

Standard	Required/Permitted	Proposed
Building Site	10,000 sq. ft.	91,933 sq. ft.
	1 acre for PAD which shall be contiguous and unified parcel	2.11 acres
Landscaped Open Space (ground-level outdoor area, which is open to the sky)	Landscaped open space required for a PAD shall be not less than (20%) of the PAD site.	21% open to sky 8% covered 31% total
Density	125 units per acre (264 units)	263 units
FAR (Site Area of 91,933 sq. ft.)	3.0 = 275,799 sq. ft.	3.24 = 306,936 sq. ft.
FAR w/ Med Bonus I	3.2 = 294,185 sq. ft.	
FAR w/ Med Bonus II	3.5 = 321,765 sq. ft.	
Setback		
Principal front	0	0 (Catalonia)
Side interior	0	11' (West)
Side Street	0	1'-1" (Malaga)
Side Street	0	3'-2" (Salzedo)
Rear no alley	10	10
Stepback		
Principal front	10	10' (Catalonia)
Side Interior	10	15' (West)
Side Street	10	10' (Malaga)
Side Street	10	10' (Salzedo)
Rear no alley	10	15'
Building Height		
Principal Building	45 stories	
Med Bonus I	5 stories/63.5 feet	
Med Bonus II	6 stories/77 feet	7 stories/77 feet
Parking		
Studio @1/unit (12 units)	12	
1BR @1/unit (165 units)	165	
2BR @1.75/unit (75 units)	131	
3BR @2.25/unit (11 units)	25	
Livework @1/unit + 1/350 (22 units)	22 + 22	
TOTAL	377 or 357 per shared parking	364

Requests:

1. Planned Area Development (PAD)
2. Conditional Use for Mixed-Use Site Plan

Comments:

1. Per the Comprehensive Plan *"No single use may comprise more than eighty-five (85%) percent of the MXD floor area ratio."*
2. Per Section 2-201.D.9(i): Minimum ground floor height shall be fifteen (15) feet to create high-quality shopfronts. The windowsill height for a fixed shopfront shall be a maximum of two (2) feet above the sidewalk elevation.
3. In MX Districts, pedestrian pass-throughs shall be provided for each two-hundred and fifty (250) linear feet of building frontage. The pass-through shall be a minimum ten (10) feet in width, include pedestrian amenities as described below, and landscape planting. In lieu of one (1) pass-through per two hundred and fifty (250) feet of building frontage. Two (2) pass-throughs can be combined to provide one (1) twenty (20) foot wide pass-through.
4. On elevation sheet, clearly illustrate with dimensions setback and the upper story stepback. Show property lines and setback lines on all plans/all levels.
5. Indicate locations of transformers, backflow preventers, and other mechanical equipment on architectural drawings. Include note on Site Plan stating that all mechanical equipment shall be properly screened from public view.
6. To accommodate street trees and minimize sidewalk disruption: driveways and curb cuts shall not exceed twenty-two (22) feet in width in the public right-of-way.
7. *Staff cannot verify the number of parking spaces (364) provided on zoning data. Please clarify.*
8. On layout there's more live-work units than stated on zoning data. Please clarify.
9. Ownership of PAD. All land included within a PAD shall be owned by the applicant requesting approval of such development, whether that applicant be an individual, partnership or corporation, or groups of individuals, partnerships or corporations. The applicant shall present proof of the unified control of the entire area within the proposed PAD

Standard	Required/Permitted	Proposed
Building Site	10,000 sq. ft.	91,933 sq. ft. Approx. 78000 sf
	1 acre for PAD which shall be contiguous and unified parcel	2.11 acres @43,560 sf per acre Approx 1.79 acres
Landscaped Open Space (ground-level outdoor area, which is open to the sky)	Landscaped open space required for a PAD shall be not less than (20%) of the PAD site.	21% open to sky Approx 16,380 sf required. 4000 SF public park Where is the remaining landscaped open space? 8% covered Paseo and driveway 31% total
Density	125 units per acre (264 units)	263 units 223.75 units allowed
FAR (Site Area of 91,933 sq. ft.) 78,000 sf	3.0 = 275,799 sq. ft. 3.0 = 234,000	
FAR w/ Med Bonus I	3.2 = 294,185 sq. ft. 3.2 = 249,600	
FAR w/ Med Bonus II	3.5 = 321,765 sq. ft. 3.5 = 273,0009	3.24 = 306,936 sq. ft. 3.24 = 252,7290 sf
Setback		
Principal front	0	0 (Catalonia)
Side interior	0	11' (West)
Side Street	0	1'-1" (Malaga)
Side Street	0	3'-2" (Salzedo)
Rear no alley	10	10
Stepback		
Principal front	10	10' (Catalonia)
Side Interior	10	15' (West)
Side Street	10	10' (Malaga)
Side Street	10	10' (Salzedo)
Rear no alley	10	There are no real stepbacks.
		15'

Building Height		
Principal Building	45 stories	
Med Bonus I	5 stories/63.5 feet	
Med Bonus II	6 stories/77 feet	7 stories/77 feet
Parking		
Studio @1/unit (12 units)	12	
1BR @1/unit (165 units)	165	
2BR @1.75/unit (75 units)	131	
3BR @2.25/unit (11 units)	25	
Livework @1/unit + 1/350 (22 units)	22 + 22	
	377 or 357 per shared parking	
TOTAL	Due to the nature of EV parking and handicap parking, additional spaces should be created over the unit parking requirements. What is "shared parking"?	364

Requests:

1. Planned Area Development (PAD)
2. Conditional Use for Mixed-Use Site Plan

Comments:

1. Per the Comprehensive Plan "No single use may comprise more than eighty-five (85%) percent of the MXD floor area ratio."

Comments:

A...Building Site

Per A-1.03

Property lines:

Malaga = 456 SF

Salzedo = 180 SF

Total = 82.080 SF

Less

Cutout next to the houses of approx. 41' x 90' = 3690 SF

Net Total = 78,390 SF for Alexan vs 91,933 proposed.

B...Landscape Open Space

Per A-1.02

A 4000 SF public park is noted.

Rendering shows a fence enclosing approx. 1/3 of the space allocated as public park reducing the public park space to roughly 2700SF.

Is there a privacy fence for residents?

Exactly where is it located?

Who verifies the actual public park space prior to construction?

12,380 SF of additional landscaped open space is required. Landscape open space is defined as green space unobstructed from the ground to the sky. The drawings do not indicate the actual size nor locations of 12,380SF of additional landscaped open space.

Landscape open space should not be confused with open space. The courtyard is open space but as it appears to be constructed with pavers, therefore not qualifying for landscape open space.

Who is responsible for qualifying and verifying and actualizing these requirements.

C...Para 3

Paseos should be 1/250 or 2/500 linear feet. Each paseo is to be a minimum of 10' wide. Two paseos can be combined for a total width of 20'.

The Alexan Craft project does not have a paseo but rather a combined sidewalk / driveway combination.

Per the Planning Dept for the proposed paseo (sidewalk) / driveway:

"The sidewalk is 8 feet wide".

"The required driveway width for one-way is 11 feet".

"The proposed driveway.....is approx. 25 feet wide".

Comments:

There appears to be a conflict. A singular paseo at Alexan should be 20 feet wide.

If a paseo is to be combined with a driveway, should the space be 20 feet for the double paseo plus 11 feet for the driveway for a width of 31 feet? If that is true, additional width needs to be created.

In order to create a pedestrian safe zone so that people are not challenged by vehicular traffic to include 377+ vehicles for residents and delivery vehicles for the semi-professional offices, the 20' of pedestrian space should be respected, OR maybe there should be a separate paseo for pedestrians and a separate driveway for vehicles.

In any case, if the paseo and the driveway are to be combined at least 31 feet of space should be allocated for pedestrians and vehicles with the pedestrian paseo portion raised from the driveway.

I don't suggest this, but for argument sake, if there are 2 sidewalks at 8' each and a driveway at 11', then the minimum open space requirement is 27' versus 25' per Planning. In any case, a width of 25' should not be allowed.

D...Para 4

The summary indicates stepbacks of 10' and 15' but the drawings / renderings do not have stepbacks.

Excellent examples of stepbacks can be seen on Altara Ave between Laguna St and Salzedo St.

E...Para 7

The Summary computes a requirement for 377 parking spaces but then mitigates 20 spaces for "shared parking" thereby reducing to 357. The Summary also indicates that Alexan will have 364 parking spaces, but the Planning dept is unable to verify the actual count.

Comments:

Handicap and EV spaces cannot be allocated to non-handicap residents nor to Livework units. Therefore handicap and EV space requirements should be in addition to the 377 units required.

Consideration should be given to:

There will be handicap parking spaces on each floor. (what if no one is handicapped?)

There will be EV spaces on each floor (what if no one owns an EV ?)

Most EV spaces are on the first level. (who are these spaces for?)

More than one person will be working in each Livework space therefore more parking spaces are needed. 22 + 22 were stated but then 20 "shared spaces" were mitigated.

Accommodations for guest parking should be included.

It is estimated that at least 30 additional spaces will be necessary or a minimum of 407 spaces to accommodate all of the residents, staff, handicap, EV, etc and not burden the streets with traffic congestion. We only have one chance to get this right.

Additional insight:

Angle parking provides greater space to personally maneuver in/out of the car as the car doors may not be encumbered.

Public parking garage across from Publix = 10' wide. Cars are parked on an angle.

Barnes and Noble parking = 10' wide. Cars are parked on an angle.

Publix on LeJeune = 8'9" wide. Cars are parked on an angle.

Straight parking is more constricted.

City hall parking spaces are 9' – 9 ½' wide. Cars are parked straight.

Alexan Crafts will have 8 ½ feet wide parking. Many of the spaces will have to contend with walls. The parking depiction shows handicap parking will be next to walls constricting easy

ingress / egress to vehicles and space between walls/cars. Handicap people should enjoy more space than non-handicapped people. There should be a greater courtesy afforded to handicapped. This should be addressed.