



Alexan Crafts

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

330 CATALONIA AVENUE

PLANNING AND ZONING BOARD
FEBRUARY 9, 2022



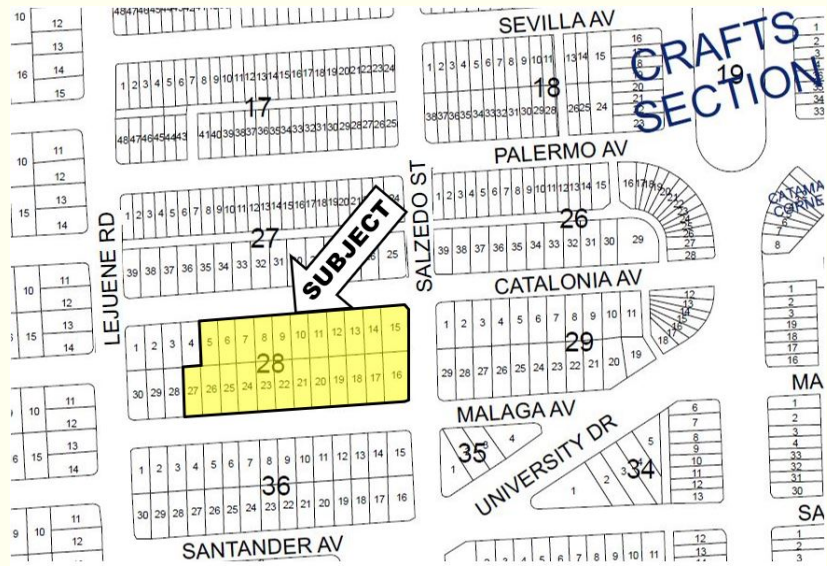
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APPLICATION REQUEST

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

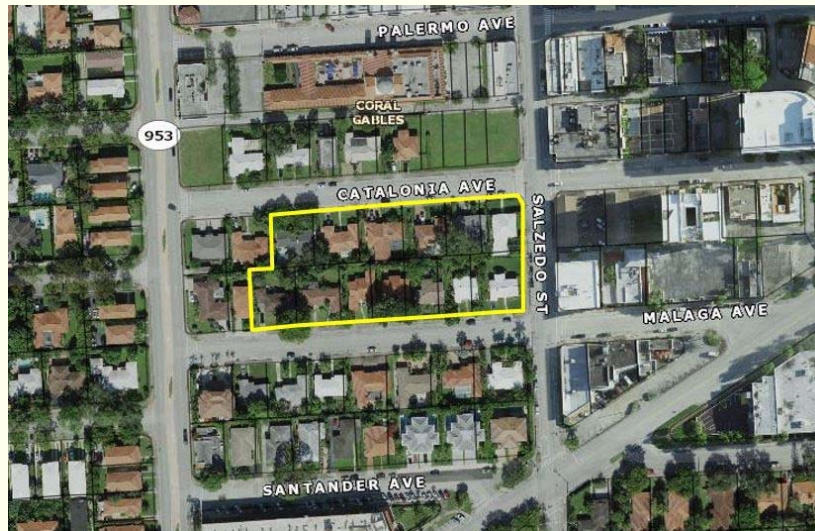
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LOCATION MAP



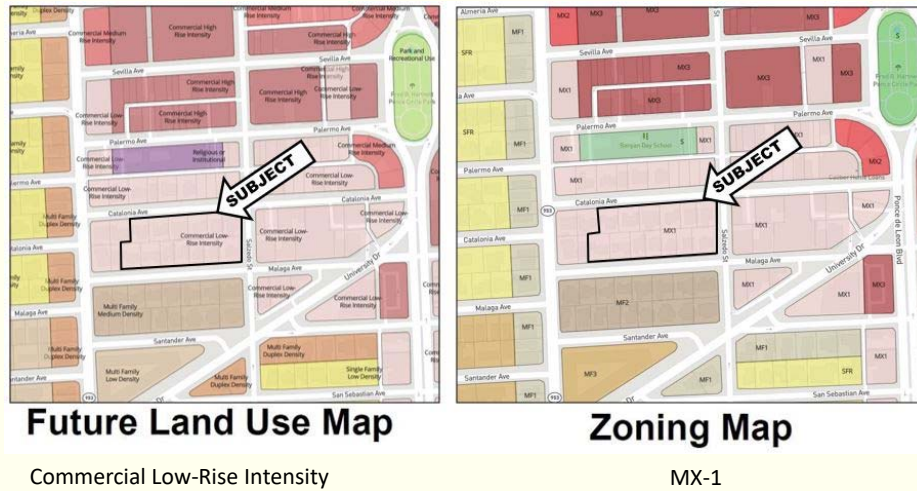
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AERIAL MAP



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EXISTING DESIGNATIONS



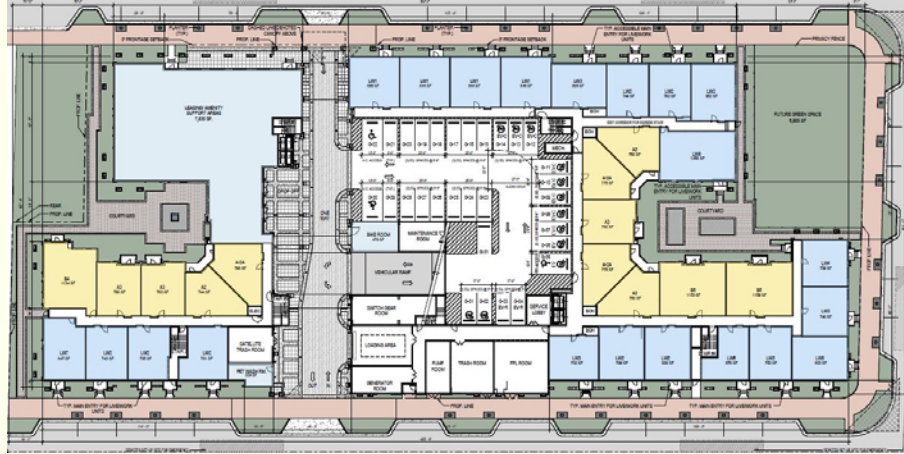
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REQUEST NO. # 1 PLANNED AREA DEVELOPMENT (PAD)

- **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**

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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.)

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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)
Proposed Uses		
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%
Total on-site parking	357 spaces	364 spaces

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EXISTING CONDITION



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CONCEPTUAL RENDERING (FACING CATALONIA)



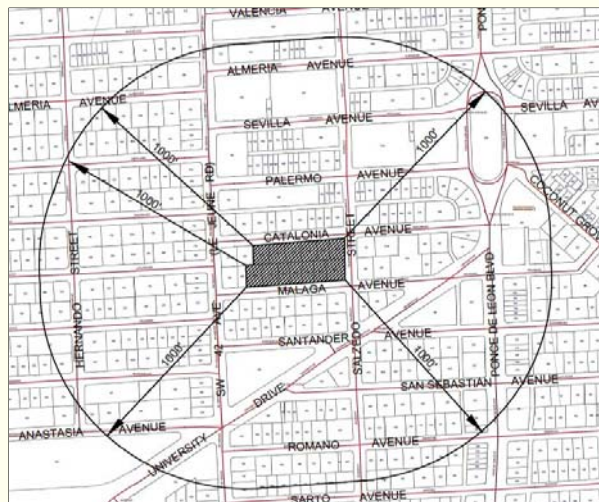
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REVIEW TIMELINE

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

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LETTERS TO PROPERTY OWNERS (1,000 FT.)



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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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APPLICATION REQUEST
<p>1. PLANNED AREA DEVELOPMENT (PAD)</p> <p>2. CONDITIONAL USE FOR MIXED-USE SITE PLAN</p>
STAFF RECOMMENDATION
<p>❖ The Planning and Zoning Division based upon the complete Findings of Fact contained within this Report recommends <u>approval with conditions</u> enumerated in the staff report.</p>

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