



Alexan Crafts

PLANNED AREA DEVELOPMENT (PAD)
CONDITIONAL USE REVIEW FOR
MIXED-USE SITE PLAN

330 CATALONIA AVENUE

PLANNING AND ZONING BOARD
FEBRUARY 9, 2022

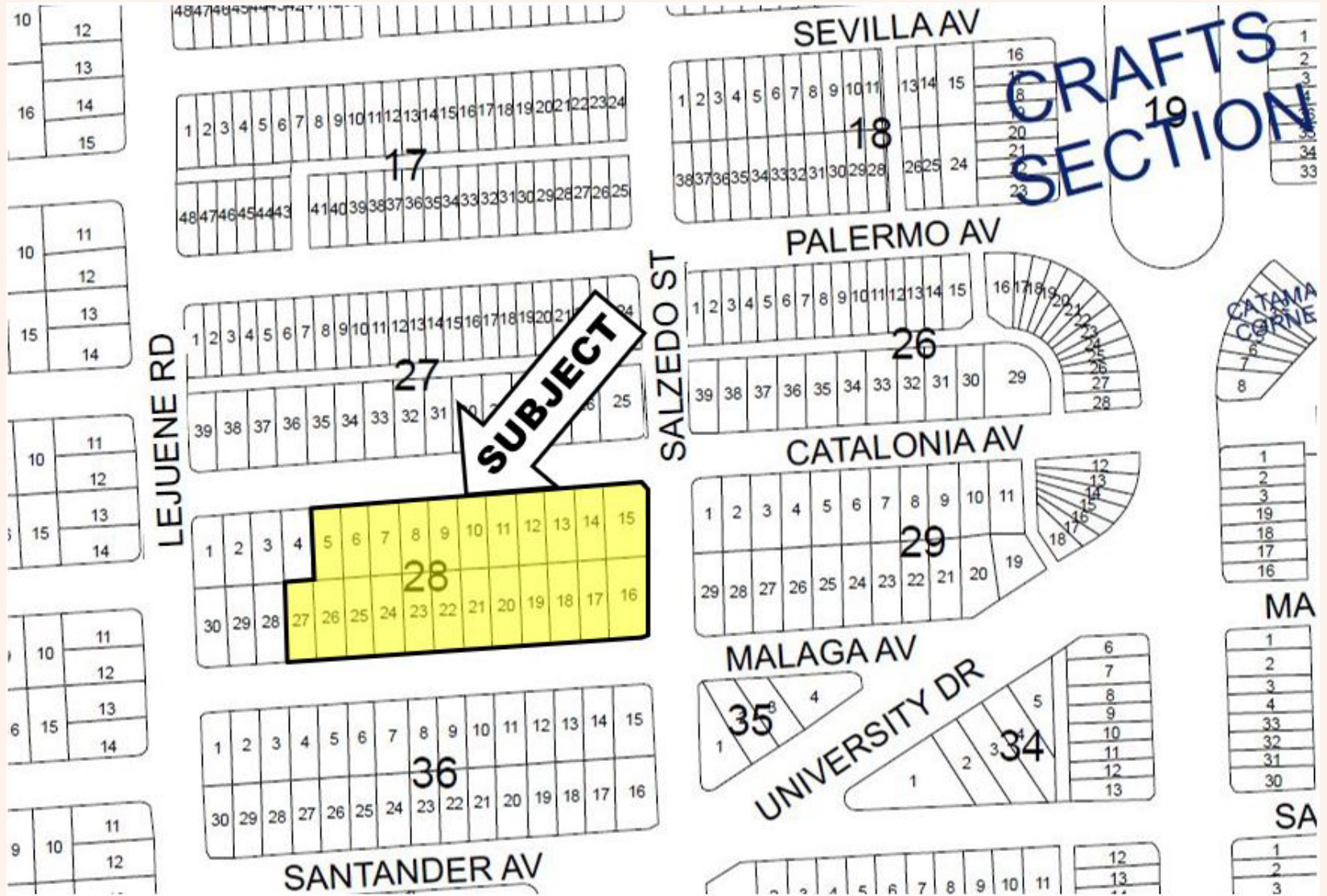


APPLICATION REQUEST

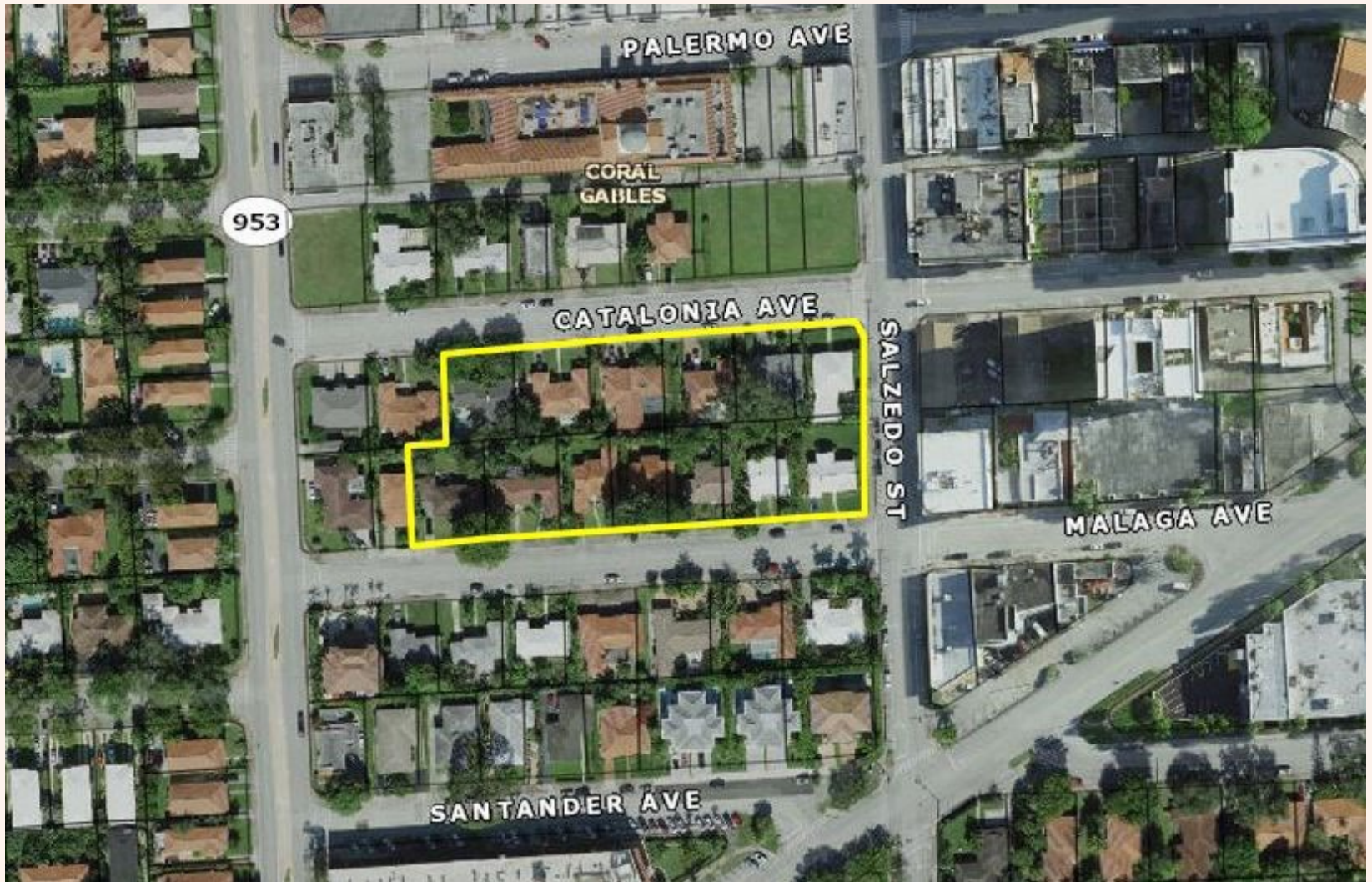


1. PLANNED AREA DEVELOPMENT (PAD)
2. CONDITIONAL USE FOR MIXED-USE SITE PLAN

LOCATION MAP



AERIAL MAP



EXISTING DESIGNATIONS



Future Land Use Map

Commercial Low-Rise Intensity



Zoning Map

MX-1

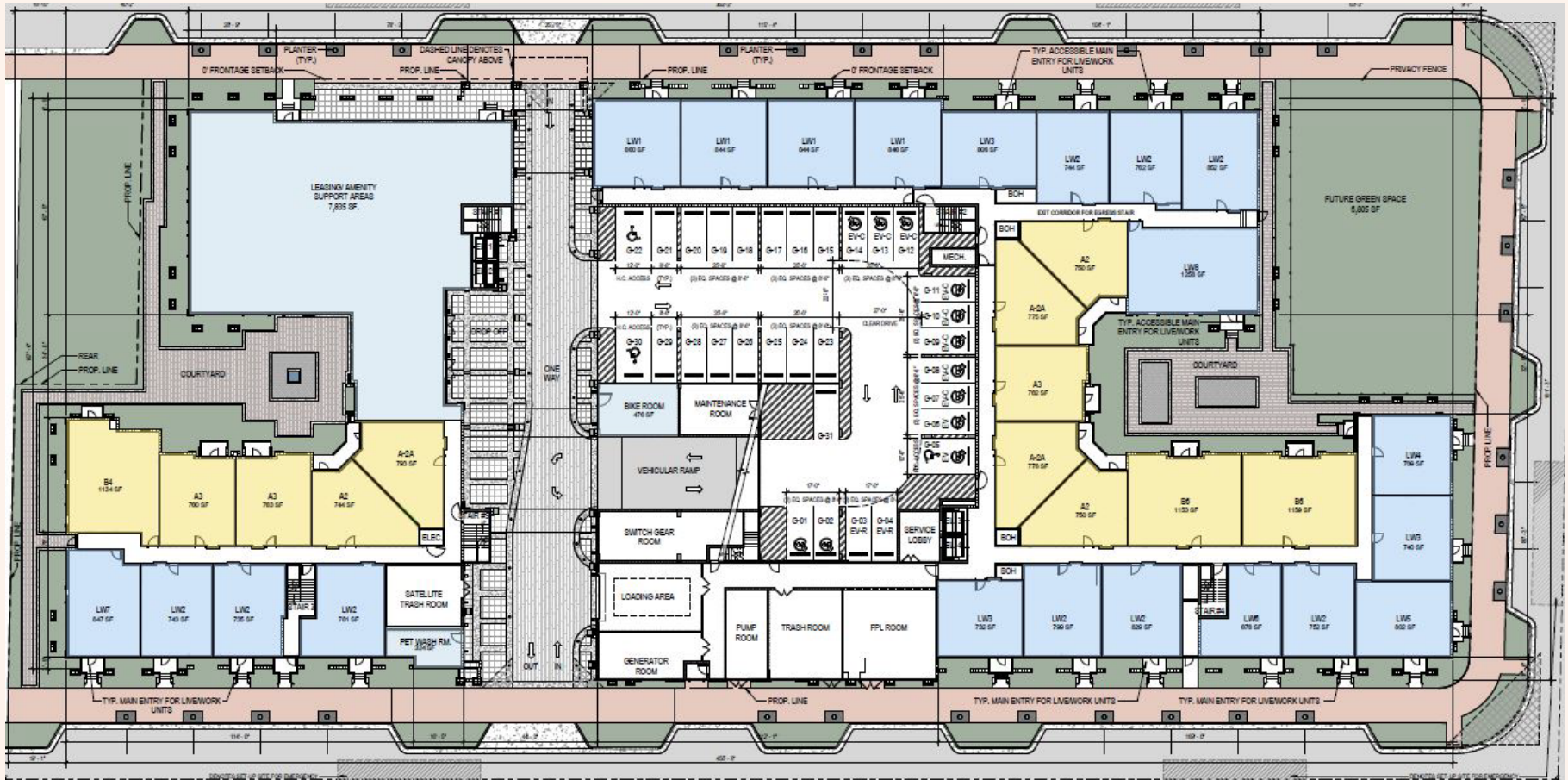
REQUEST No. # 1

PLANNED AREA DEVELOPMENT (PAD)

- **MINIMUM SITE AREA ONE (1) ACRE**
- **MINIMUM LOT WIDTH 200 FEET**
- **MINIMUM LOT DEPTH 100 FEET**
- **LANDSCAPE OPEN SPACE 20%**
- **PROVIDES SUBSTANTIAL PUBLIC BENEFIT**
- **MAXIMUM HEIGHT 77 FEET, CONSISTENT WITH THE COMPREHENSIVE PLAN**
- **SEVEN (7) STORIES PER CITY ATTORNEY'S OPINION CAO 2019-029**

REQUEST NO. # 2

CONDITIONAL USE REVIEW FOR MIXED-USE SITE PLAN



Site Area: 2.11 acres (91,933 sq. ft.)

FAR: 3.39 (311,352 sq. ft.)

Building Height: 77 feet at 7-stories

Parking: 364 parking spaces

Program:

- 22 live-work units on ground floor
 - 263 residential units on upper floor
- Landscape Open Space: 28.32% (26,036 sq. ft.)**

SITE PLAN INFORMATION

Type	Permitted	Proposed
Site area	Min 10,000 sq. ft. Min 1 acre for PAD	91,933 sq. ft. (2.11 acres)
Floor area ratio (FAR)	3.5 FAR	3.39 (311,352 sq. ft.)
Building height	77 feet at 6 stories	77 feet at 7 stories (PAD project)
Proposed Uses		
Residential	125 units per acre	263 units (125 units per acre)
Live-work and ground floor uses	24,908 sq. ft. (8%)	26,156 sq. ft. (8.4%)
Landscape open space	20%	28.32%
Total on-site parking	357 spaces	364 spaces

EXISTING CONDITION



CONCEPTUAL RENDERING (FACING CATALONIA)



REVIEW TIMELINE

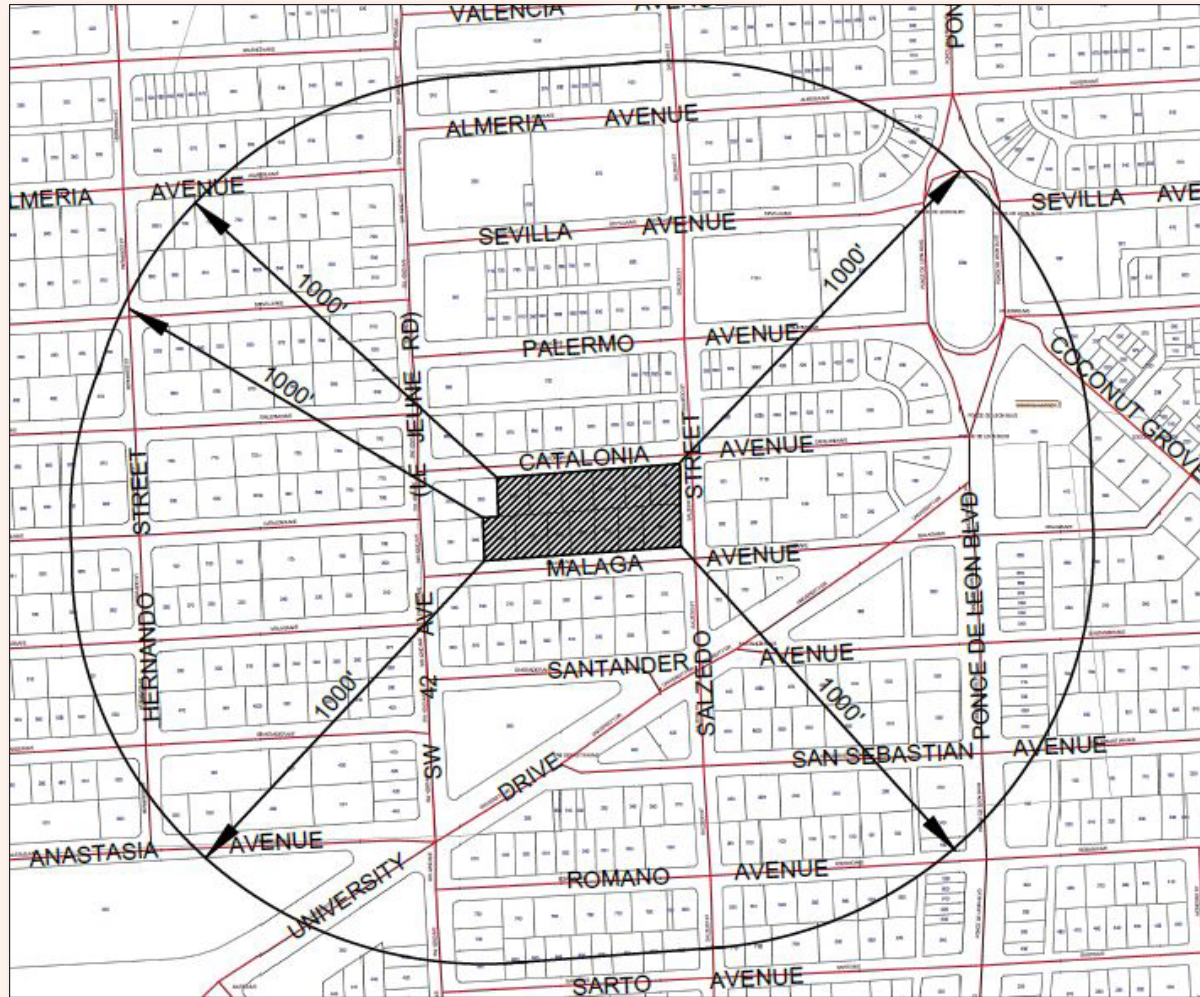
1 DEVELOPMENT REVIEW COMMITTEE: 05.28.21

**2 BOARD OF ARCHITECTS: 08.19.21, 11.18.21,
12.09.21**

3 NEIGHBORHOOD MEETING: 12.26.21

4 PLANNING AND ZONING BOARD: 02.09.22

LETTERS TO PROPERTY OWNERS (1,000 FT.)



PUBLIC NOTIFICATION

2 TIMES

LETTERS TO PROPERTY OWNERS

NEIGHBORHOOD MEETING, PZB

3 TIMES

PROPERTY POSTING

DRC, BOA, PZB

3 TIMES

WEBSITE POSTING

DRC, BOA, PZB

1 TIME

NEWSPAPER ADVERTISEMENT

PZB

APPLICATION REQUEST



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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** enumerated in the staff report.



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