



# City Commission

## One Merrick Park

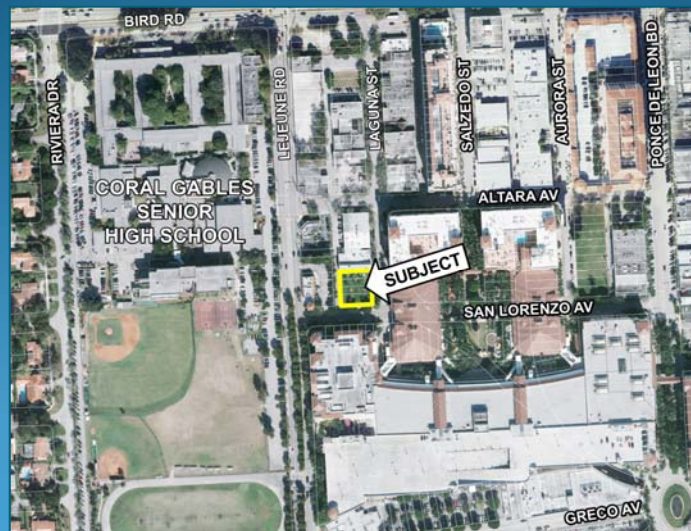
(351 San Lorenzo Ave)

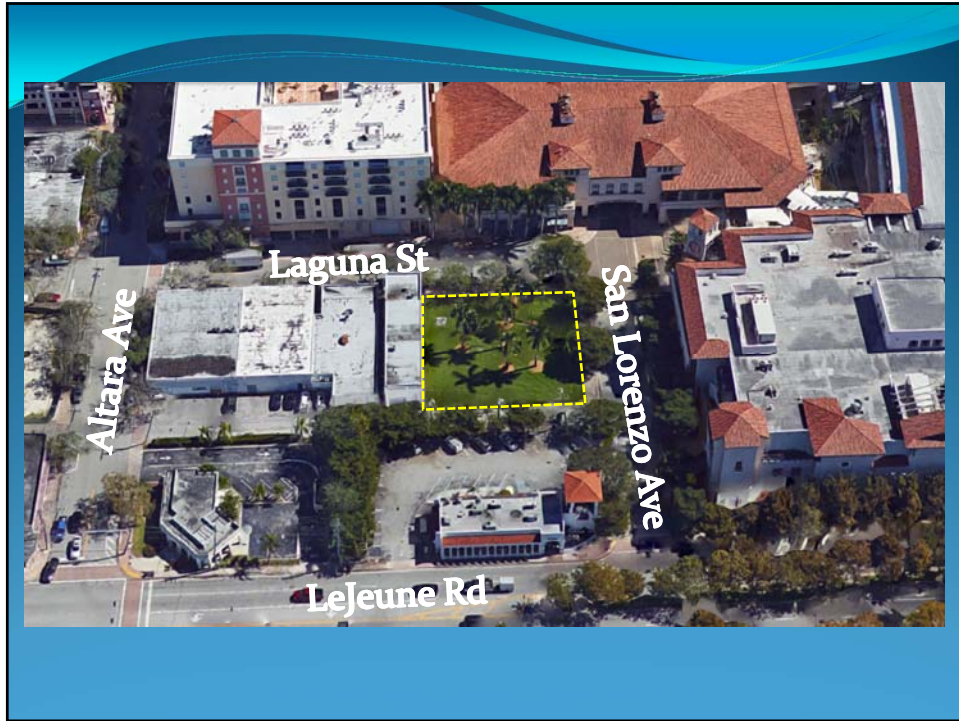
Mixed Use Site Plan Review

October 13, 2015

### Application Request

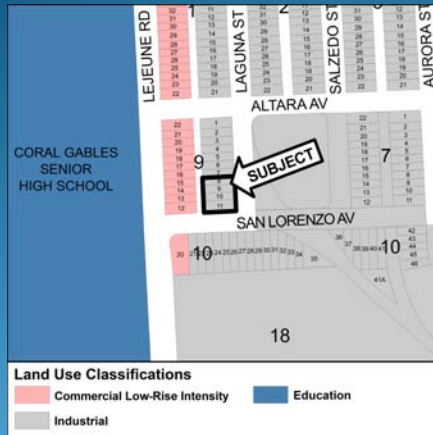
- ❖ Mixed Use Site Plan Review



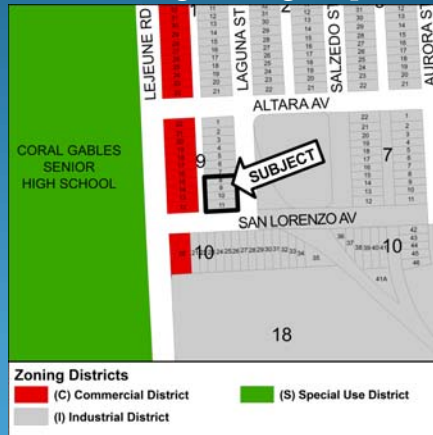


## Existing Designations

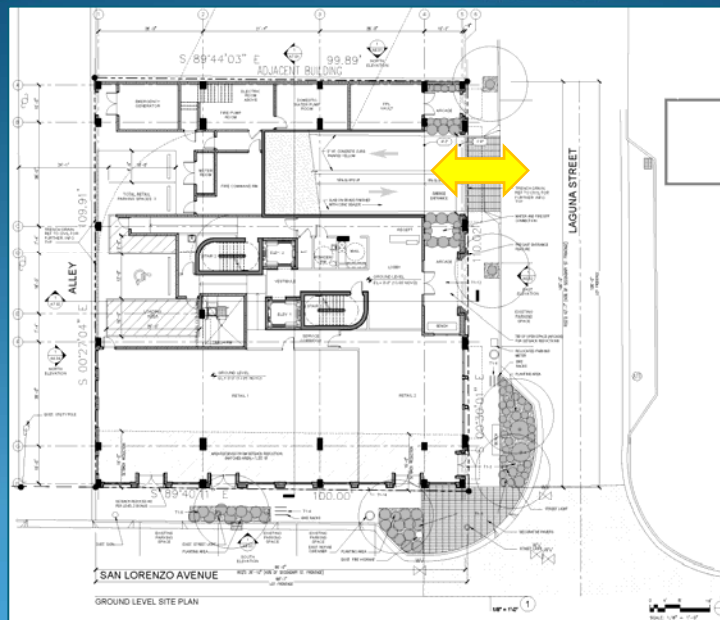
### Existing Land Use Map

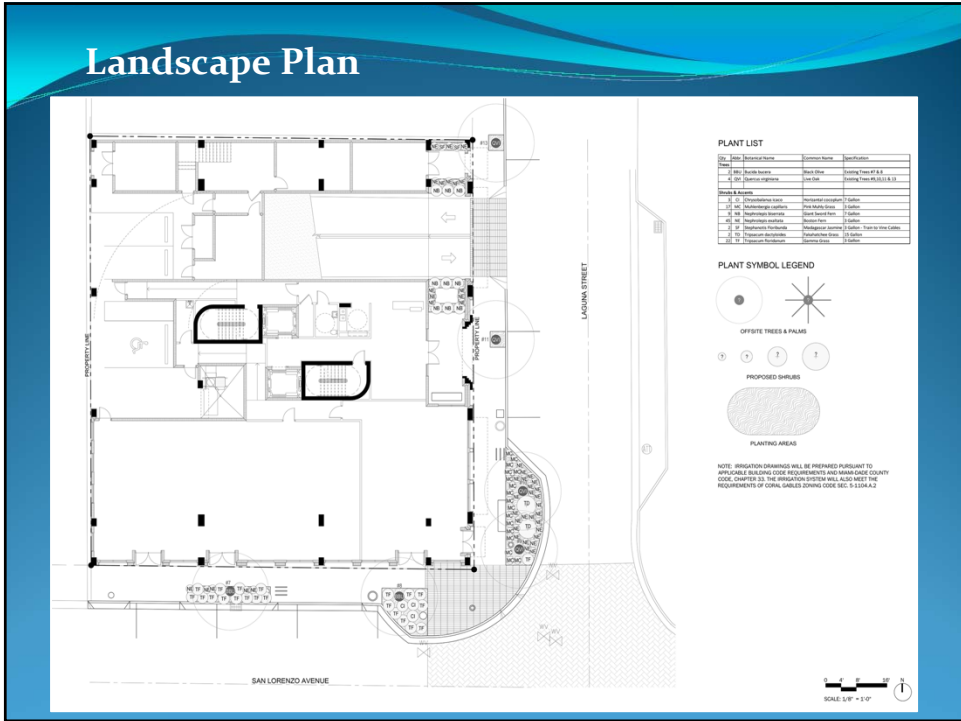


### Existing Zoning Map



## Ground Floor Plan





### East Elevation (Laguna Street)



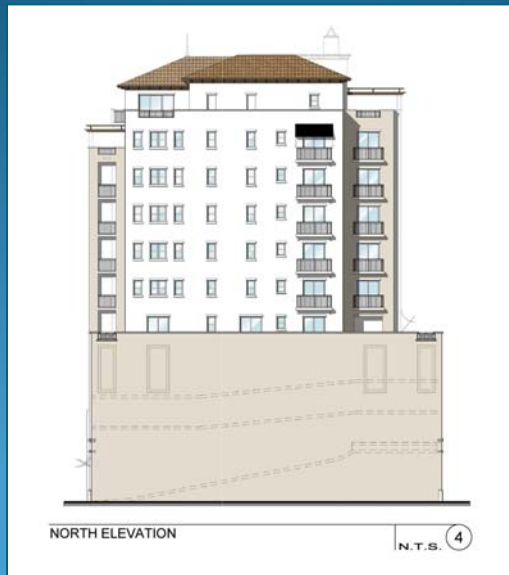
### South Elevation (San Lorenzo Avenue)



### West Elevation (alley)



### North Elevation



### Site Plan Information

Type	Permitted	Proposed
Total site area	---	11,000 sq. ft. (0.25 acres)
Floor area ratio (FAR)	3.5 FAR	3.44 FAR
FAR x total site area =	38,500 sq. ft.	---
Total square footage of building	---	37,863 sq. ft.
Building height	10 floors / Up to 100' (City Commission may approve up to an additional 20')	10 floors / 117'-7"
Retail	---	3,530 sq. ft.
Residential	No density limitation within MXOD	13 units (51 units/acre)

### Off-Street (on-site) Parking Information

Uses	Required	Proposed
Residential units	29 spaces	---
Retail Use (1 space per 250 sq. ft.)	14 spaces	---
Total off-street parking	43 spaces	50 spaces
Additional parking provided	---	7 spaces

## Public Notifications

- ❖ The following has been completed to solicit input and provide notice of the application:

Type	Date
Public information meeting	07.13.15
Courtesy notification - mailed to property owners within 1,500 feet of MXOD boundary and within MXOD	08.28.15
Posting of property	08.28.15
Legal advertisement	08.28.15
Posted agenda on City web page/City Hall	08.28.15
Posted Staff report on City web page	09.04.15
City Commission agenda posted on City web page	10.09.15

## Application History

- ❖ Board of Architects gave preliminary design approval and approval of Mediterranean Arch. bonuses on 03.18.15
- ❖ March 27, 2015: Application presented to Development Review Committee (DRC)
  - ❖ Applicant satisfactorily resolved all DRC comments



## Findings of Fact – Mixed Use Site Plan Review

Staff finds the Application **satisfies** the provisions of the Comprehensive Plan and Zoning Code for mixed use projects

- ❖ The Application satisfies the provisions of Zoning Code Sec. 4-201, “Mixed Use District (MXD)”
- ❖ The Application satisfies the provisions of Zoning Code Sec. 3-408, “Standards for Review,” subject to conditions of approval
- ❖ The Application is consistent with the Comprehensive Plan
- ❖ “Industrial Use” Future Land Use Map designation and “Industrial District (I)” zoning designation are appropriate for the proposed mixed use development

## Staff Recommendation

- ❖ The Planning and Zoning Division based upon the complete Findings of Fact contained within this Report recommends **approval** with conditions of approval (pages 21-22)
- ❖ Typical conditions of approval are recommended by Staff as well as the following:
  - ❖ Remove curb cuts along sidewalk on San Lorenzo Avenue
  - ❖ Payment to City required for the loss of two (2) on-street parking spaces
  - ❖ Landscaping issues identified by the Public Service Department shall be satisfactorily resolved, subject to review and approval by the Director of Public Service

## Planning and Zoning Board Recommendation

- ❖ September 9, 2015: Planning and Zoning Board unanimously recommended **approval** (vote: 5 yes – 0 no) with conditions recommended by Staff



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(351 San Lorenzo Ave)

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