



Merrick 250

RECEIPT OF TRANSFER OF
DEVELOPMENT RIGHTS (TDRs),
PLANNED AREA DEVELOPMENT (PAD),
CONDITIONAL USE REVIEW FOR
MIXED-USE SITE PLAN, AND
TENTATIVE PLAT

250 BIRD ROAD

CITY COMMISSION
SEPTEMBER 8, 2020



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APPLICATION REQUEST

1. TRANSFER OF DEVELOPMENT RIGHTS (TDRs)
2. PLANNED AREA DEVELOPMENT (PAD)
3. CONDITIONAL USE FOR MIXED-USE SITE PLAN
4. TENTATIVE PLAT

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LOCATION MAP



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AERIAL



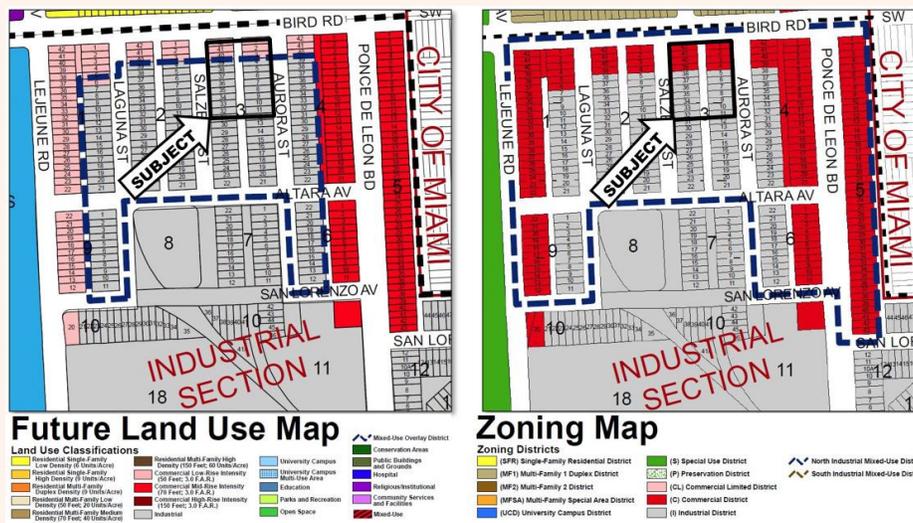
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BELMONT ALF (APPROVED ON MAY 26, 2020)



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EXISTING DESIGNATIONS



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REQUEST NO. # 1

TRANSFER OF DEVELOPMENT RIGHTS (TDRS)

AN INCREASE OF UP TO 25% OF PERMITTED GROSS FAR AND APPROVED MEDITERRANEAN ARCHITECTURAL STYLE BONUSES.

REVIEW PROCESS FOR APPROVAL

- HPB REVIEWS AND GRANTS A CERTIFICATE OF TRANSFER FROM THE “SENDING SITE”
- PZB REVIEWS THE “RECEIVING SITE” PLAN
- CITY COMMISSION REVIEWS AND MAKES RECOMMENDATION IN ORDINANCE FORM FOR THE TRANSFER

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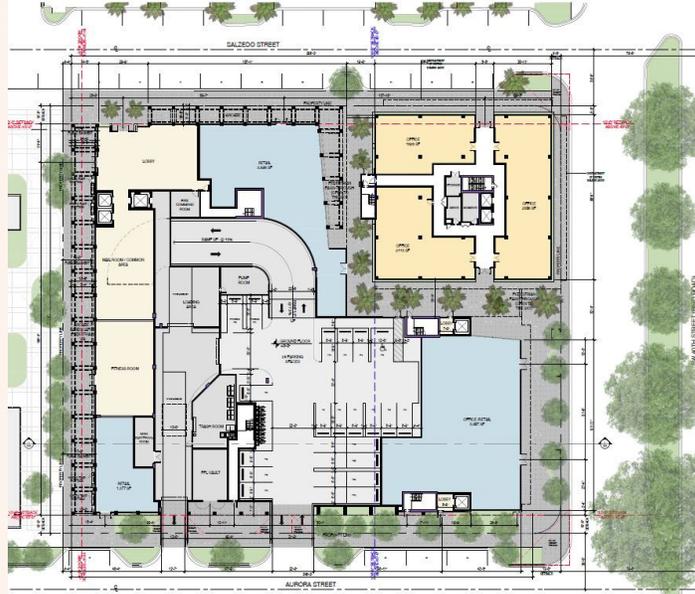
REQUEST NO. # 2

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**

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REQUEST NO. # 3
CONDITIONAL USE REVIEW FOR MIXED-USE SITE PLAN



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SITE PLAN INFORMATION

Type	Permitted in North Industrial MXD	Proposed
Site area	Min 10,000 sq. ft. Min 1 acre for PAD	61,548 sq. ft. (1.41 acres)
Floor area ratio (FAR)	3.5 FAR	3.5 + .08
25% TDRs		4,904 sq. ft.
Total FAR	4.375 (3.5 + TDRs)	3.58 (220,322 sq. ft.)
Building height	10 stories / Up to 100' or 120 with Commission Approval	12 stories at 120' to top of habitable space (PAD project)
Proposed Uses		
Residential	No density limitation	215 units
Commercial Use on ground floor	17, 700 sq. ft. (8%)	18,650 sq. ft. (8.46%)
Landscape open space	20%	21%
Total on-site parking	346 spaces	362 spaces

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EXISTING CONDITION



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PROPOSED PROJECT



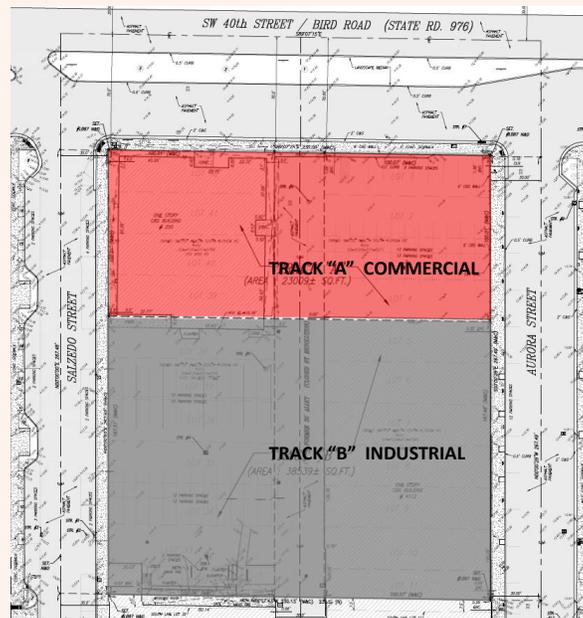
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CONCEPTUAL RENDERING (FACING BIRD ROAD)



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REQUEST NO. # 4 TENTATIVE PLAT



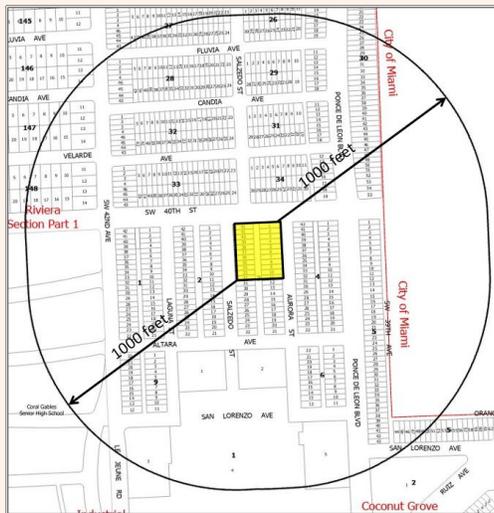
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REVIEW TIMELINE

1	DEVELOPMENT REVIEW COMMITTEE: 08.30.19
2	BOARD OF ARCHITECTS: 10.03.19
3	NEIGHBORHOOD MEETING: 10.28.19
4	PLANNING AND ZONING BOARD: 08.12.20

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LETTERS TO PROPERTY OWNERS (1,000 FT.)



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PUBLIC NOTIFICATION	
2 TIMES	LETTERS TO PROPERTY OWNERS NEIGHBORHOOD MEETING, PZB
3 TIMES	PROPERTY POSTING DRC, BOA, PZB
4 TIMES	WEBSITE POSTING DRC, BOA, PZB, CC
1 TIME	NEWSPAPER ADVERTISEMENT PZB

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REQUEST
<ol style="list-style-type: none"> 1. TRANSFER OF DEVELOPMENT RIGHTS (TDRs) 2. PLANNED AREA DEVELOPMENT (PAD) 3. MIXED-USE SITE PLAN (CONDITIONAL USE REVIEW) 4. TENTATIVE PLAT

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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.

- ❖ The Planning and Zoning Board recommends **approval** including staff's conditions and the following:
 - Add shrubs and deciduous plants on Bird Road
 - Study the feasibility of the rooftop of the existing office building to be planted (green roof)
 - Consider providing a dog park nearby, within one (1) block radius.

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