

1850 North Main Street PUD

Written Description

November 29, 2016

I. Project Description

The 1850 North Main Street PUD seeks to rezone a parcel of approximately 0.36 acres from CCG-S to PUD to allow for the redevelopment proposed by the applicant, Adeeb's Food Services Inc. The property is located on Main Street between 8th and 9th Streets, in the Springfield Historic District.

The property is currently owned by the City of Jacksonville, and is being sold to the applicant through a Request for Proposal process. The property was the site of Henrietta's, a popular restaurant, bar and event space that was open from 2003 to 2008. The project had used a loan from the City's Northwest Jacksonville Economic Development Fund, and the City foreclosed in 2009 when the property owner stopped making payments. Since then the property has sat empty.

The applicant's proposal calls for a restaurant on the north end of the property, a micro-brewery in the center and a stage theater company to occupy the western portion of the building. A PUD is required because breweries are not currently allowed in the CCG-S zoning district.

Nearby uses are commercial (including office and restaurants) to the north, south and east (CGC/CCG-S) and residential to the west (MDR/RMD-S).

II. Quantitative Data

A. Total Gross Acreage	0.36 acres
B. Commercial Uses	0.36 acres (100%)
C. Total Non-Residential Floor Area	7,756 square feet
D. Current Coverage of Buildings & Structures	49%

III. Statements

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

The proposed PUD differs from the CCG-S zoning category in the following areas:

1. Breweries are allowed as a permitted use.
2. Outdoor sale and service of food and alcoholic beverages is allowed as a permitted use instead of a permissible use.
3. The sale of beer and wine for on-premises consumption is exempted from the requirements of Sec. 656.805.
4. Setbacks have been removed, due to the dimensions of the existing building.

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

The property will be managed and maintained by the property owner.

- C. *Justification for the rezoning.*

The proposed PUD is consistent with the City's Comprehensive Plan, and furthers its goals regarding strengthening historic neighborhood commercial areas. Specifically, Policy 2.2.8 directs the City to:

"Encourage the redevelopment and revitalization of run-down and/or under-utilized commercial areas through a combination of regulatory techniques, incentives and land use planning. Adopt redevelopment and revitalization strategies and incentives for private reinvestment in under-utilized residential and/or commercial areas where adequate infrastructure to support redevelopment exists."

The proposed rezoning would remove a regulatory impediment to the development of a micro-brewery, which will support private re-investment in the under-utilized Main Street corridor.

Similarly, Policy 3.2.2 requires that:

"The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize."

The proposed PUD would support infill redevelopment of Main Street, and help to create a walkable destination that could attract customers from across the city.

The proposed project is consistent with Policy 3.2.11, which says:

"The City shall continue to establish public/private partnerships and revitalization strategies that include incentives for private reinvestment in under-utilized commercial areas."

This project represents a public/private partnership, where the applicant is purchasing a City-owned building which has been vacant for several years. If the rezoning is approved, the property can be redeveloped and returned to the tax rolls.

- D. *Phase schedule of construction.*

Construction on the project will begin once the sale of the property is complete, and should be finished within one year.

IV. Uses & Restrictions

- A. **Permitted Uses**

(1) Retail outlets for sale of food and drugs, wearing apparel, toys, sundries and

notions, books and stationery, leather goods and luggage, jewelry (including watch repair) art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shops (but not animal boarding kennels), musical instruments, florist or shops, delicatessens, bakeries (but not wholesale bakeries), home furnishings and appliances (including repair incidental to sales), office equipment or furniture, antiques, hardware, new automobile parts (including rebuilt parts not installation, repair or rebuilding of parts) and accessories and similar uses.

(2) Service establishments such as barber or beauty shops, shoe repair shops, restaurants, interior decorators, reducing salons or gymnasiums, self-service laundries or dry cleaners, tailors or dressmakers, laundries or dry cleaning pickup stations, dry cleaning and laundry package plants in completely enclosed buildings using nonflammable liquids such as perchloroethylene and with no odor, fumes or steam detectable to normal senses from off the premises, radio and television broadcasting offices and studios, communication antennas, funeral homes, marinas, blueprinting, job printing (but not newspaper), radio and television repair shops, travel agencies, employment offices, (but not day labor pools), home equipment rental and similar uses.

(3) Banks (including drive-thru tellers), loan companies, mortgage brokers, stockbrokers and similar financial institutions.

(4) All types of professional and business offices, newspaper offices (but not printing), employment offices, union halls, buildings trades contractors (not requiring outside storage or the use of a vehicle in excess of one-ton capacity or equipment, machinery, ditching machines, tractors, bulldozers or other heavy construction equipment) and similar uses.

(8) Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, theaters (including motion picture theaters but not open-air theaters), and similar uses (but not dance halls).

(9) Art galleries, museums, community centers, music, photography, gymnastics, karate and martial arts studios, theaters for stage performances (but not motion picture theaters) dance, art, vocational, trade or business schools and similar uses.

(10) Homes for aged and orphans.

(11) Nursing homes.

(12) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

(13) Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4 of the Zoning Code and the Springfield performance standards and development criteria set forth in Section 656.369.

(14) Hospitals, sanitariums and similar uses.

(15) An establishment or facility which includes the production or retail sale and service of beer or wine for off-premises consumption or for on-premises consumption or both, including permanent or restricted outside sales and service, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code. These uses shall be exempt from the requirements of Sec. 656.805.

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

(17) Retail plant nurseries (including outside display but not landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity).

(18) Veterinarians meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

(19) Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.

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

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

(22) Schools meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

B. 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, including permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

(2) New multiple-family structures.

(3) Live-work lofts meeting the criteria set forth in Section 656.369.

(4) Crematories.

(5) Service stations, service garages for minor repairs and car washer.

(6) Recycling collection points meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

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

(8) Private clubs.

(9) Billiard parlors.

C. Limitations on Permitted or Permissible Uses by Exception

None

D. Permitted Accessory Uses & Structures

As described in Sec. 656.369.IV.b

V. Design Guidelines

A. Lot Requirements

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|--|---------------------------|
| 1) Minimum lot area: | None |
| 2) Minimum lot width: | None |
| 3) Maximum lot coverage:
required for certain uses. | None, except as otherwise |
| 4) Minimum front yard: | None |
| 5) Minimum side yard | None |
| 6) Minimum rear yard | None |
| 7) Maximum height of structures: | Forty-five feet |

B. Ingress, Egress & Circulation

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|--------------------------|------|
| 1) Parking requirements: | None |
| 2) Vehicular Access: | |

There are currently two vehicular access points to the property. Handicapped parking is available through an entrance off of Main Street. Loading and some parking is available from an entrance off of West 9th Street.

- 3) Pedestrian Access:

There are sidewalks currently installed along Main Street and West 9th Street allowing pedestrian access to the property.

C. Signs

Signage will be allowed according to Part 13 of the Zoning Code.

D. Landscaping

The property will meet the landscaping standards found in the Springfield Zoning Overlay.

E. Recreation & Open Space

Not Applicable for commercial development.

F. Utilities:

The site is already served by JEA for water, sewer and electric service.

G. Wetlands:

There are 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 & Development Department identifying all then existing and proposed uses within the property, and showing the general layout of the overall property.