





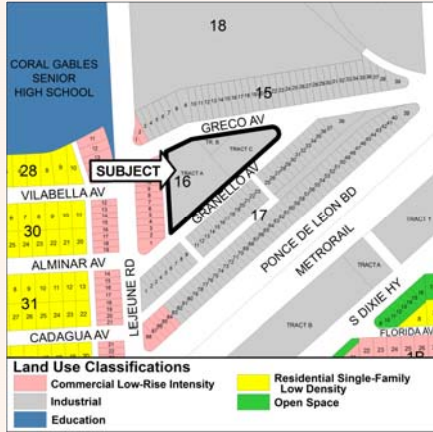
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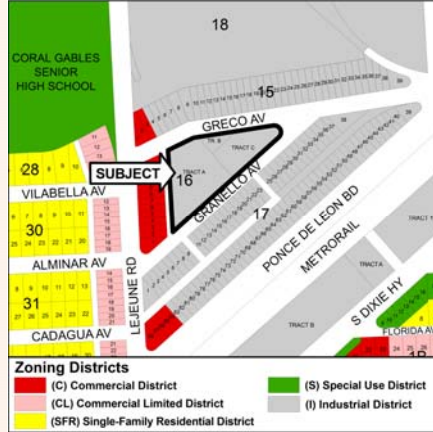
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EXISTING DESIGNATIONS

Existing Land Use Map



Existing Zoning Map



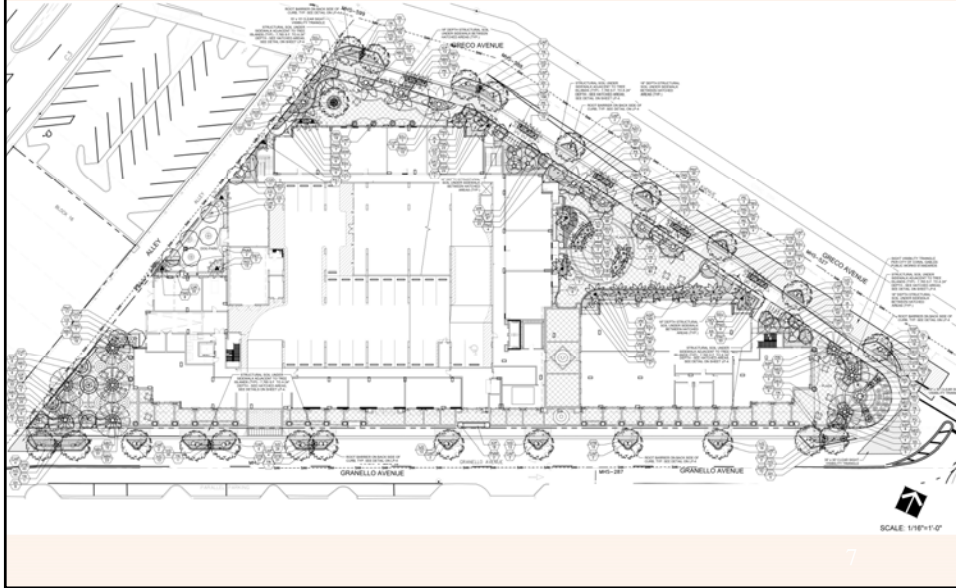
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GROUND FLOOR PLAN



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LANDSCAPE PLAN



3D RENDERING



3D RENDERING



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3D RENDERING



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SITE PLAN INFORMATION

Type	Permitted	Proposed
Total site area	---	73,461 sq. ft. (1.69 acres)
Floor area ratio (FAR)	3.5 FAR	3.49 FAR
FAR x total site area =	257,114 sq. ft.	---
Total square footage of building	---	256,313 sq. ft.
Building height	10 floors / Up to 100'	9 floors / 94'8"
Retail	No minimum requirement	12,246 sq. ft.
Residential	No density limitation within MXOD	197,477 sq. ft. 204 units (120 units/acre)
Residential Unit Mix	Live-work	10 units
	Studio & One-bedroom	76 units
	Two bedrooms	88 units
	Three or more bedrooms	30 units

OFF-STREET (ON-SITE) PARKING INFORMATION

Uses	Required	Proposed
Residential units	375 spaces	---
Ground Floor Uses	38 spaces	---
Total off-street parking	413 spaces	416 spaces
Additional parking provided	---	3 spaces

SETBACK INFORMATION

Type	Required	Proposed
Front setback (Granello Avenue)	0' min. up to 45'	0'
Side Street Setback (Greco Avenue)	0' min. up to 45'	Varies- 10' min.
Rear Setback (Alley)	0' min. up to 45'	Varies – 0' min.
Front Stepback (Granello Avenue)	10' min. over 45'	10'
Side Street Stepback (Greco Avenue)	10' min. over 45'	Varies- 10' min.
Rear Stepback (Alley)	10' min. over 45'	Varies - 0' – 40'*

** Minor modifications to setback requirements may be approved by the Board of Architects for aesthetic purposes.*

OPEN SPACE INFORMATION

Type	Required	Proposed
Landscape open space area (can be provided at street level, within the public right-of-way, elevated areas, planter boxes, planters, etc)	7,358 sf min.	10,041 sf

PUBLIC NOTIFICATIONS

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

Type	Date
Public information meeting	08.20.15
Courtesy notification – mailed to property owners within 1,500 feet of MXOD boundary and within MXOD	11.25.15
Posting of property	11.25.15
Legal advertisement	11.25.15
Posted agenda on City web page/City Hall	11.23.15
Posted Staff report on City web page	12.04.15
Legal advertisement	12.31.15

APPLICATION HISTORY

- ❖ Board of Architects gave preliminary design approval and approval of Mediterranean Arch. bonuses on 07.02.15
- ❖ April 24, 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

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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.

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CONDITIONS OF APPROVAL

- ❖ Typical conditions of approval are recommended by Staff as well as the following:
 - All outstanding landscaping and public plaza issues shall be resolved.
 - Ground floor open space (arcades, etc) shall be flush with the public sidewalk.
 - Project shall meet the standards of (LEED) criteria or equivalent.
 - A \$50,000 contribution shall be made towards Underline improvements in the area between LeJeune Road and the City Limits to the northeast.
 - Temporary Open Space. Maintain the open lot fronting LeJeune Road with landscaping as a temporary publicly-accessible open space.
 - Proposed dog park shall be publicly accessible.
 - Street Light fixtures shall be LED.
 - Recycling receptacles shall be included along with trash receptacles.

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CONDITIONS OF APPROVAL

- ❖ Typical conditions of approval are recommended by Staff as well as the following:
 - No illuminated signage permitted above the 2nd floor facing west.
 - All parking garage openings shall be screened.
 - The applicant shall prepare an infrastructure improvement plan.
 - All ground-level storefronts shall be transparent.
 - The applicant shall post a bond for site restoration in the event that the project is not completed in a timely manner.

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Gables Ponce III

MIXED-USE SITE PLAN REVIEW
363 GRANELLO AVENUE
CITY COMMISSION
JANUARY 12, 2016

