

EXHIBIT D

**911 Edgewood Avenue PUD
Revised Written Description
November 1, 2016**

I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately .40 acres of property from CCG-1 to PUD. The parcel is located on Edgewood Avenue. This is an infill site with a vacant commercial building. The previous use was an event room. The subject is currently owned by Edgewood 911, LLC and is more particularly described in the legal description attached as Exhibit 1 to this application. The property has a current land use and zoning designation of CGC/CCG-1. The property is currently occupied by a building approximately 3850 square feet in area and a parking lot. Surrounding uses include: CCG-1 to the north; CCG-1 and PBF to the west; CCG-1 to the south and RLD-60 to the east. The proposed PUD permits the development of a sixty (60) seat restaurant which includes the sale and service of beer and wine for on-site consumption within the building. A conceptual site plan of the proposed development is attached as Exhibit "E."

Project Name: 911 Edgewood PUD

Project Developer: Edgewood 911, LLC

II. QUANTITATIVE DATA

Total Acreage: .40 acres

Total number of dwelling units: N/A

Total amount of non-residential floor area: 3,850 square feet

Total amount of recreation area: N/A

Total amount of open space: N/A

Total amount of public/private rights-of-way: N/A

Total amount of land coverage of all buildings and structures: 3,850 square feet (building)

Phase schedule of construction: Single Phase (1 year)

III. USES AND RESTRICTIONS

A. Permitted Uses.

- (1) Commercial retail sales and service establishments.
- (2) Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
- (3) Professional and business offices, buildings trades contractors that do not require outside storage or the use of heavy machinery, ditching machines, tractors, bulldozers or other heavy construction equipment and similar uses.
- (4) Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, movie theaters, indoor facilities operated by a licensed pari-mutuel permit holder, adult arcade amusement centers operated by a licensed permit holder, game promotions or sweepstakes utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, drawings by chance conducted in connection with the sale of a consumer product or service utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, and similar uses.
- (5) Art galleries, museums, community centers, dance, art or music studios.
- (6) Vocational, trade or business schools and similar uses.
- (7) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
- (8) Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.
- (9) An establishment or facility which includes the retail sale and service of beer or wine for off-premises consumption or for on-premises conjunction with a restaurant, allowing for outside sales and service meeting the outside sale and service development criteria set forth in Part 4.
- (10) Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.
- (11) Personal property storage establishments meeting the performance development criteria set forth in Part 4.
- (12) Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.

(13) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.

(14) Churches, including a rectory or similar use.

B. Permitted accessory uses and structures. See Section 656.403.

C. Permissible uses by exception.

(1) An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption or off-premises consumption or both.

(2) Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4.

IV. STATEMENTS

A. How does the proposed PUD differ from the usual application of Zoning Code?

The PUD differs from the usual application of the Zoning Code in that it allows for use of a restaurant with on-site service of beer and wine, provides and provides for on-site parking pursuant to a specific site-plan of the existing facility. The infill location and use of the existing building, existing landscaping and existing parking requires multiple requests for relief regarding the landscaping, impervious surface and setbacks, which we are incorporating into one PUD.

B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the City.

All areas will be maintained by the owner.

C. Waiver of Minimum Distance Requirements in Section 656.805, Ordinance Code.

The proposed use is for the sale of beer and wine in conjunction with a restaurant for on-premises consumption is not directly visible from the property at 902 Edgewood Avenue, which is currently rented to a church.. Attached is a survey showing the distance to area churches (see Exhibit J). Additional parking requirements shall be existing parking on the site as constructed.

V. DESIGN GUIDELINES

A. Lot Requirements

1. *Minimum lot requirements (width and area):* None.
2. *Maximum lot coverage by all buildings:* None.
3. *Minimum yard requirements.*
 - a. Front Setback: None.
 - b. Side setback: None.
 - c. Rear setback: None.
4. *Maximum height of structures.*
 - a. Principle structures: 60 feet
 - b. Accessory structures shall be no higher than principle structures.

B. Ingress, Egress and Circulation:

1. *Number of off-street parking spaces required:* The eighteen (18) parking spaces shall be required as shown on the site plan, including two (2) handicap spaces (60 seat restaurant, 1 space for every 4 seats=15, plus 6 employees, 1 space for every 2 employees=3, for a total of 18 spaces). Additionally, there are 4 on-street parking spaces. The parking lot shall be gravel.
2. *Vehicular Access.* Vehicular access to the property by patrons shall be by way of Edgewood Avenue as shown on the site plan.
3. *Pedestrian Access.* Pedestrian access shall be by way of Edgewood Avenue.

C. Signs.

1. Wall signs not to exceed ten percent (10%) of the square footage of the frontage of the building abutting a public right-of-way are permitted.
2. Banner signs are permitted.
3. Directional signs are permitted.
4. One (1) illuminated sign not to exceed 40 square feet of sign face. No monument signs shall be permitted.

D. Landscaping.

No landscaping shall be required as long as the existing building is in place on the property. The property is currently landscaped with several fully grown trees, as well as, hedges which buffer the parking lot from the building and neighboring property. As this is an infill location with existing landscaping, the site shall not be required to comply with Part 6.

E. Utilities:

Water will be provided by JEA. Sanitary sewer will be provided by JEA. Electric will be provided by JEA.

F. Recreation and Open Space:

N/A.

G. Wetlands:

There are no wetlands on the property.

VI. DEVELOPMENT PLAN APPROVAL

With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all then existing and proposed uses within the Property, and showing the general layout of the overall Property.

VII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

- A. The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community.
- B. The proposed PUD is more efficient than would be possible through strict application of the Zoning Code.
- C. The proposed PUD is compatible with surrounding land uses and will improve the characteristics of the surrounding area.
- D. The proposed PUD is consistent with Policy 3.2.1 which provides that the City shall promote through land development regulations infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

- E. The proposed PUD is consistent with Objective 1.4 which requires the City to encourage property owners to maintain and improve buildings, grounds and revitalization of established neighborhoods.
- F. The proposed PUD is consistent with Policy 2.2.8 which provides for the promotion and sustaining the viability of existing and emerging commercial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping and leisure opportunities to support the City's residential areas.