

# Exhibit E



*211 Santillane*

CONDITIONAL USE  
SITE PLAN

211 SANTILLANE AVENUE

CITY COMMISSION  
FEBRUARY 11, 2020



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**AERIAL**



SW 10th St

Calabria Ave

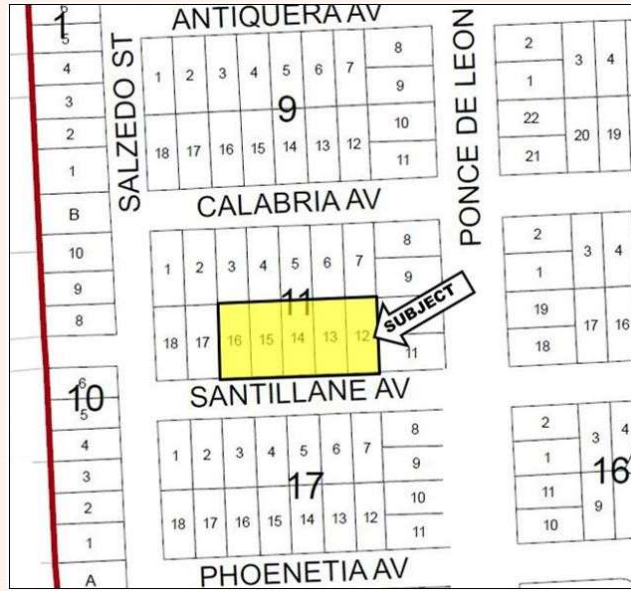
Santillane Ave

**SUBJECT**

SW 11th St

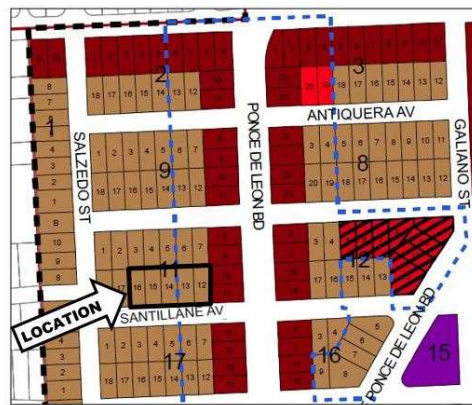
2

# LOCATION



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## EXISTING FUTURE LAND USE MAP

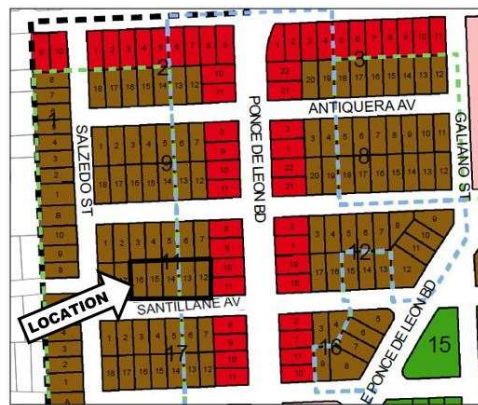


### Future Land Use Map



MULTI-FAMILY MEDIUM DENSITY

## EXISTING ZONING MAP



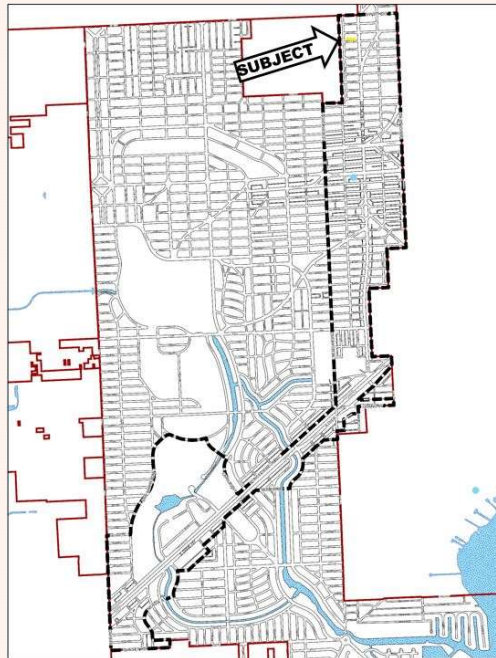
### Zoning Map



MULTI-FAMILY 2 (MF2)

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## GRID



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## NORTH PONCE RESIDENTIAL INFILL REGULATIONS (RIR)

- NORTH PONCE RIR IS AN OVERLAY FOR MF2 ZONED PROPERTIES IN THE 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.

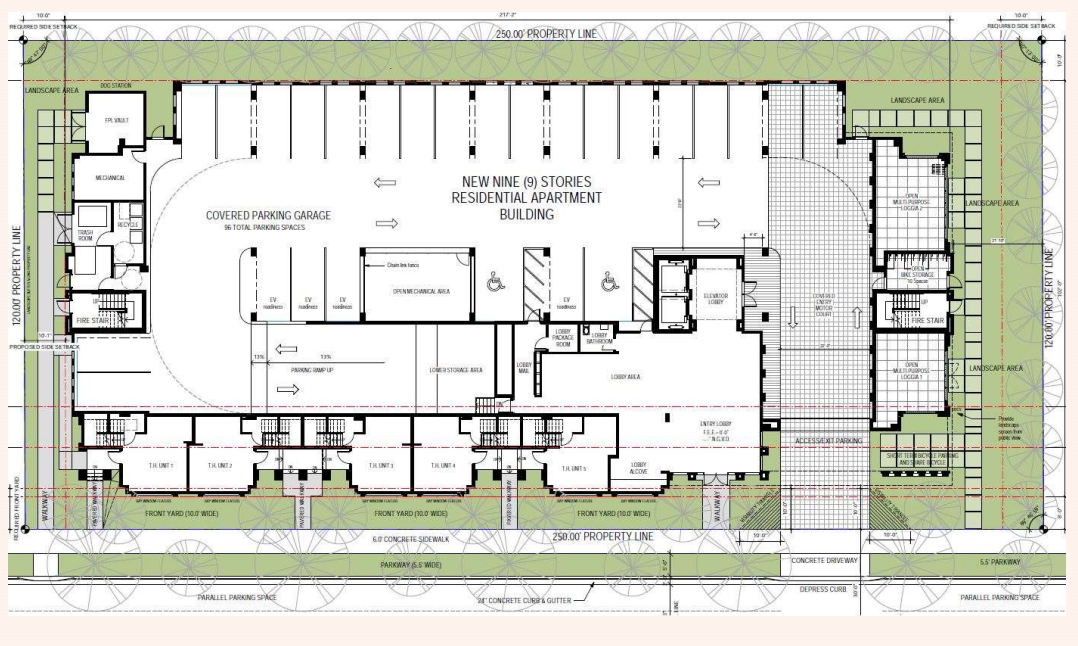
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# REQUEST: CONDITIONAL USE SITE PLAN REVIEW

SITE AREA	.69 ACRES (30,000 SQUARE FEET)
FAR	2.49 FAR (74,780 SQUARE FEET)
HEIGHT	9-STORIES AT 99' WITH ARCHITECTURAL INCENTIVES
PROGRAM	<ul style="list-style-type: none"> <li>● 6 STUDIO UNITS</li> <li>● 28 ONE-BEDROOM UNITS</li> <li>● 35 TWO-BEDROOM UNITS</li> <li>● 10,238 SQ. FT. LANDSCAPED OPEN SPACE (34%)</li> </ul>
PARKING	96 SPACES

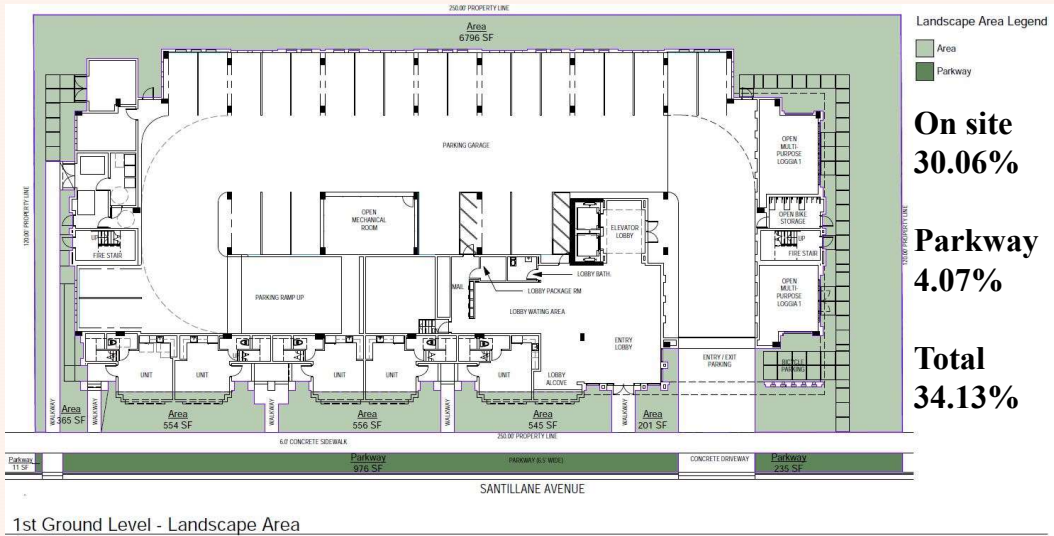
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## SITE PLAN



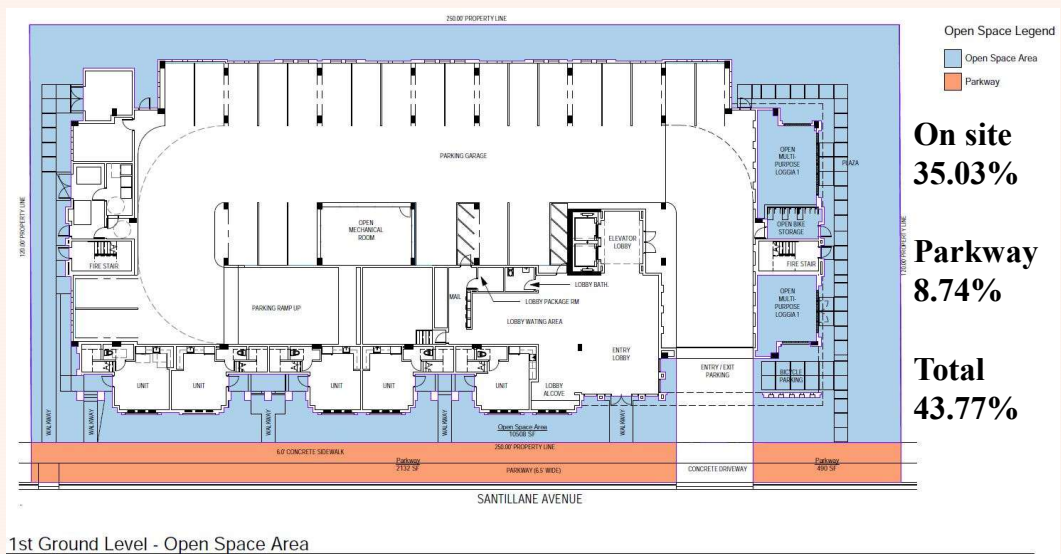
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# LANDSCAPE AREA



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# OPEN SPACE AREA



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## CONCEPTUAL RENDERING



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## CONCEPTUAL RENDERING



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## ELEVATION



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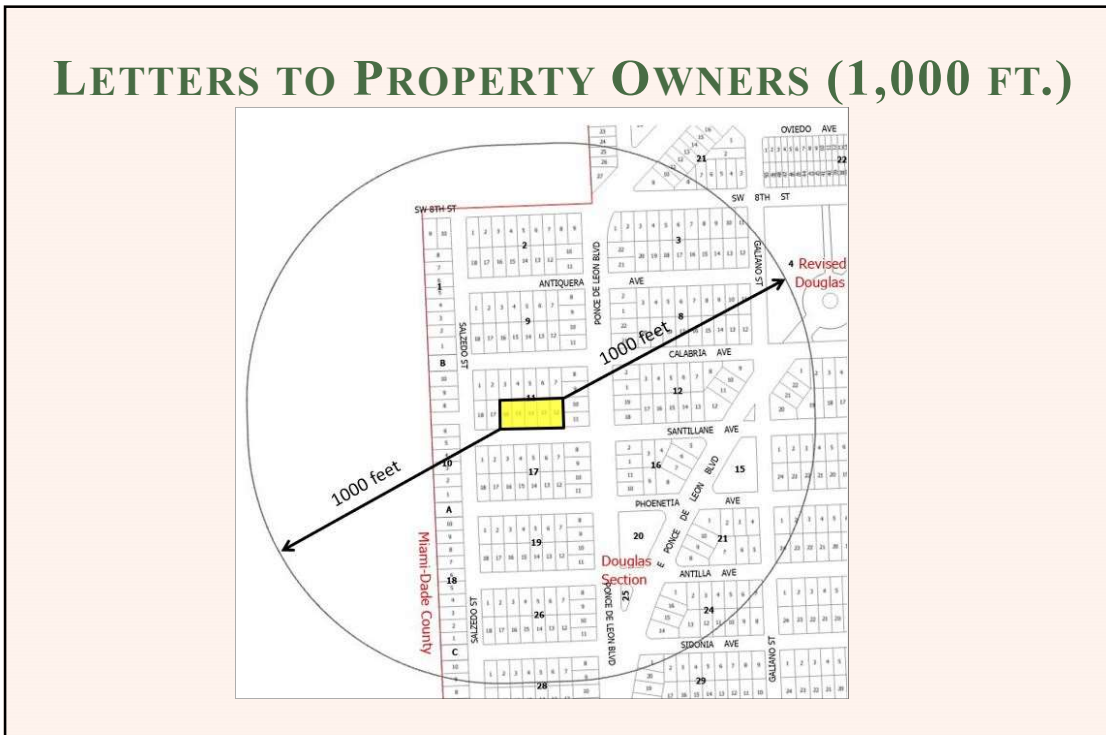
## REVIEW TIMELINE

<b>1</b>	<b>DEVELOPMENT REVIEW COMMITTEE: 03.29.19</b>
<b>2</b>	<b>BOARD OF ARCHITECTS: 08.15.19</b>
<b>3</b>	<b>NEIGHBORHOOD MEETING: 11.25.19</b>
<b>4</b>	<b>PLANNING AND ZONING BOARD: 01.08.20</b>

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STAFF REVIEW			
DEPARTMENT	DRC 03.29.19	STAFF MEETING 10.18.19	COMMENTS PROVIDED?
HISTORICAL	X	X	YES
PARKING	X	X	YES
LANDSCAPE	X	X	YES
CONCURRENCY	X	X	YES
POLICE	X	X	YES
FIRE	X	X	YES
PUBLIC WORKS	X	X	YES
ZONING	X	X	YES
BOA	X	X	YES
PLANNING	X	X	YES
BUILDING			

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<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 TIME</b>	<b>NEWSPAPER ADVERTISEMENT</b> PZB, CC

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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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