



# 299 Minorca

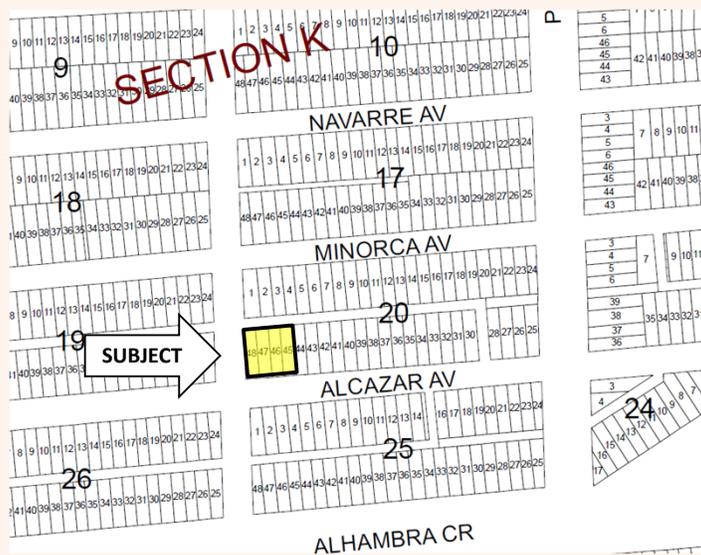
CONDITIONAL USE FOR REMOTE PARKING AND  
TRANSFER OF DEVELOPMENT RIGHTS(TDRs)  
RECEIVING SITE

CITY COMMISSION  
MAY 20, 2025



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## LOCATION



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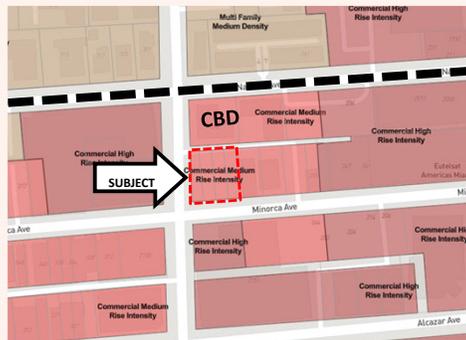
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# LAND USE AND ZONING MAPS

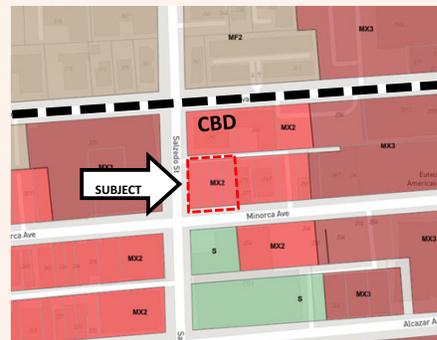
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*Future Land Use: Commercial Mid-rise Intensity*



*Zoning: MX2 and within the Central Business District*



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## EXISTING CONDITIONS



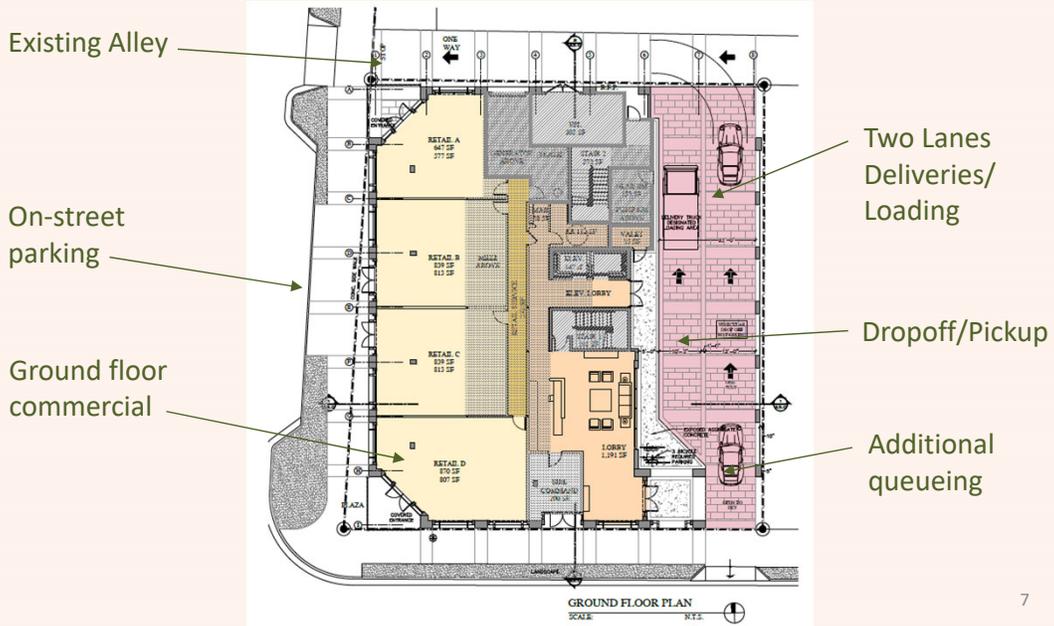
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**REQUEST 1:  
CONDITIONAL USE – REMOTE PARKING**

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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	<b>56 remote parking spaces</b>

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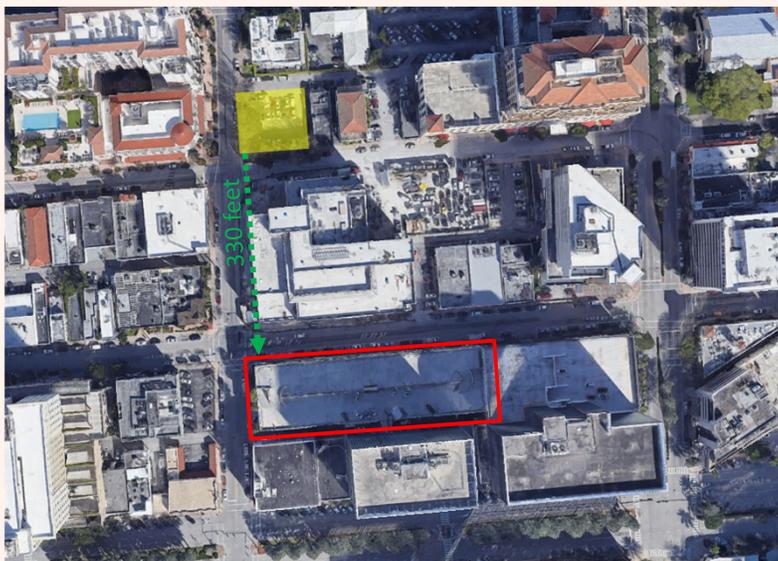
## 299 MINORCA

Type	Allowed/Required	Proposed
Area existing lot	sq. ft.	10341.5 sq. ft.
FAR	3.0, or 3.5 with Med Bonus Level 2	3.5 FAR, or 36,195.25 sq. ft.
TDR (25%)	Additional 0.875	Additional 0.875, or 9,049 sq. ft.
Grand Total	4.375	4.375, or 45,244 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
<b>Proposed Uses:</b>		
Residential	Density: 125 units/acre 30 units	Density: 187.5 units/acre 45 units
Ground Floor Commercial		4,820 sq. ft. (10.6%)
Parking		
Residential Units		
1BR, 17 units @1/unit	17 spaces	
2BR, 33 units @1.75/unit	57.75 spaces	
3BR, 28 units @2.25/unit	63 spaces	
Office @ 1 space/300	44 spaces (13,343 sq. ft./300)	
Total Parking	135 per shared parking analysis	56 remote parking spaces
Open Space at ground level	1,033 sq. ft. (10%) of the site area	1,144sq. ft. (11%) on-site

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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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**299 MINORCA**

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.
<b>Transfer of Development Rights (TDRs)</b>	<b>Additional 25% FAR or 0.875 FAR</b>	<b>Additional 0.875 FAR, or 9,049 sq. ft.</b>
<b>Grand Total</b>	<b>4.375 FAR</b>	<b>4.334, or 44,821 sq. ft.</b>
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

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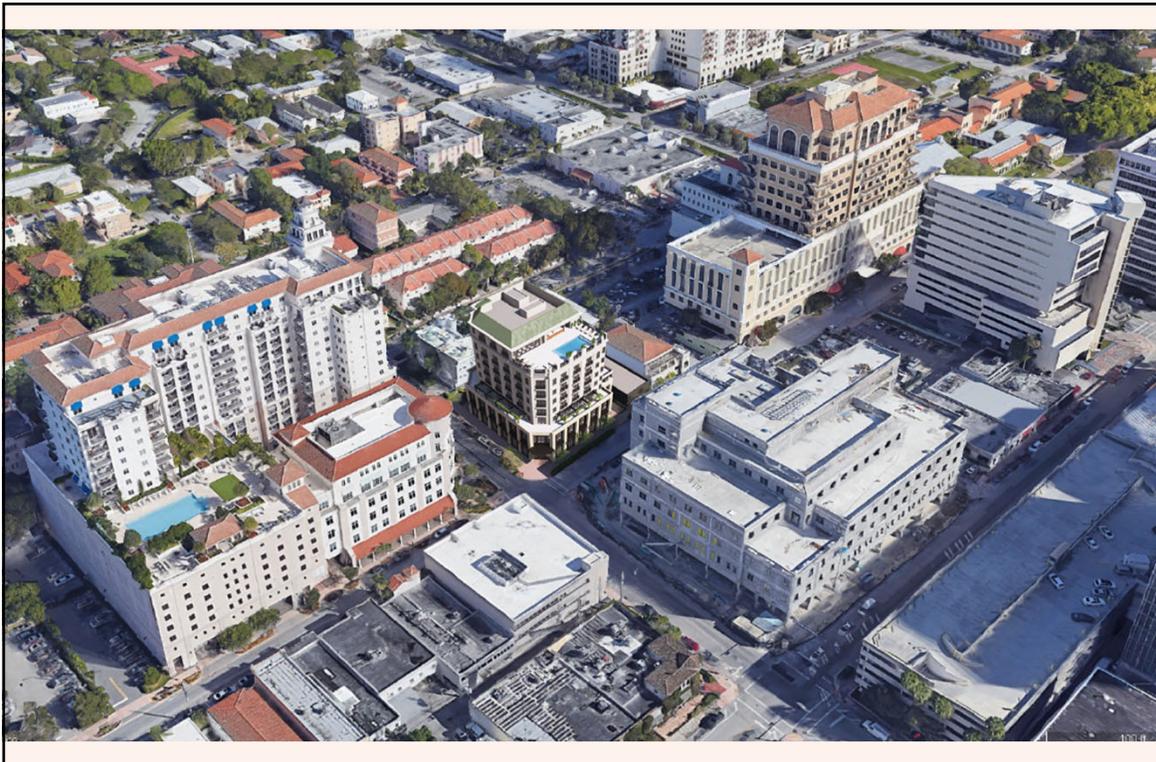


Receiving Site – 299 Minorca Ave

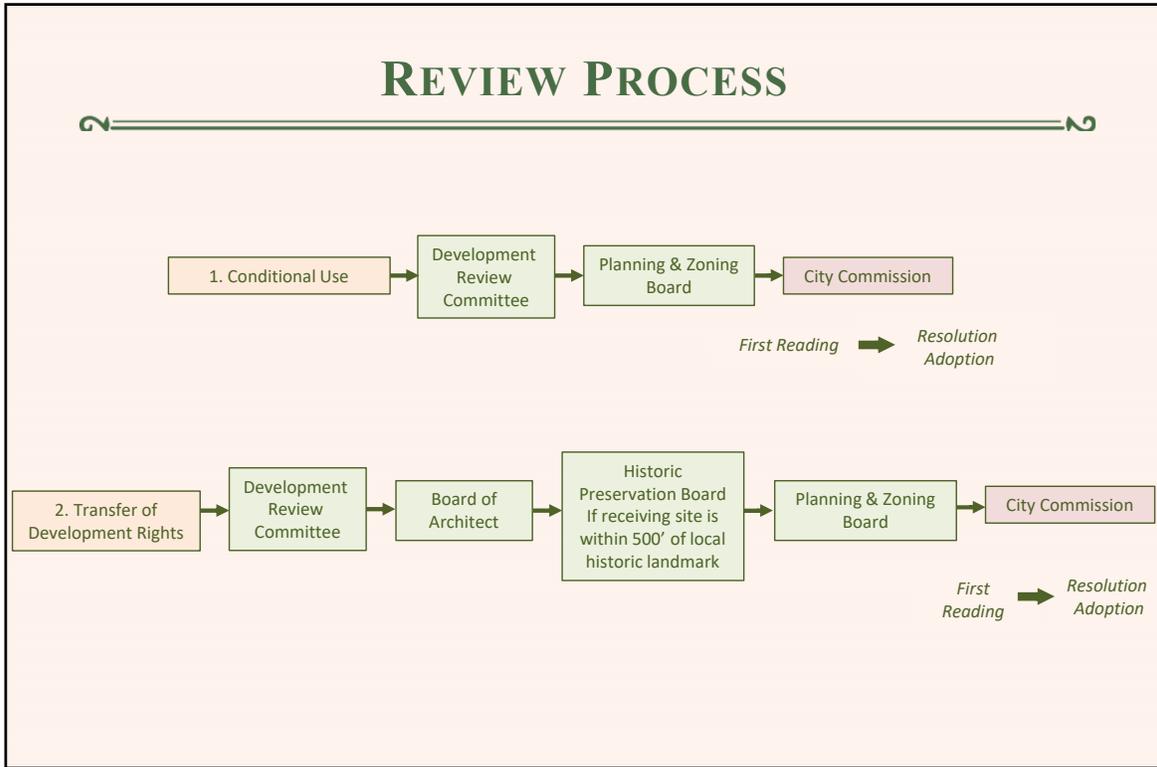
**9,049 square feet of TDRs**

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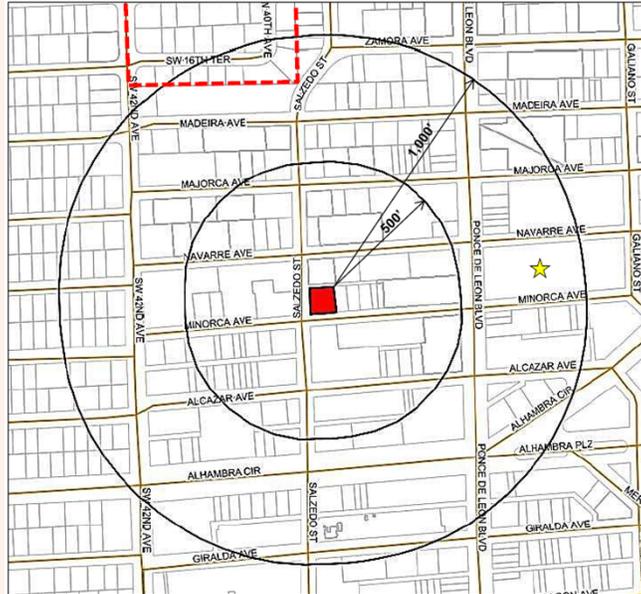
## REVIEW TIMELINE

<b>1</b>	<b>DEVELOPMENT REVIEW COMMITTEE: 06.28.24</b>
<b>2</b>	<b>BOARD OF ARCHITECTS: 09.12.24</b>
<b>3</b>	<b>HISTORIC PRESERVATION BOARD: 10.16.24</b>
<b>4</b>	<b>NEIGHBORHOOD MEETING: 10.29.24</b>
<b>5</b>	<b>PARKING ADVISORY BOARD: 11.20.24, 01.15.25</b>
<b>6</b>	<b>PLANNING AND ZONING BOARD: 12.17.24, 01.15.25</b>
<b>7</b>	<b>SCHOOL COMMUNITY RELATIONS COMMITTEE: 12.19.24</b>
<b>8</b>	<b>CITY COMMISSION: 05.20.25</b>

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## LETTERS TO PROPERTY OWNERS (1,000 FT)



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## PUBLIC NOTIFICATION

<b>6 TIMES</b>	<b>LETTERS TO PROPERTY OWNERS</b> NEIGHBORHOOD MEETING, HPB, DEC PZB, JAN PZB, FEB CC, MAY CC
<b>5 TIMES</b>	<b>PROPERTY POSTING</b> DRC, BOA, HPB, PZB, PZB
<b>8 TIMES</b>	<b>WEBSITE POSTING</b> DRC, BOA, HPB, PAB, DEC PZB, JAN PZB, FEB CC, MAY CC
<b>5 TIMES</b>	<b>NEWSPAPER ADVERTISEMENT</b> HPB, DEC PZB, JAN PZB, FEB CC, MAY 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 are **prohibited in alley**

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