

Special Use Permit – 381 University Blvd. Multi-family/Mixed Use Bldg. in B-2



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From Evelyn Byrd Ave

From University Blvd







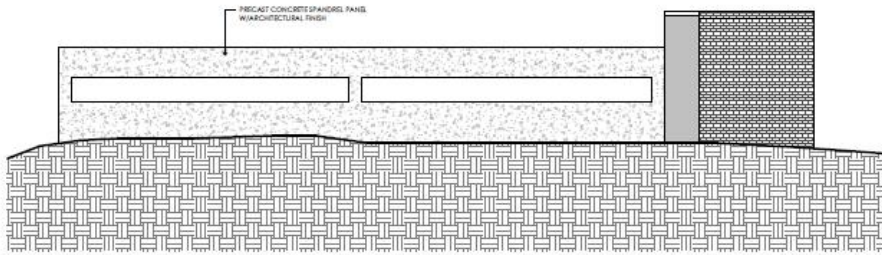


*Note: Height as measured from grade to top of parapet from lowest point (basement) to highest point is 72'-6". The building will be below the 75'-0" max threshold. The parking deck will not get close to this height at approximately 54'0".

*Note: Rendering images are conceptual and subject to change
**EVELYN-BYRD FACING UP
INTERNAL ROAD**

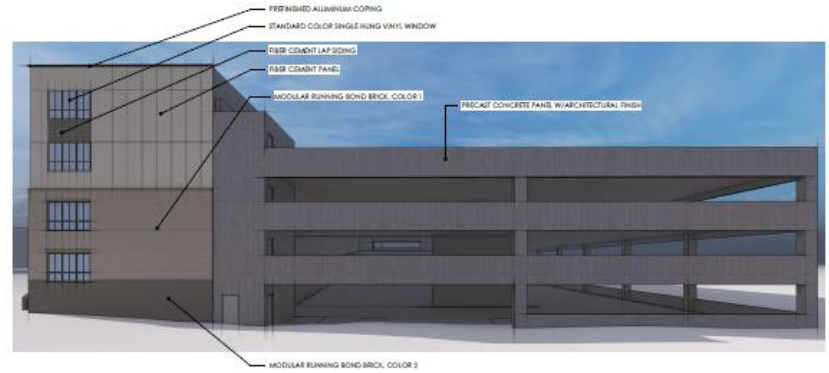


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INTERNAL ROAD AT REGAL



1
A4.03

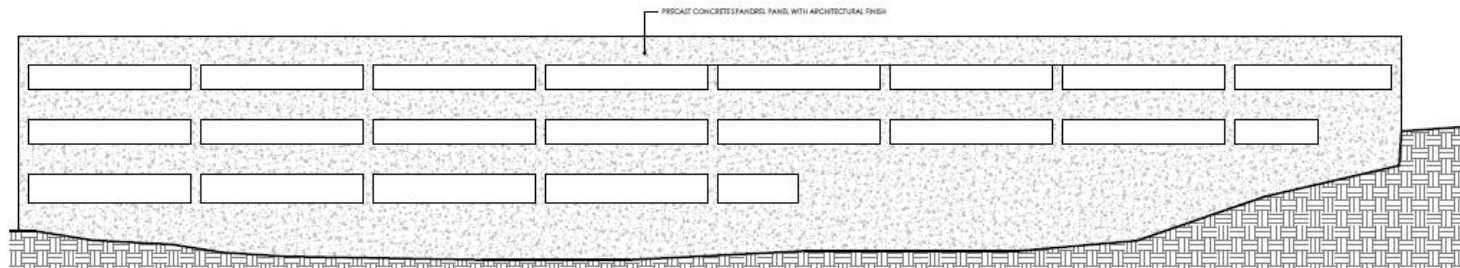
BUILDING B - SOUTH
SCALE: 3/32" = 1'-0"



3
A4.03

BUILDING B - NORTH
SCALE: 3/32" = 1'-0"

*Note: Rendering images are conceptual and subject to change



2
A4.03

BUILDING B - WEST
SCALE: 3/32" = 1'-0"



4
A4.03

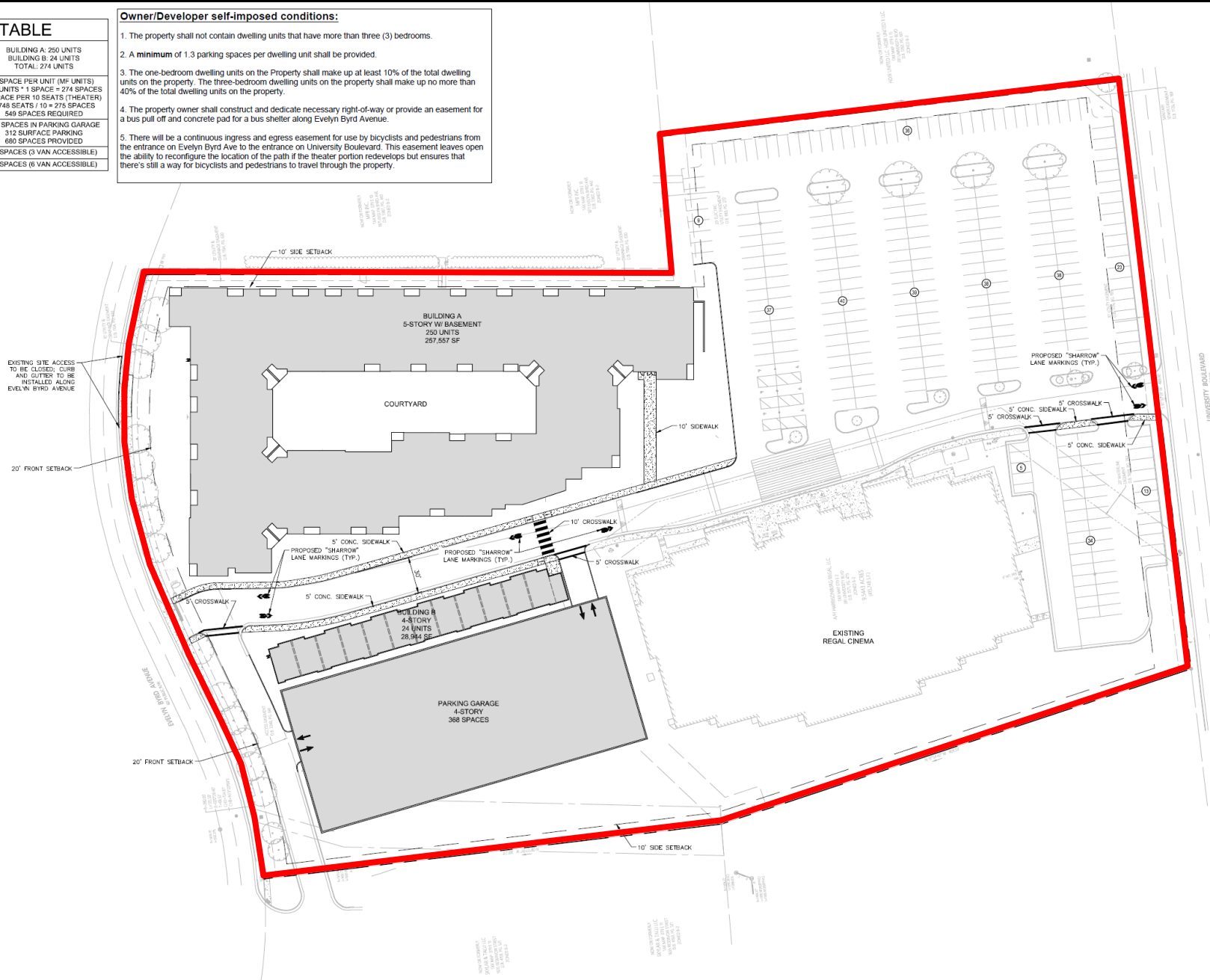
BUILDING B - EAST
SCALE: 3/32" = 1'-0"

SITE DATA TABLE

NUMBER OF UNITS:	BUILDING A: 250 UNITS BUILDING B: 24 UNITS TOTAL: 274 UNITS
PARKING REQUIRED: (PER ZONING ORDINANCE)	1 SPACE PER UNIT (MF UNITS) 274 UNITS * 1 SPACE = 274 SPACES 1 SPACE PER 10 SEATS (THEATER) 2,748 SEATS / 10 = 275 SPACES 549 SPACES REQUIRED
PARKING PROVIDED:	368 SPACES IN PARKING GARAGE 312 SURFACE PARKING 680 SPACES PROVIDED
ACCESSIBLE SPACES REQUIRED:	14 SPACES (3 VAN ACCESSIBLE)
ACCESSIBLE SPACES PROVIDED:	14 SPACES (6 VAN ACCESSIBLE)

Owner/Developer self-imposed conditions:

- The property shall not contain dwelling units that have more than three (3) bedrooms.
- A minimum of 1.3 parking spaces per dwelling unit shall be provided.
- The one-bedroom dwelling units on the Property shall make up at least 10% of the total dwelling units on the property. The three-bedroom dwelling units on the property shall make up no more than 40% of the total dwelling units on the property.
- The property owner shall construct and dedicate necessary right-of-way or provide an easement for a bus pull off and concrete pad for a bus shelter along Evelyn Byrd Avenue.
- There will be a continuous ingress and egress easement for use by bicyclists and pedestrians from the entrance on Evelyn Byrd Ave to the entrance on University Boulevard. This easement leaves open the ability to reconfigure the location of the path if the theater portion redevelops but ensures that there's still a way for bicyclists and pedestrians to travel through the property.



Features of the development plan submitted with the SUP that would be used as the basis for engineered comprehensive site plan approval include, but are not limited to:

1. The general location of buildings and structures as illustrated.
2. The general number of stories within proposed buildings and structures. Although the buildings and structure heights are not described on the development, the applicant is aware that the maximum height allowed in the B-2 district is 75 feet.
3. The type and general number of dwelling units within each structure and on the site. The applicant is planning to construct 274-multiple-family dwelling units.
4. The proposed ZO amendment in Section 10-3-25 would require a minimum of one off-street parking space for each dwelling unit or as may be more or less restrictive as conditioned by the SUP. The ratio of off-street parking spaces originally proposed by the applicant was one off-street parking space per dwelling unit. However, between publication of the Planning Commission (PC) agenda packet and the PC meeting, the applicant informed staff that they desire to update the development plan to require a minimum of 1.3 off-street parking spaces per dwelling unit.
5. Construction of sidewalks and crosswalks within the site.
6. Installation of “sharrow” lane markings on the private road between Evelyn Byrd Avenue and University Boulevard. This is to ensure awareness of the use of the private road by people biking.
7. Removal of an existing site access (entrance) along Evelyn Byrd Avenue.

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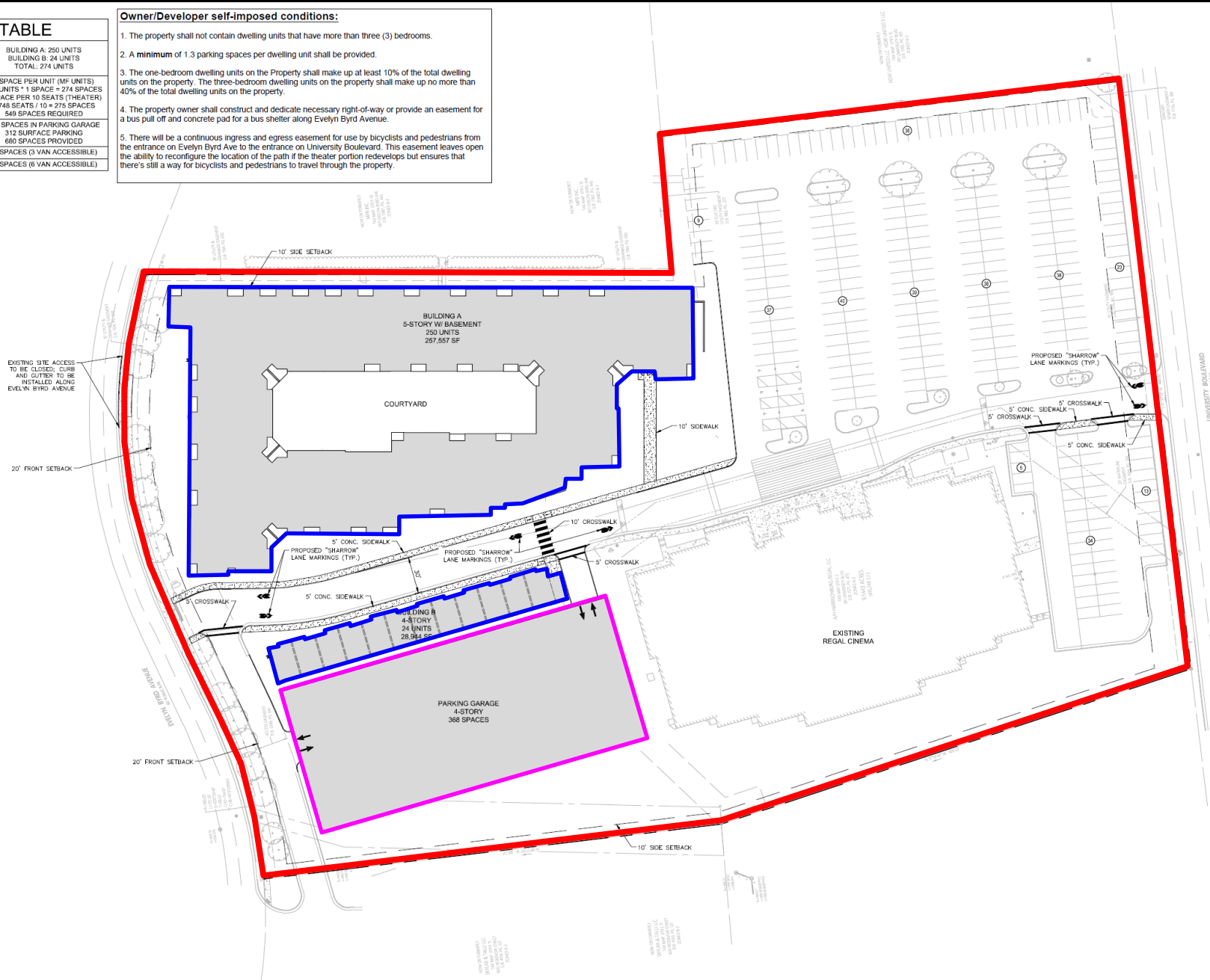
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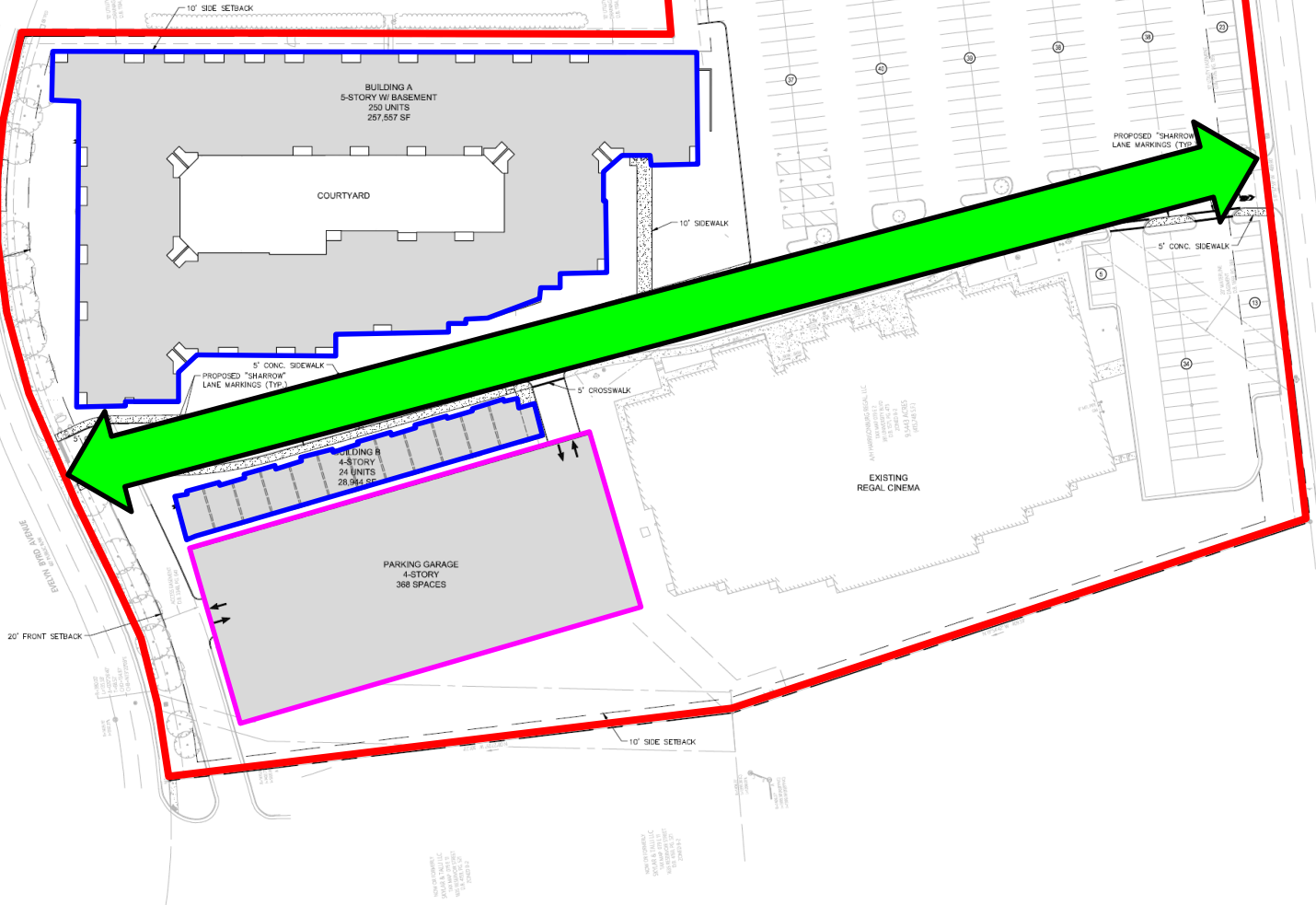
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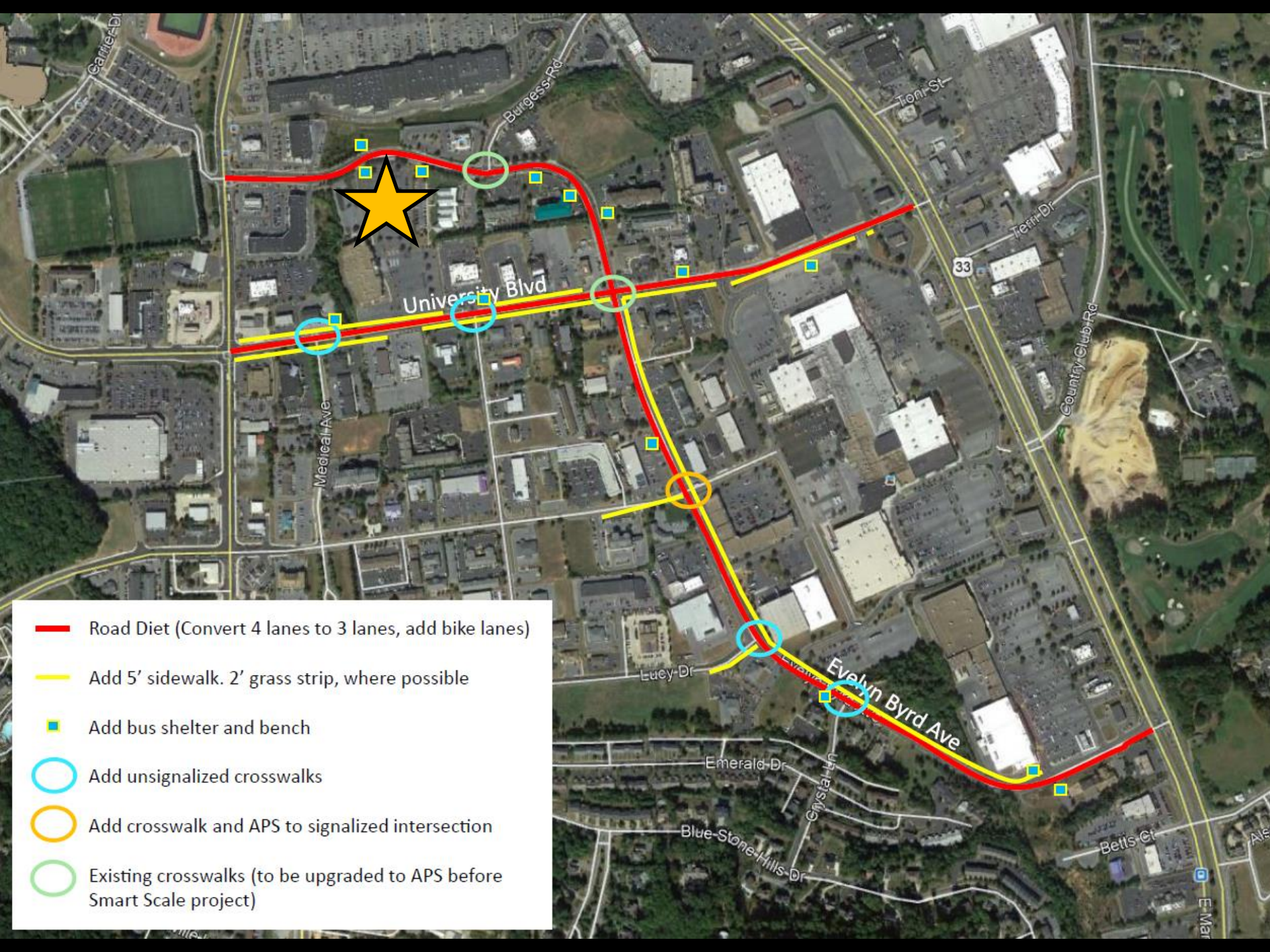
EXISTING SITE ACCESS TO BE CLOSED; CURB AND CURBS TO BE INSTALLED ALONG EVELYN BYRD AVENUE







20' FRONT SETBACK

20' FRONT SETBACK



UNIVERSITY BOULEVARD



-  Road Diet (Convert 4 lanes to 3 lanes, add bike lanes)
-  Add 5' sidewalk. 2' grass strip, where possible
-  Add bus shelter and bench
-  Add unsignalized crosswalks
-  Add crosswalk and APS to signalized intersection
-  Existing crosswalks (to be upgraded to APS before Smart Scale project)

Recommendation

Staff and Planning Commission (6-1) recommended approval of the SUP with the applicant's self-imposed conditions to become part of the SUP.

