

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

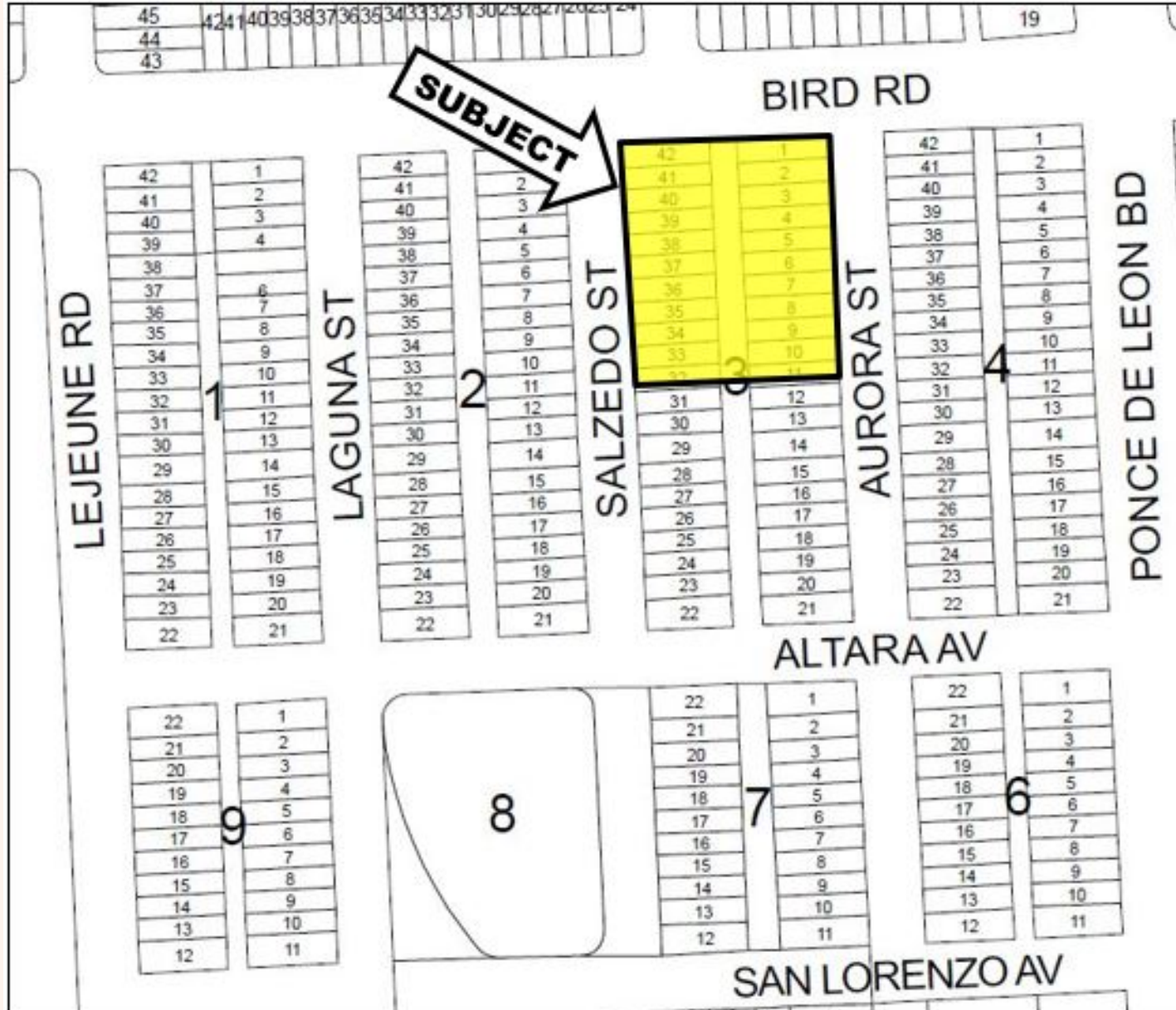


APPLICATION REQUEST

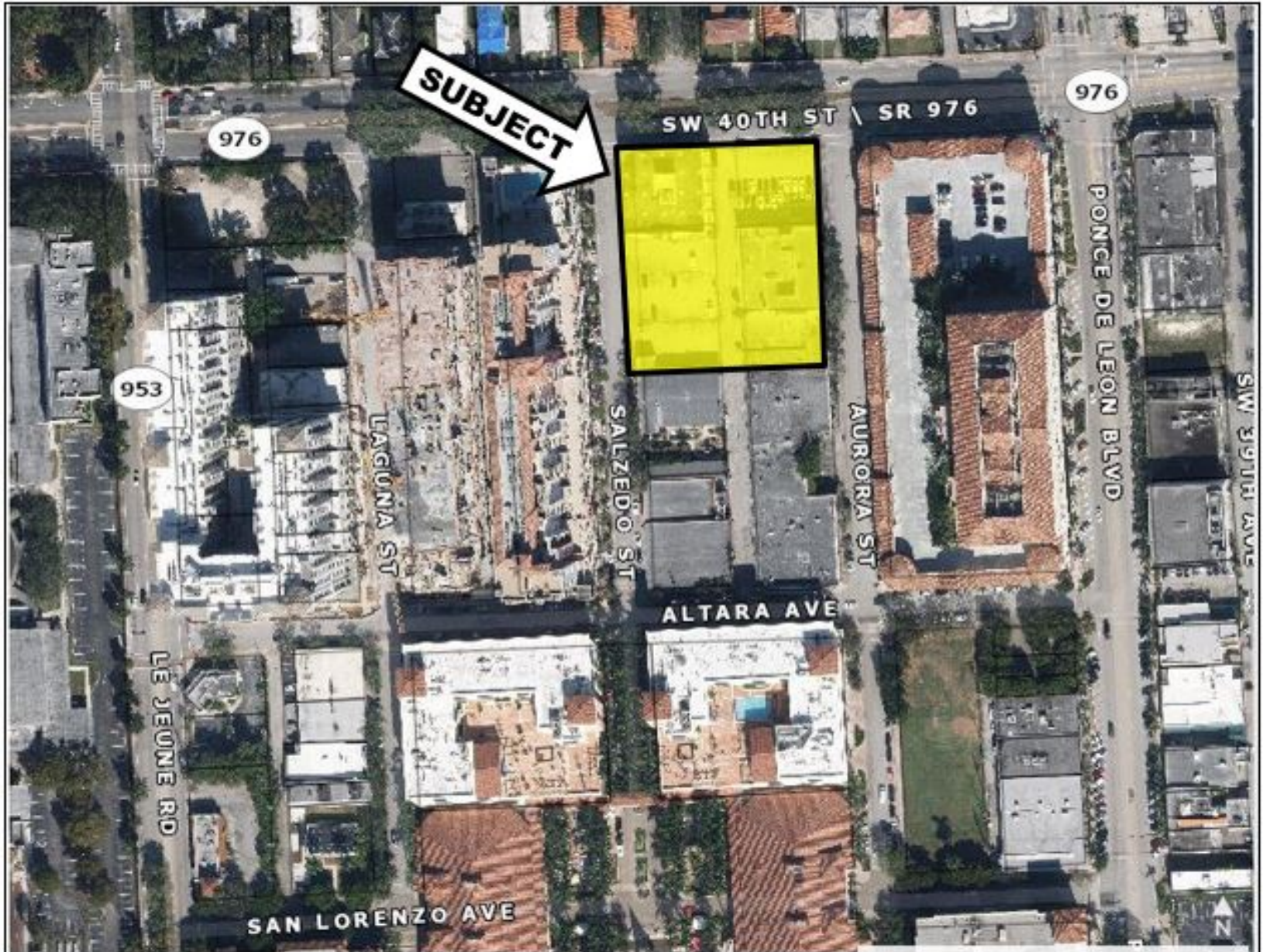


1. TRANSFER OF DEVELOPMENT RIGHTS (TDRs)
2. PLANNED AREA DEVELOPMENT (PAD)
3. CONDITIONAL USE FOR MIXED-USE SITE PLAN
4. TENTATIVE PLAT

LOCATION MAP



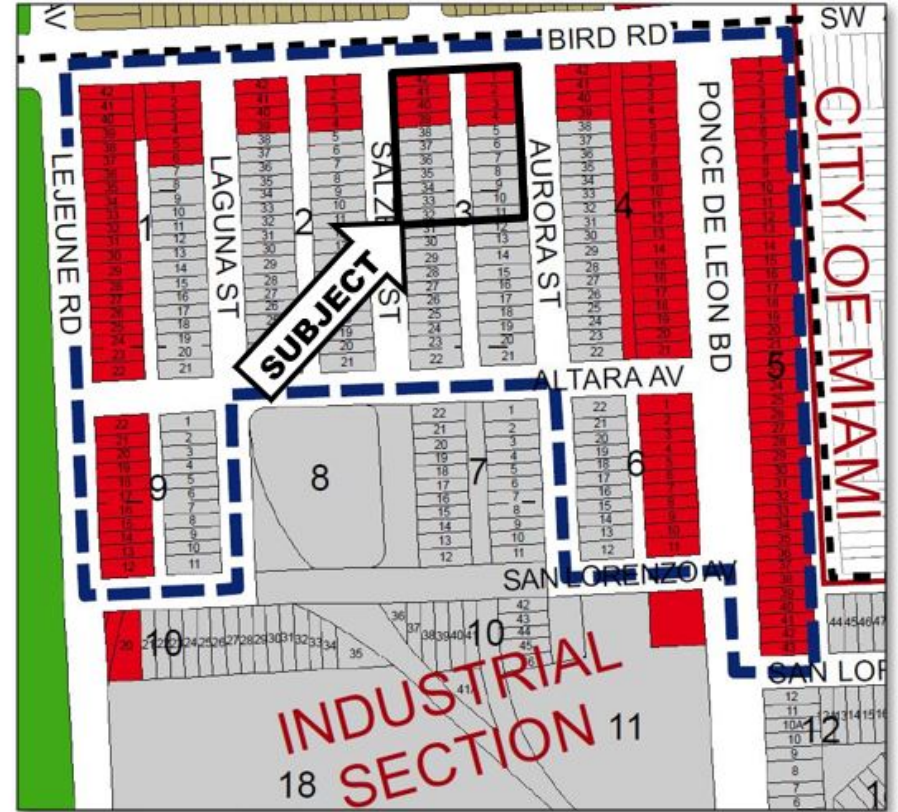
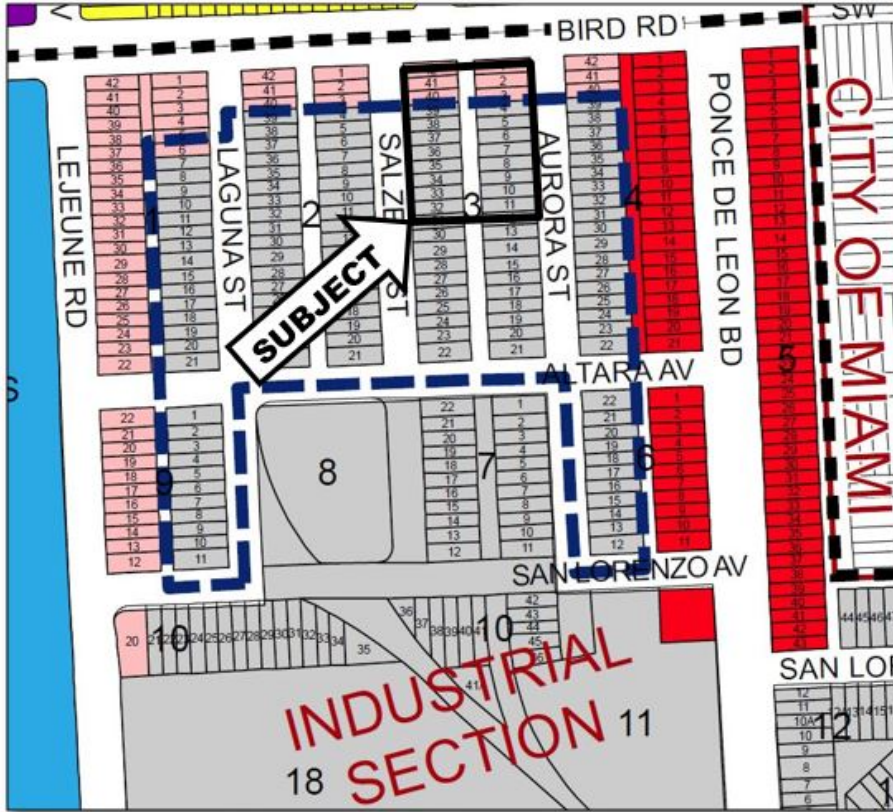
AERIAL



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

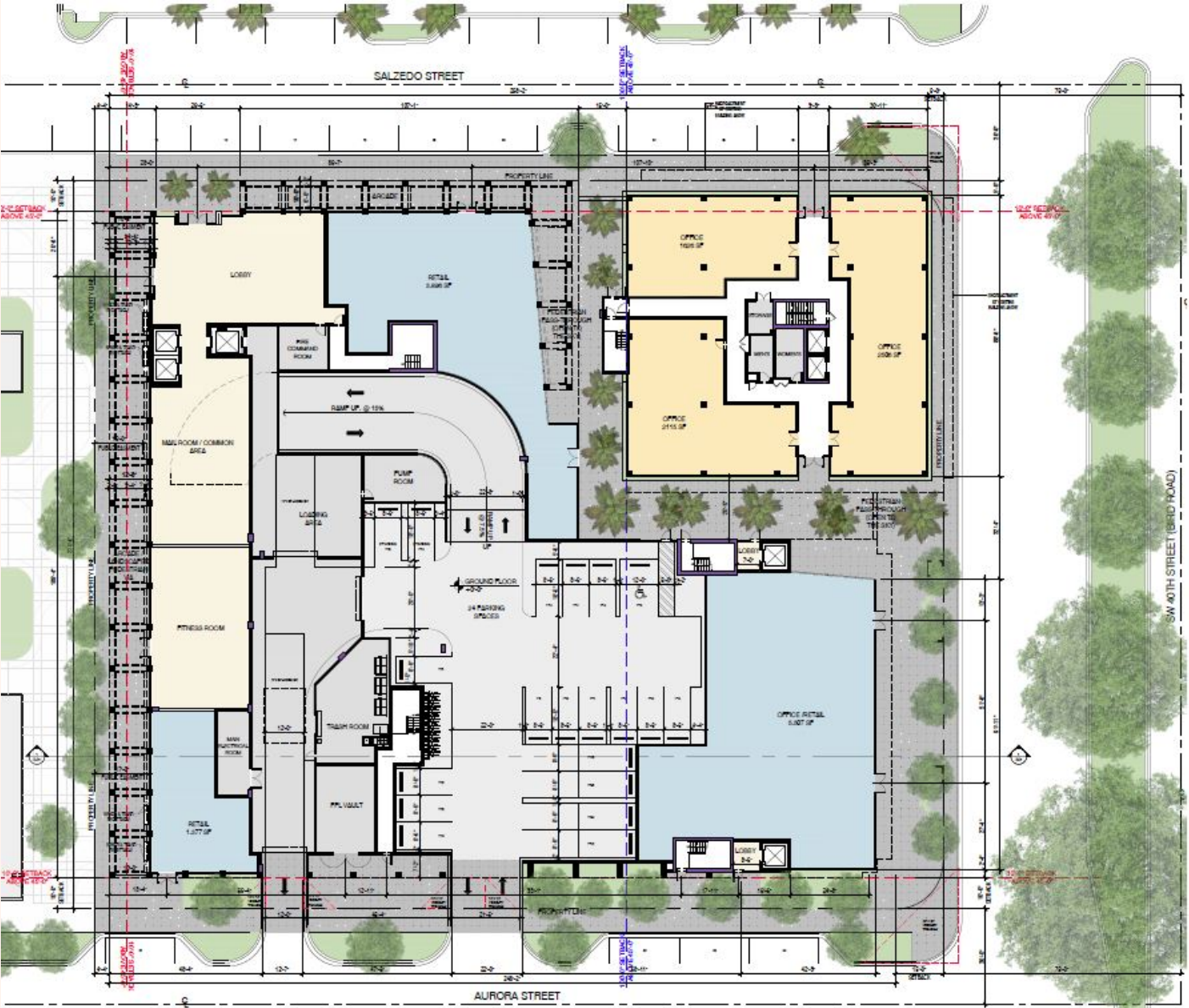
REQUEST No. # 2

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)
Proposed Uses		
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%
Total on-site parking	346 spaces	362 spaces

EXISTING CONDITION



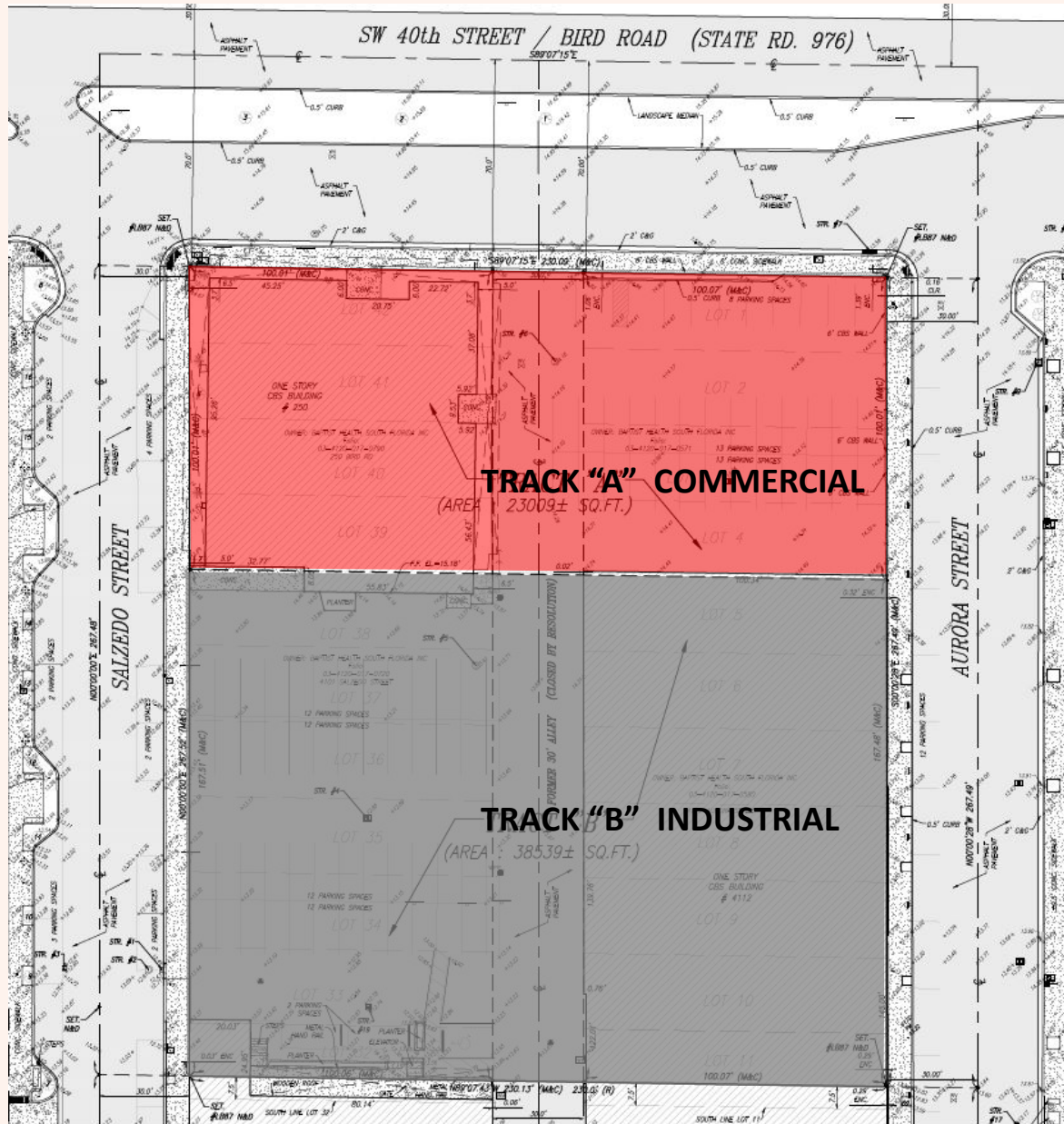
PROPOSED PROJECT



CONCEPTUAL RENDERING (FACING BIRD ROAD)



REQUEST NO. # 4 TENTATIVE PLAT



REVIEW TIMELINE

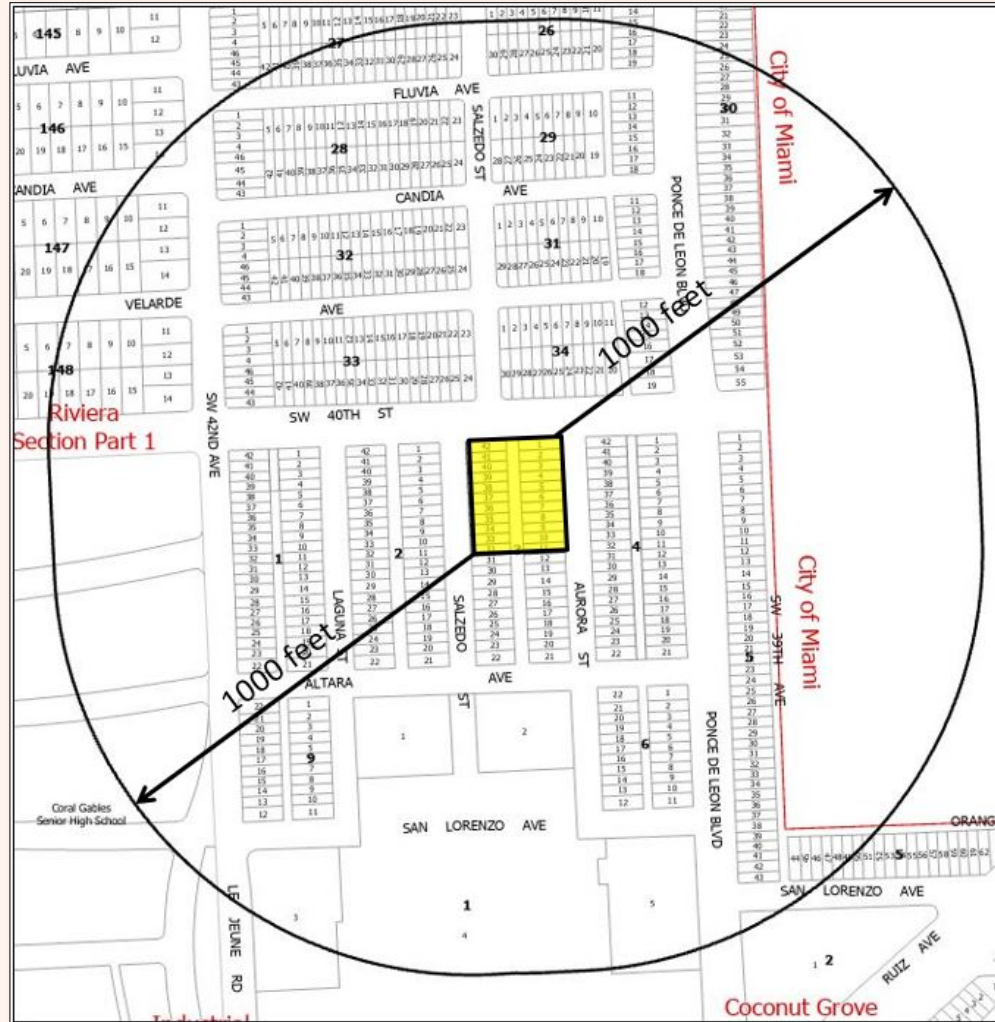
1 DEVELOPMENT REVIEW COMMITTEE: 08.30.19

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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