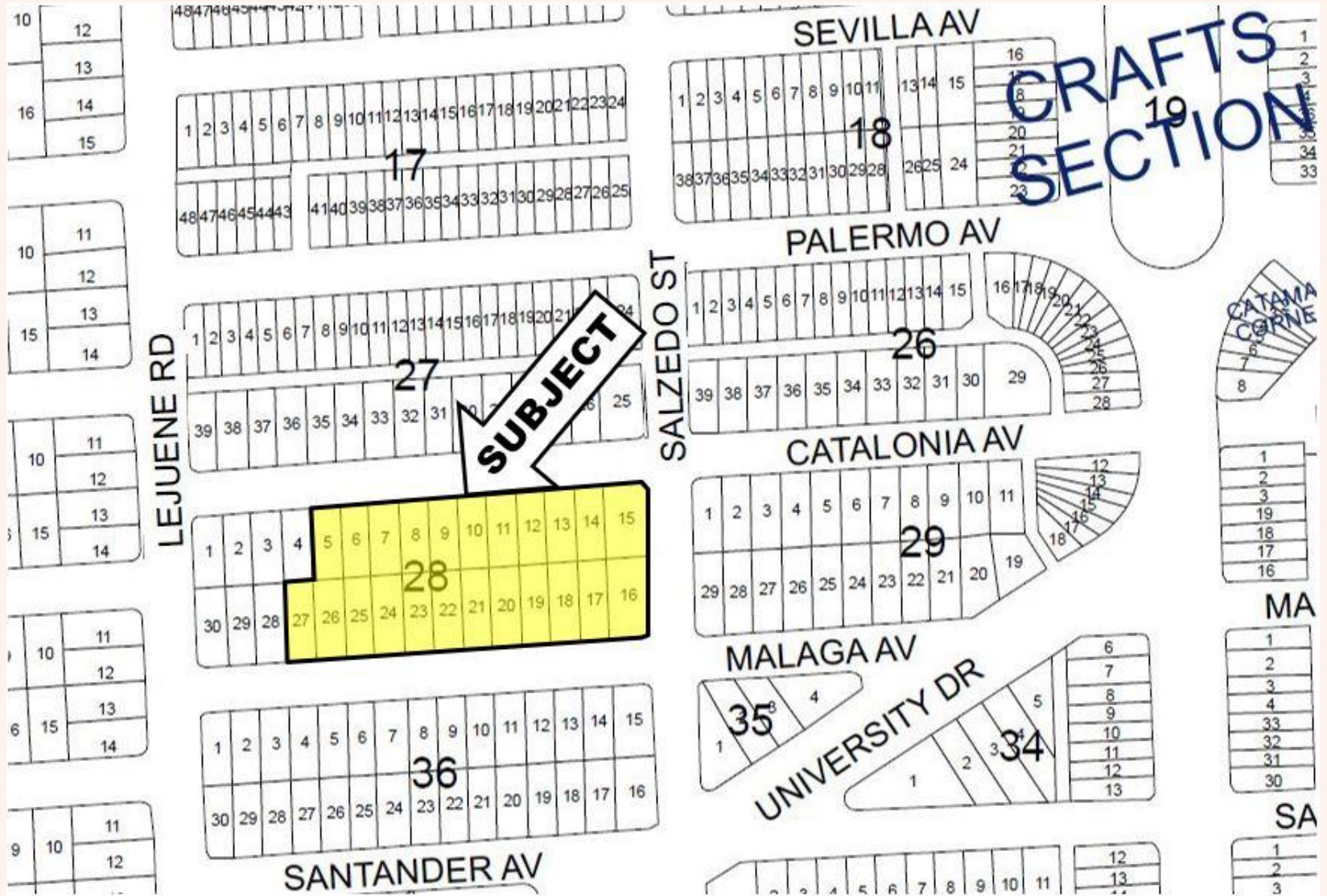


# APPLICATION REQUEST

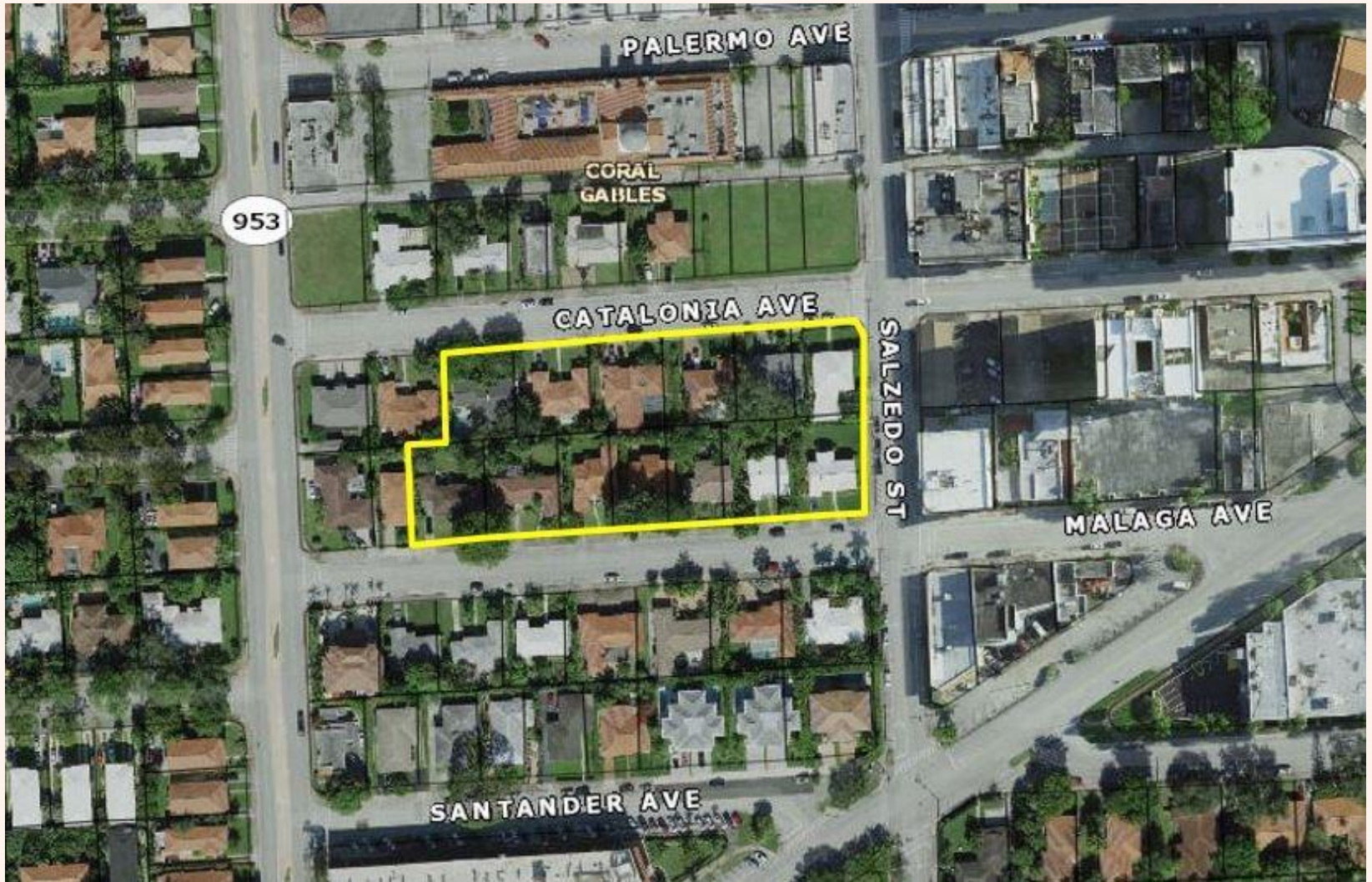


1. PLANNED AREA DEVELOPMENT (PAD)
2. CONDITIONAL USE FOR MIXED-USE SITE PLAN

# LOCATION MAP



# AERIAL MAP



# EXISTING DESIGNATIONS



**Future Land Use Map**

Commercial Low-Rise Intensity



**Zoning Map**

MX-1

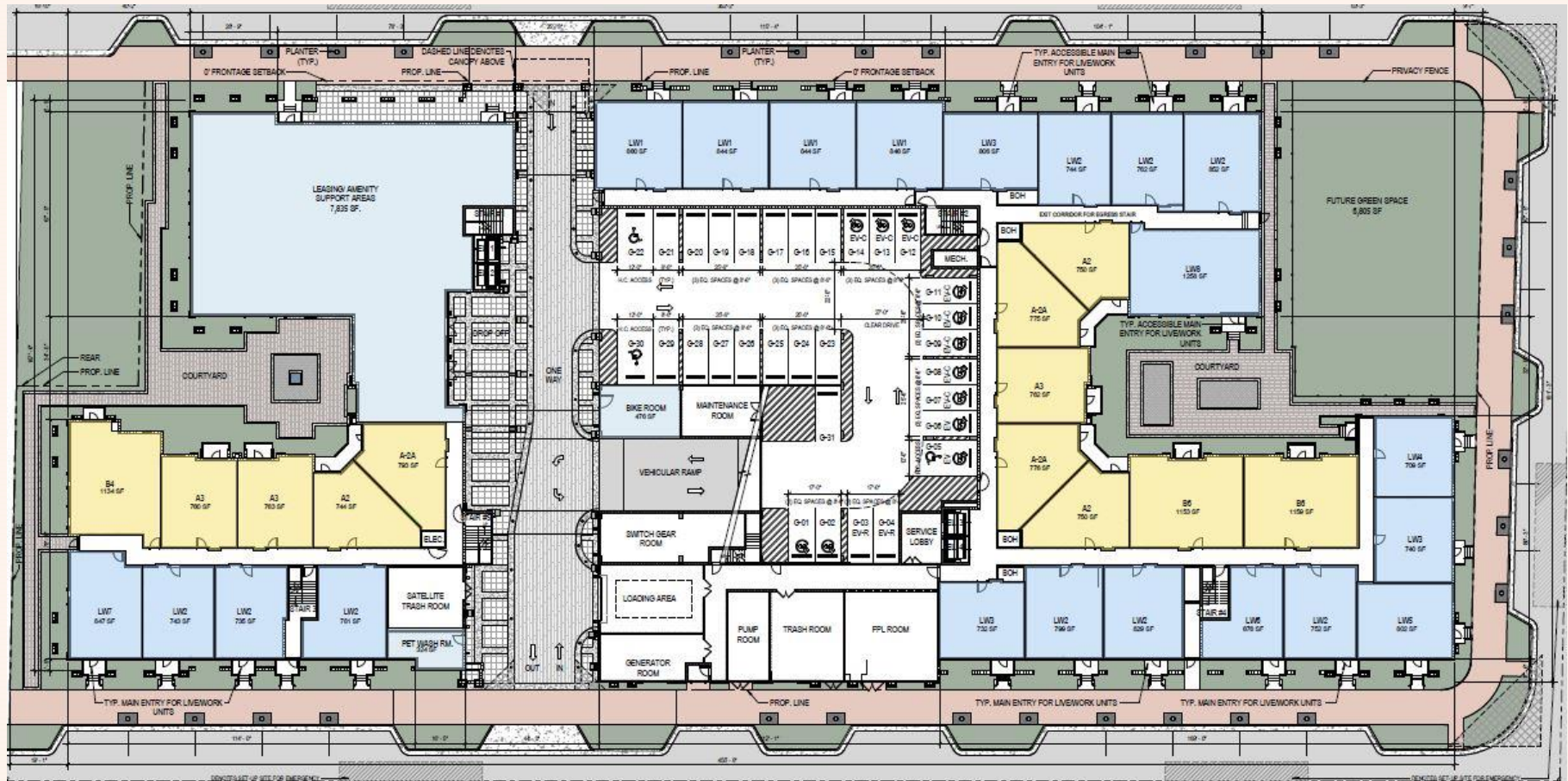
# **REQUEST No. # 1**

## **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**
- **MAXIMUM HEIGHT 77 FEET, CONSISTENT WITH THE COMPREHENSIVE PLAN**
- **SEVEN (7) STORIES PER CITY ATTORNEY'S OPINION CAO 2019-029**

# REQUEST NO. # 2

## CONDITIONAL USE REVIEW FOR MIXED-USE SITE PLAN



**Site Area:** 2.11 acres (91,933 sq. ft.)

**FAR:** 3.39 (311,352 sq. ft.)

**Building Height:** 77 feet at 7-stories

**Parking:** 364 parking spaces

**Program:**

- 22 live-work units on ground floor
  - 263 residential units on upper floor
- Landscape Open Space:** 28.32% (26,036 sq. ft.)

# SITE PLAN INFORMATION

Type	Permitted	Proposed
Site area	Min 10,000 sq. ft. Min 1 acre for PAD	91,933 sq. ft. (2.11 acres)
Floor area ratio (FAR)	3.5 FAR	3.39 (311,352 sq. ft.)
Building height	77 feet at 6 stories	77 feet at 7 stories (PAD project)
<b>Proposed Uses</b>		
Residential	125 units per acre	263 units (125 units per acre)
Live-work and ground floor uses	24,908 sq. ft. (8%)	26,156 sq. ft. (8.4%)
Landscape open space	20%	28.32%
<b>Total on-site parking</b>	<b>357 spaces</b>	<b>364 spaces</b>



# EXISTING CONDITION



# CONCEPTUAL RENDERING (FACING CATALONIA)



# REVIEW TIMELINE

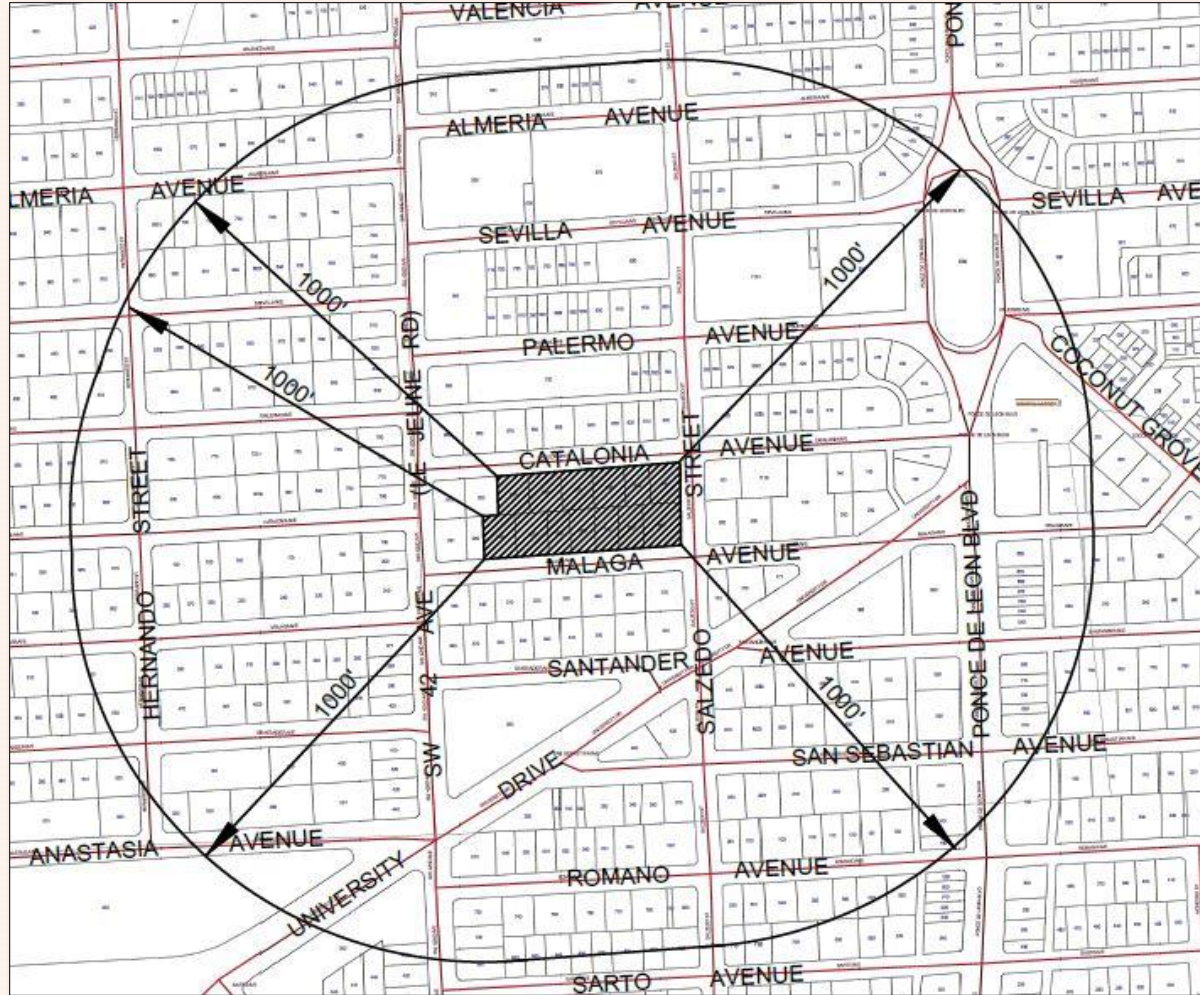
**1 DEVELOPMENT REVIEW COMMITTEE: 05.28.21**

**2 BOARD OF ARCHITECTS: 08.19.21, 11.18.21,  
12.09.21**

**3 NEIGHBORHOOD MEETING: 12.26.21**

**4 PLANNING AND ZONING BOARD: 02.09.22**

# 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**

# APPLICATION REQUEST



1. **PLANNED AREA DEVELOPMENT (PAD)**
2. **CONDITIONAL USE FOR MIXED-USE SITE PLAN**

## 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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