



*Regency Tower*

ALLEY VACATION;  
ZONING CODE TEXT AMENDMENT;  
PLANNED AREA DEVELOPMENT (PAD);  
RECEIPT OF TDRs; AND  
MIXED-USE SITE PLAN

PLANNING AND ZONING BOARD  
MAY 31, 2022



1

**APPLICATION REQUEST**

---

1. ALLEY VACATION
2. ZONING CODE TEXT AMENDMENT
3. PLANNED AREA DEVELOPMENT (PAD)
4. RECEIPT OF TRANSFER OF DEVELOPMENT RIGHTS (TDRs)
5. CONDITIONAL USE FOR MIXED-USE SITE PLAN

2

## LOCATION MAP



3

## EXISTING DESIGNATIONS



**FUTURE LAND USE MAP**

Commercial Mid-Rise Intensity and Commercial High-Rise

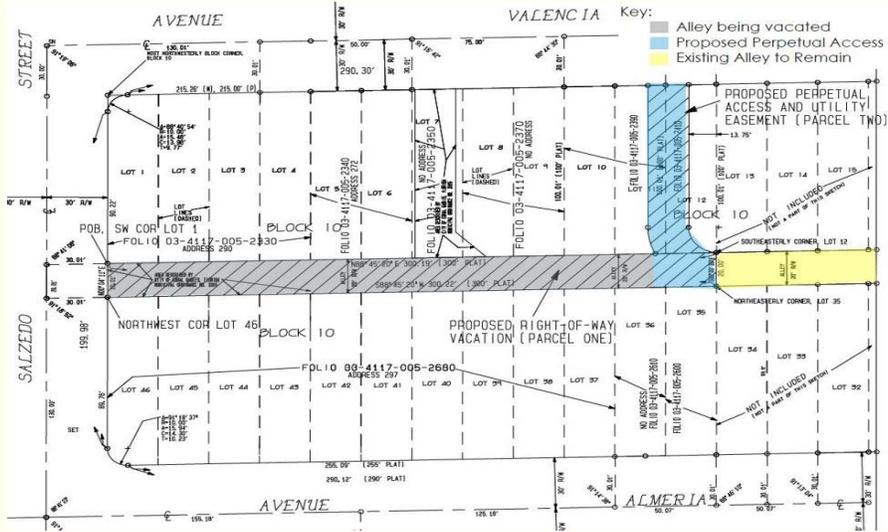
**ZONING MAP**

MX2 and MX3

4

# REQUEST NO. # 1

## ALLEY VACATION (6,000 SQ. FT.)



5

# REQUEST NO. # 2

## ZONING CODE TEXT AMENDMENT

### SITE SPECIFICS – SECTION A-36 CRAFTS SECTION

No commercial buildings and/or structures shall be erected or altered on the following described property to exceed thirteen (13) stories or one-hundred-fifty (150) feet in height, whichever is less:

STANDARDS	ALLOWABLE MAXIMUM FLOORS	ALLOWABLE MAXIMUM HEIGHT
SITE SPECIFICS CRAFTS SECTION	13 STORIES	150 FEET
MED BONUS LEVEL 1	14 STORIES (+1 STORY)	163.5 FEET (+13.5 FEET)
MED BONUS LEVEL 2	16 STORIES (+ 1 STORY OR 2 STORIES)	UP TO 190.5 FEET (+27 FEET)

**APPLICANT’S REQUEST: TO REMOVE THE BUILDING HEIGHT LIMITATION OF THE SUBJECT SITE IN ORDER TO ALLOW THE PROJECT’S PROPOSED BUILDING HEIGHT OF 18 STORIES AT 204’-8”**

6

**REQUEST NO. # 3**  
**PLANNED AREA DEVELOPMENT (PAD)**

- **MINIMUM SITE AREA ONE (1) ACRE**
- **MINIMUM LOT WIDTH 200 FEET**
- **MINIMUM LOT DEPTH 100 FEET**
- **LANDSCAPE OPEN SPACE 25%**
- **PROVIDES SUBSTANTIAL PUBLIC BENEFIT**

7

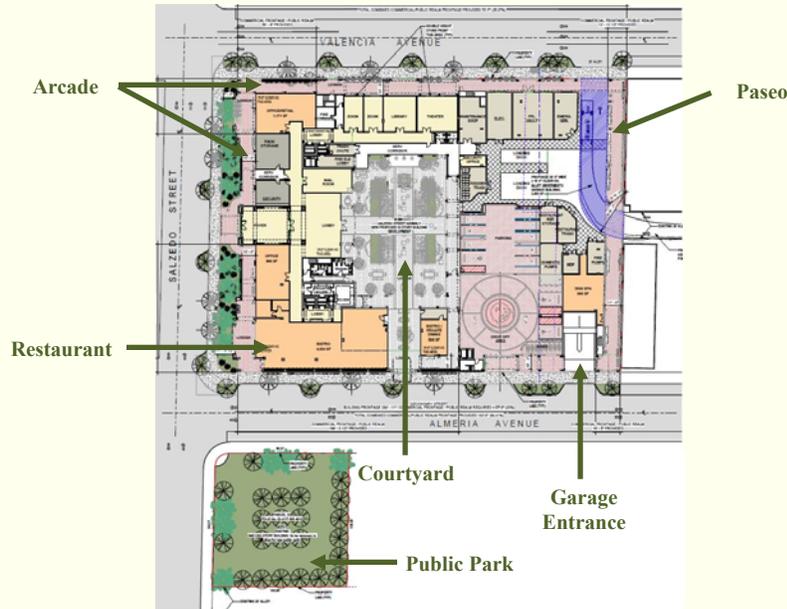
**REQUEST NO. # 4**  
**TRANSFER OF DEVELOPMENT RIGHTS (TDRs)**

- RECEIVING SITE SHALL BE LOCATED WITHIN CBD
- AN INCREASE OF UP TO 25% OF FAR (4.375)



8

**REQUEST NO. # 5**  
**CONDITIONAL USE REVIEW FOR MIXED-USE SITE PLAN**



9

**SITE PLAN INFORMATION**

Type	Permitted	Proposed
Site area	Min 10,000 sq. ft. Min 1 acre for PAD	76,000 sq. ft. (1.74 acres)
Floor Area Ratio (FAR)	3.5 with Med Bonus 4.375 with TDR	4.33 (328,681 sq. ft.)
Building height	16 stories at 190.5 feet	18 stories at 204'-8" qualifying PAD
<b>Proposed Uses</b>		
Residential	unlimited	174 units (100 units per acre)
Retail/Commercial	8% minimum	8%
Landscape open space	25% (19,000 sq. ft.)	43% (32,494 sq. ft.)
<b>Total on-site parking</b>	<b>360 spaces</b>	<b>389 spaces</b>

10

## CONCEPTUAL RENDERING WITH SURROUNDING CONDITION



11

## WEST ELEVATION (FACING SALZEDO)



12

## NORTH ELEVATION (VALENCIA AVE)



13

## SOUTH ELEVATION (ALMERIA AVENUE)



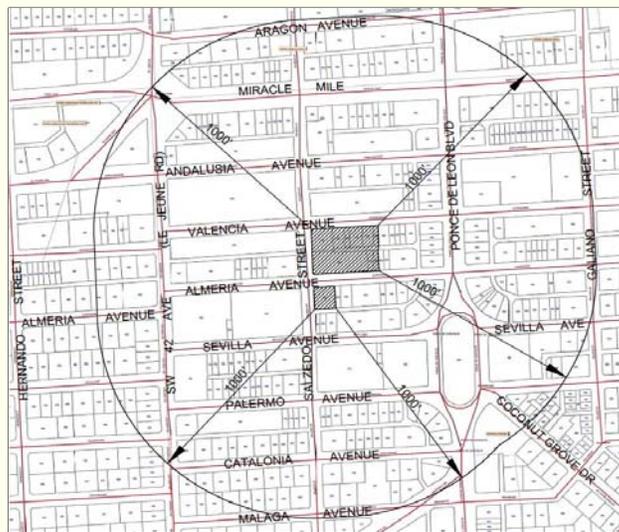
14

## REVIEW TIMELINE

<b>1</b>	<b>DEVELOPMENT REVIEW COMMITTEE: 10.05.21</b>
<b>2</b>	<b>BOARD OF ARCHITECTS: 11.18.21; 12.16.21; 01.27.22</b>
<b>3</b>	<b>NEIGHBORHOOD MEETING: 02.17.22</b>
<b>4</b>	<b>PLANNING AND ZONING BOARD: 03.09.22</b>

15

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



16

<b>PUBLIC NOTIFICATION</b>	
<b>3 TIMES</b>	<b>LETTERS TO PROPERTY OWNERS</b> NEIGHBORHOOD MEETING, PZB, CC
<b>3 TIMES</b>	<b>PROPERTY POSTING</b> DRC, BOA, PZB
<b>4 TIMES</b>	<b>WEBSITE POSTING</b> DRC, BOA, PZB, CC
<b>2 TIMES</b>	<b>NEWSPAPER ADVERTISEMENT</b> PZB, CC