

1



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## LOCATION MAP



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## EXISTING DESIGNATIONS



**FUTURE LAND USE MAP**

Commercial Mid-Rise Intensity and Commercial High-Rise

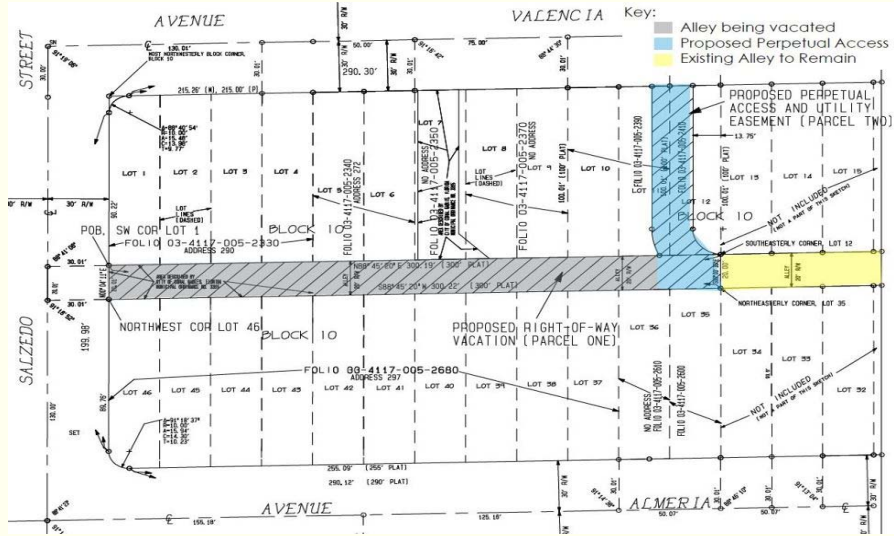
**ZONING MAP**

MX2 and MX3

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# REQUEST NO. # 1

## ALLEY VACATION (6,000 SQ. FT.)



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# REQUEST NO. # 2

## ZONING CODE TEXT AMENDMENT

### SITE SPECIFICS – SECTION A-36 CRAFTS SECTION

No commercial buildings and/or structures shall be erected or altered on the following described property to exceed thirteen (13) stories or one-hundred-fifty (150) feet in height, whichever is less:

| STANDARDS                     | ALLOWABLE MAXIMUM FLOORS            | ALLOWABLE MAXIMUM HEIGHT    |
|-------------------------------|-------------------------------------|-----------------------------|
| SITE SPECIFICS CRAFTS SECTION | 13 STORIES                          | 150 FEET                    |
| MED BONUS LEVEL 1             | 14 STORIES (+1 STORY)               | 163.5 FEET (+13.5 FEET)     |
| MED BONUS LEVEL 2             | 16 STORIES (+ 1 STORY OR 2 STORIES) | UP TO 190.5 FEET (+27 FEET) |

**APPLICANT’S REQUEST: TO REMOVE THE BUILDING HEIGHT LIMITATION OF THE SUBJECT SITE IN ORDER TO ALLOW THE PROJECT’S PROPOSED BUILDING HEIGHT OF 18 STORIES AT 204’-8”**

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**REQUEST NO. # 3  
PLANNED AREA DEVELOPMENT (PAD)**

- **MINIMUM SITE AREA ONE (1) ACRE**
- **MINIMUM LOT WIDTH 200 FEET**
- **MINIMUM LOT DEPTH 100 FEET**
- **LANDSCAPE OPEN SPACE 25%**
- **PROVIDES SUBSTANTIAL PUBLIC BENEFIT**

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**REQUEST NO. # 3  
TRANSFER OF DEVELOPMENT RIGHTS (TDRs)**

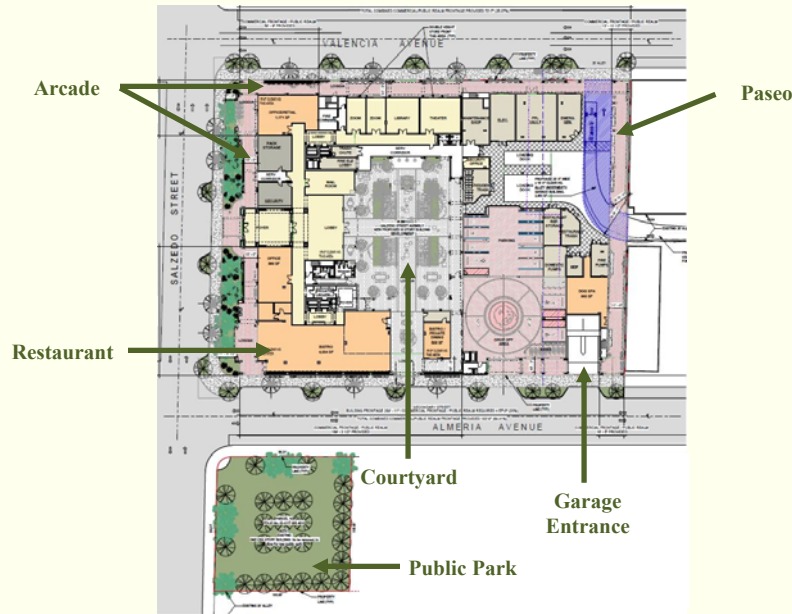
- **RECEIVING SITE SHALL BE LOCATED WITHIN CBD**
- **AN INCREASE OF UP TO 25% OF FAR (4.375)**



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**REQUEST NO. # 2**  
**CONDITIONAL USE REVIEW FOR MIXED-USE SITE PLAN**



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**SITE PLAN INFORMATION**

| Type                         | Permitted                                | Proposed                                |
|------------------------------|--|---|
| Site area                    | Min 10,000 sq. ft.<br>Min 1 acre for PAD | 76,000 sq. ft. (1.74 acres)             |
| Floor Area Ratio (FAR)       | 3.5 with Med Bonus<br>4.375 with TDR     | 4.45                                    |
| Building height              | 16 stories at 190.5 feet                 | 18 stories at 204'-8"<br>qualifying PAD |
| <b>Proposed Uses</b>         |  |   |
| Residential                  | unlimited                                | 174 units<br>(100 units per acre)       |
| Retail/Commercial            | 8% minimum                               | 6%                                      |
| Landscape open space         | 25% (19,000 sq. ft.)                     | 43% (32,494 sq. ft.)                    |
| <b>Total on-site parking</b> | <b>360 spaces</b>                        | <b>389 spaces</b>                       |

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## CONCEPTUAL RENDERING WITH SURROUNDING CONDITION



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## WEST ELEVATION (FACING SALZEDO)



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## NORTH ELEVATION (VALENCIA AVE)



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## SOUTH ELEVATION (ALMERIA AVENUE)



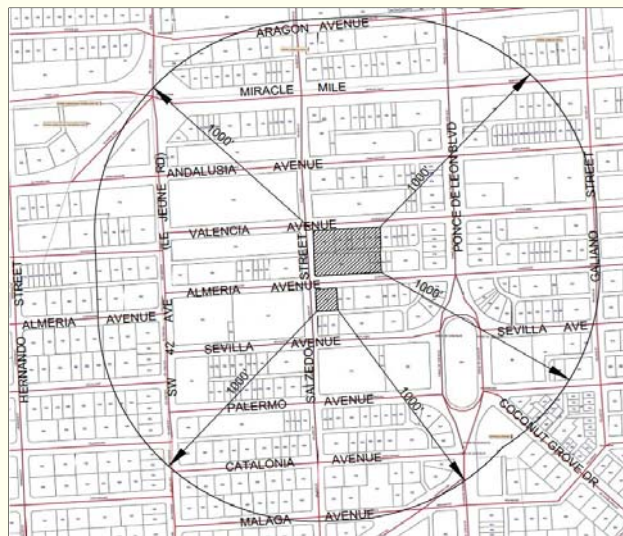
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## REVIEW TIMELINE

|          |  |
|----------|--|
| <b>1</b> | <b>DEVELOPMENT REVIEW COMMITTEE: 10.05.21</b>                |
| <b>2</b> | <b>BOARD OF ARCHITECTS: 11.18.21; 12.16.21;<br/>01.27.22</b> |
| <b>3</b> | <b>NEIGHBORHOOD MEETING: 02.17.22</b>                        |
| <b>4</b> | <b>PLANNING AND ZONING BOARD: 03.09.22</b>                   |

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## LETTERS TO PROPERTY OWNERS (1,000 FT.)



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| <b>PUBLIC NOTIFICATION</b> |  |
|----------------------------|--|
| <b>2 TIMES</b>             | <b>LETTERS TO PROPERTY OWNERS</b><br>NEIGHBORHOOD MEETING, PZB |
| <b>3 TIMES</b>             | <b>PROPERTY POSTING</b><br>DRC, BOA, PZB                       |
| <b>3 TIMES</b>             | <b>WEBSITE POSTING</b><br>DRC, BOA, PZB                        |
| <b>1 TIME</b>              | <b>NEWSPAPER ADVERTISEMENT</b><br>PZB                          |
|                            |  |

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| <b>APPLICATION REQUEST</b>   |
|--|
| <ol style="list-style-type: none"> <li>1. Alley Vacation</li> <li>2. Zoning Code Text Amendment</li> <li>3. Planned Area Development (PAD)</li> <li>4. Receipt of Transfer of Development Rights (TDRs)</li> <li>5. Conditional use for Mixed-use Site Plan</li> </ol> |
| <b>STAFF RECOMMENDATION</b>  |
| <p>❖ The Planning and Zoning Division based upon the complete Findings of Fact contained within this Report recommends <b><u>approval with conditions</u></b> enumerated in the staff report.</p>  |

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# *Regency Tower*

ALLEY VACATION;  
ZONING CODE TEXT AMENDMENT;  
PLANNED AREA DEVELOPMENT (PAD);  
RECEIPT OF TDRS; AND  
MIXED-USE SITE PLAN

PLANNING AND ZONING BOARD  
MARCH 9, 2022

