



Bella Villa
23 Sidonia

CONDITIONAL USE
SITE PLAN

23, 27, 31, 35 SIDONIA AVENUE

CITY COMMISSION
JANUARY 14, 2020



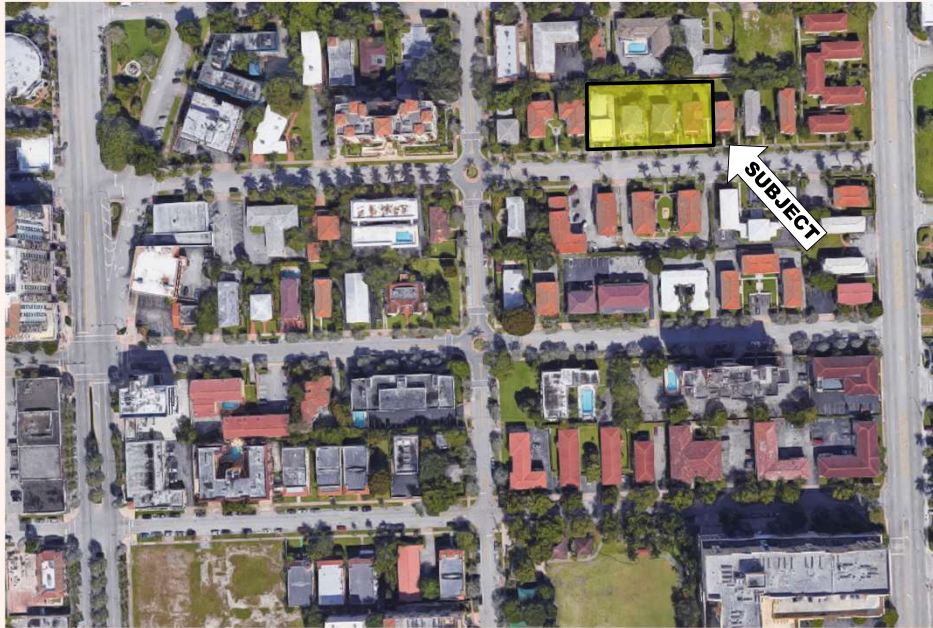
1

LOCATION



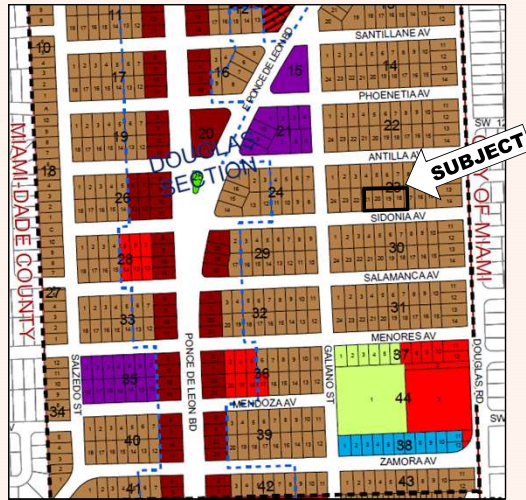
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AERIAL



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EXISTING FUTURE LAND USE MAP



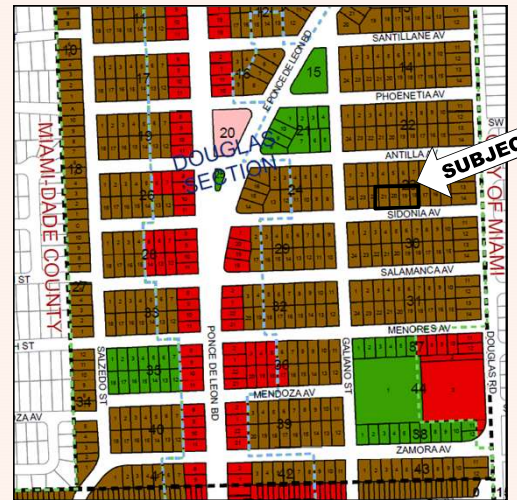
Future Land Use Map

Land Use Classifications

Residential Single-Family Low Density (R1)	Residential Multi-Family High Density (RMF-H)	University Campus	Conservation Areas
Residential Single-Family High Density (R1-H)	Commercial Low-Rise Intensity (C1)	Public Use Area	Public Buildings and Grounds
Residential Multi-Family Medium Density (RMF-M)	Commercial Medium-Rise Intensity (C2)	Education	Hospital
Residential Multi-Family Low Density (RMF-L)	Commercial High-Rise Intensity (C3)	Parks and Recreation	Religious/Institutional
Residential Multi-Family Medium Density (RMF-M)	Industrial	Open Space	Community Services and Facilities
		Mixed-Use	

MULTI-FAMILY MEDIUM DENSITY

EXISTING ZONING MAP



Zoning Map

Zoning Districts

(SFR) Single-Family Residential District	(SU) Special Use District	North Ponce Conservation District
(MF1) Multi-Family 1 Duplex District	(P) Preservation District	North Ponce Mixed Use
(MF2) Multi-Family 2 District	(C/L) Commercial Limited District	
(MFA) Multi-Family Special Area District	(C) Commercial District	
(UCD) University Campus District	(I) Industrial District	

MULTI-FAMILY 2 (MF2)

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REQUEST:
CONDITIONAL USE
SITE PLAN REVIEW

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RESIDENTIAL INFILL REGULATIONS (RIR)

- AN OVERLAY FOR MF2 ZONED PROPERTIES IN THE NORTH PONCE AREA (DOUGLAS SECTION).
- ALLOWS AN INCREASE IN DENSITY UP TO 100 UNITS/ACRE WITH ARCHITECTURAL INCENTIVES.
- ALLOWS AN INCREASE IN INTENSITY UP TO 2.5 FAR WITH ARCHITECTURAL INCENTIVES.
- APPLICABLE ONLY FOR DEVELOPMENTS WITH AT LEAST 20,000 SF OF SITE AREA.

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PROJECT INFORMATION:

SITE AREA	.505 ACRES (22,000 SQUARE FEET)
FAR	2.34 FAR (51,570 SQUARE FEET)
HEIGHT	93' WITH ARCHITECTURAL INCENTIVES
PROGRAM	<ul style="list-style-type: none">• 27 ONE-BEDROOM UNITS• 24 TWO-BEDROOM UNITS• 5,948 SQUARE FEET OF LANDSCAPED OPEN SPACE ON SITE
PARKING	75 SPACES

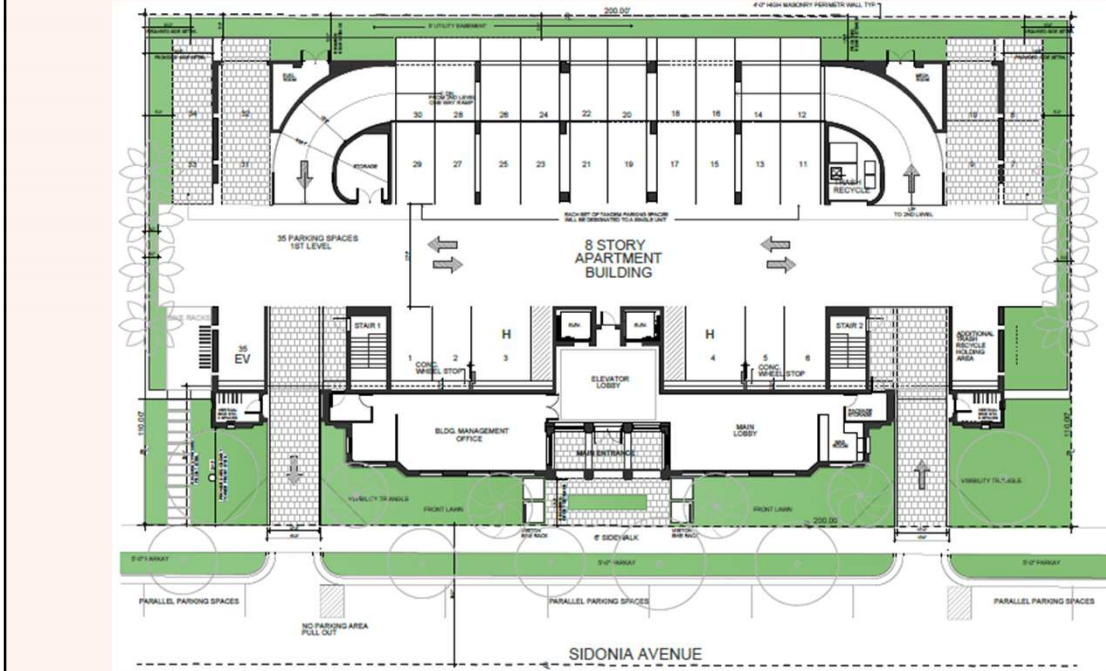
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CONCEPTUAL RENDERING



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SITE PLAN



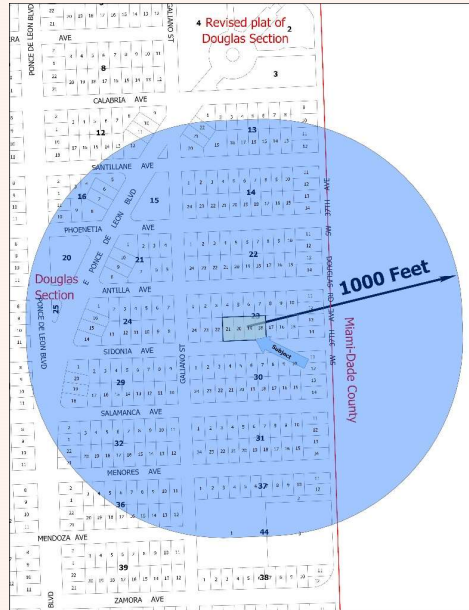
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REVIEW TIMELINE

1	DEVELOPMENT REVIEW COMMITTEE: 05.31.19
2	BOARD OF ARCHITECTS: 10.03.19
3	NEIGHBORHOOD MEETING: 11.26.19
4	PLANNING AND ZONING BOARD: 12.11.19

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LETTERS TO PROPERTY OWNERS



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PUBLIC NOTIFICATION	
3 TIMES	LETTERS TO PROPERTY OWNERS NEIGHBORHOOD MEETING, PZB, COMMISSION
3 TIMES	PROPERTY POSTING DRC, BOA, PZB
4 TIMES	WEBSITE POSTING DRC, BOA, PZB, COMMISSION
2 TIMES	NEWSPAPER ADVERTISEMENT PZB, COMMISSION

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STAFF RECOMMENDATION:

STAFF RECOMMENDS **APPROVAL WITH CONDITIONS (AS ENUMERATED IN THE STAFF REPORT)** OF THE PROPOSED SITE PLAN.

THE STANDARDS IDENTIFIED IN SECTION 3-408 FOR THE PROPOSED CONDITIONAL USE SITE PLAN ARE **SATISFIED, SUBJECT TO CONDITIONS OF APPROVAL.**

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