

10/29/2013

HISTORICAL PRESERVATION DEPARTMENT
HISTORICAL PRESERVATION CASE FILE #COA (SP) 2013-017
ZONING DEPARTMENT OBSERVATIONS

PROPERTY ADDRESS: 5500 GRANADA BLVD.

FOLIO #: 03-4129-026-0901

LEGAL DESCRIPTION: RIVIERA SECTION PART 9, BLOCK 135, LOTS ALL.

EXISTING STRUCTURE: ONE STORY SCHOOL AND CHURCH/SPECIAL DISTRICT.

PROPOSED SCOPE OF WORK: TWO STORY SCHOOL ADDITION.

SITE SPECIFICS: YES, NOT APPLICABLE.

SETBACKS:

-GRANADA BLVD. MIN. REQUIRED IS 85 FEET/PROVIDED IS 85.583 FEET.

-UNIVERSITY CONC. (MARGINAL ACCESS) MIN. REQUIRED IS 25 FEET/PROVIDED IS 43 FEET.

-AGUERO AVENUE MIN. REQUIRED IS 25 FEET/PROVIDED IS 63.25 FEET.

-MARIUS STREET MIN. REQUIRED IS 25 FEET/PROVIDED IS 46.333 FEET.

TOTAL LOT AREA: 114,282.30 SQ. FT./2.623 ACRES (PER PLAN SUBMITTAL).

BUILDING HEIGHT: MAX. ALLOWED 45 FEET/PROVIDED IS 23.083 FEET FOR PROPOSED ADDITION (PER PLAN SUBMITTAL).

MAX. FLOOR AREA RATIO (.35): 39,999 SQ. FT. /PROVIDED IS 39,957 SQ. FT. (PER PLAN SUBMITTAL).

MIN. OPEN LANDSCAPE REQUIRED (35%):

-MIN. REQUIRED IS 39,999 SQ. FT. /PROVIDED IS 48,190 SQ. FT. (PER PLAN SUBMITTAL).

REQUIRED PARKING (SCHOOL USE):

MIN. PARKING SPACES REQUIRED IS 21 /PROVIDED IS 21.

(STUDENT PARKING NOTE REQUIRED DUE TO STUDENTS AGE RANGE OF 1.5 YEARS TO 5 YEARS)

NOTE:

-REVIEW ORDINANCE 1360 AND ORDINANCE 3015.

OBSERVATIONS:

1. PAGE A1.07, PARKING LOT AISLE WIDTH SHALL BE A MINIMUM OF 22 FEET; PROPOSED AISLE IS AT 20.416 FEET, ADJUSTMENT REQUIRED.
2. PAGE A1.07, ON THE, SITE INFORMATION SECTION, PROVIDE THAT THE SCHOOL USE REQUIRED PARKING IS 21 PARKING SPACES DUE TO 21 FULL TIME EMPLOYEES AND THAT THE PROVIDED PARKING SPACES ARE 21 SPACES. ALSO, INCLUDE THAT NO ADDITIONAL PARKING IS REQUIRED FOR STUDENTS BECAUSE THEIR AGE RANGE IS BETWEEN 1.5 YEARS TO 5 YEARS.
3. PAGE A1.07, PRIOR OBSERVATION NOT FULLY ADDRESS, ON THE BUILDING FACING GRANADA BLVD. PROVIDE THE NUMBER OF STORIES.