



299 Minorca

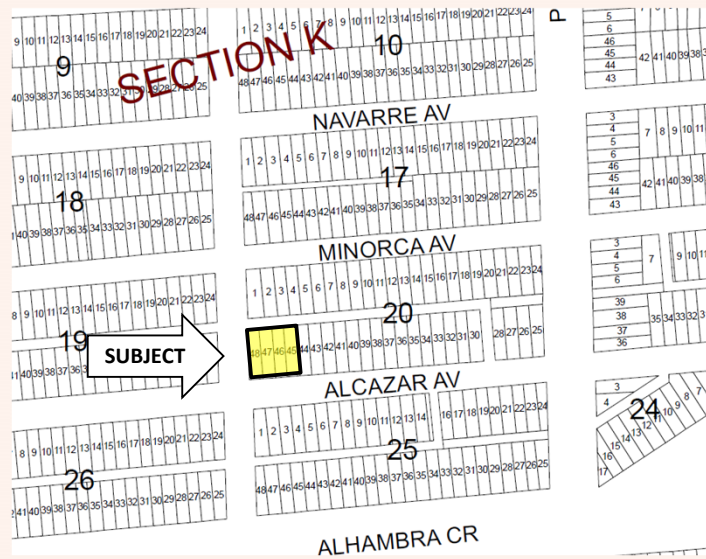
CONDITIONAL USE FOR REMOTE PARKING AND
TRANSFER OF DEVELOPMENT RIGHTS(TDRs)
RECEIVING SITE

CITY COMMISSION
FEBRUARY 11, 2025



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LOCATION



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LOCATION



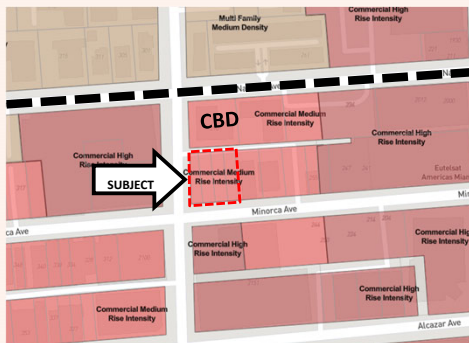
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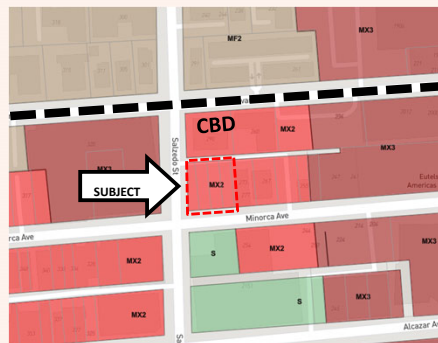
LAND USE AND ZONING MAPS



Future Land Use: Commercial Mid-rise Intensity



Zoning: MX2 and within the Central Business District



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EXISTING CONDITIONS



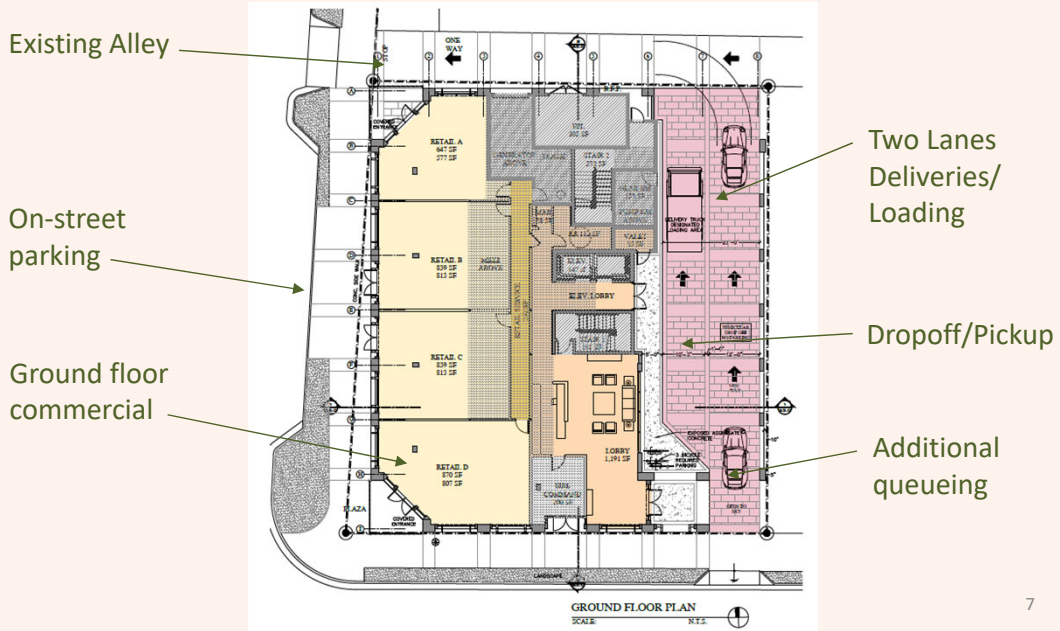
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**REQUEST 1:
CONDITIONAL USE – REMOTE PARKING**

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SITE PLAN



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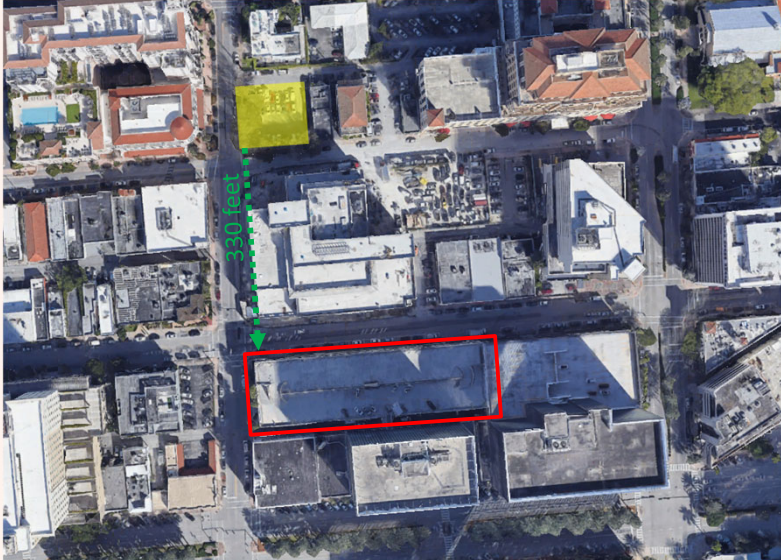
299 MINORCA

| Type | Allowed/Required | Proposed |
|---|-------------------------------------|-------------------------------------|
| Proposed Uses: | | |
| Residential | Density: Unlimited (within the CBD) | Density: 190 units/acre 45 units |
| Ground Floor Commercial | | 4,534 sq. ft. |
| Parking: | | |
| Residential Units | | |
| 1BR, 35 units @1/unit Overnight Accommodation @1.125/room | 35 spaces, Or 39 spaces | |
| 2BR, 10 units @1.75/unit | 17 spaces | |
| Total Parking | 56 | 56 remote parking spaces |

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REMOTE PARKING



Request:
56 remote parking
spaces

Location:
255 Alhambra Cir
Parking Garage

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REQUEST 2: TRANSFER OF DEVELOPMENT RIGHTS (TDRs) RECEIVING SITE

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| Type | Allowed/Required | Proposed |
|--|--|---|
| Area existing lot | sq. ft. | 10,341.5 sq. ft. |
| FAR | 3.0, or 3.5 with Med Bonus Level 2 | 3.5 FAR, or 36,195.25 sq. ft. |
| Transfer of Development Rights (TDRs) | Additional 25% FAR or 0.875 FAR | Additional 0.875 FAR, or 9,049 sq. ft. |
| Grand Total | 4.375 FAR | 4.334, or 44,821 sq. ft. |
| Building height | 70 ft., 97 feet (Med Bonus Level 2) | 97 feet |
| Number of stories | 8 floors (Med Bonus Level 2) | 8 stories |
| Proposed Uses: | | |
| Residential | Density: 125 units/acre 30 units | Density: 187.5 units/acre 45 units |
| Ground Floor Commercial | | 4,534 sq. ft. (10.1%) |
| Open Space at ground level | 1,033 sq. ft. (10%) of the site area | 1,197sq. ft. (11%) on-site |

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TRANSFER OF DEVELOPMENT RIGHTS



Receiving Site – 299 Minorca Ave

9,049 square feet of TDRs

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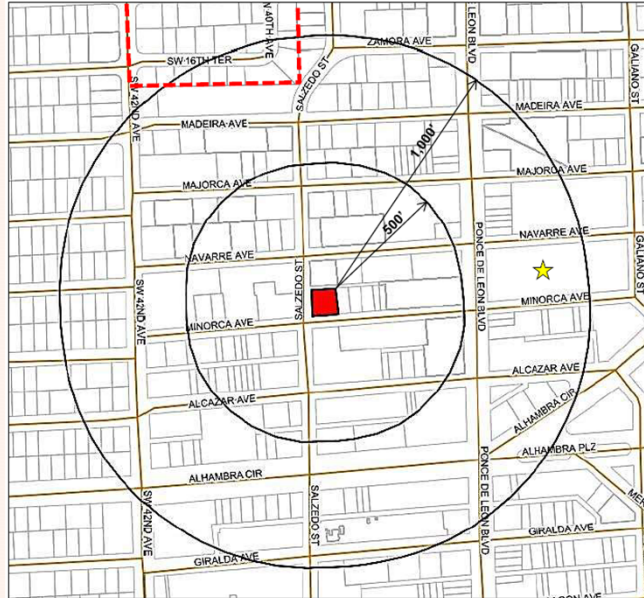
| REVIEW TIMELINE | |
|------------------------|---|
| 1 | DEVELOPMENT REVIEW COMMITTEE: 06.28.24 |
| 2 | BOARD OF ARCHITECTS: 09.12.24 |
| 3 | HISTORIC PRESERVATION BOARD: 10.16.24 |
| 4 | NEIGHBORHOOD MEETING: 10.29.24 |
| 5 | PARKING ADVISORY BOARD: 11.20.24, 01.15.25 |
| 6 | PLANNING AND ZONING BOARD: 12.17.24, 01.15.25 |
| 7 | SCHOOL COMMUNITY RELATIONS COMMITTEE: 12.19.24 |
| 8 | CITY COMMISSION: 02.11.25 |

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LETTERS TO PROPERTY OWNERS (1,000 FT)

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PUBLIC NOTIFICATION

| | |
|----------------|--|
| 5 TIMES | LETTERS TO PROPERTY OWNERS NEIGHBORHOOD MEETING, HPB, PZB, PZB, CC |
| 5 TIMES | PROPERTY POSTING DRC, BOA, HPB, PZB, PZB |
| 7 TIMES | WEBSITE POSTING DRC, BOA, HPB, PAB, PZB, PZB, CC |
| 4 TIMES | NEWSPAPER ADVERTISEMENT HPB, PZB, PZB, CC |

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COMPREHENSIVE PLAN CONSISTENCY



STAFF'S DETERMINATION IS THAT THIS APPLICATION IS CONSISTENT WITH THE COMPREHENSIVE PLAN GOALS, OBJECTIVES AND POLICIES.

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STAFF RECOMMENDATIONS



STAFF RECOMMENDATION:

STAFF RECOMMENDS APPROVAL WITH CONDITIONS.

THE APPLICATION COMPLIES WITH THE FINDINGS OF FACT.

THE STANDARDS FOR APPROVAL ARE SATISFIED,
SUBJECT TO CONDITIONS OF APPROVAL.

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CONDITIONS OF APPROVAL

- Pedestrian and vehicular circulation along **sidewalks and alley maintained** during construction
- Pedestrian streetscape improvements on Salzedo and Minorca with **crosswalk/4-way stop, landscape, and bumpouts**
- **Alley improvements** (signage, undergrounding of adjacent utilities, etc)
- Deliveries, loading, pick-up/drop-off is **prohibited in alley**

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