

**WRITTEN DESCRIPTION
CLAIRE LANE DEVELOPMENT PUD
12.14.18**

I. PROJECT DESCRIPTION

A. *Number of acres, location of site, existing use, surrounding uses, types of businesses, proposed uses:*

The property is 3.51 acres described and depicted on the legal description on Exhibit 1. A conceptual site plan of the proposed development is attached as Exhibit E. Surrounding uses are commercial offices, single family residences and a retail shopping center.

The original PUD, enacted March 18, 1980, encompassed approximately 16 acres on the Northwest corner of Claire Lane and San Jose Blvd. The PUD allowed for a 140,000-150,000 sf of "commercial village/office center." Approximately 9.8 acres were developed into a retail strip shopping center with a commercial office directly on the corner. The remaining land along Claire Lane was developed into an educational facility.

The original PUD was modified in 2014 to allow a portion of the educational facility's parcel to be developed as a commercial office park (2014-0253-E). It allowed for 25,000 sf of office space with uses generally consistent with a CRO zoning. Its ingress and egress is along Claire Lane and its western and northern property lines are adjacent to the property.

The property itself is a "flag" shape piece with 100 linear feet along Claire Lane. Approximately 375 ft north of Claire Lane the property expands to a width of 380 ft , situated along Deep Bottom Creek.

The Owner is proposing to allow for up to 48 multi-family, 3 story residential units with up to 53,000 sf and a community building up to 350 sf. This zoning would be admissible under the current land use (RPI).

- B. *Project Name:* Claire Lane Development PUD**
- C. *Project Architect/Planner:* Studio9 Architecture LLC**
- D. *Project Engineer:* TBD**
- E. *Project Developer:* Studio 9 Development LLC**
- F. *Current Land Use Designation:* RPI**
- G. *Current Zoning District:* Suburban PUD 1980-0352**
- H. *Development Area:* Suburban**
- I. *Real Estate Numbers:* 156026 0225**

II. QUANTITATIVE DATA

- A. *Total acreage:* 3.51 acres
- B. *Total number of dwelling units:* 48
- C. *Total amount of non-residential floor area:* 365 sf community building
- D. *Total amount of recreation area:* Minimum of 150 sf per dwelling unit.
- E. *Total amount of open space:* See Land Use Table
- F. *Total amount of public/private rights of way:* 100' ± along Claire Lane.
- G. *Total amount of land coverage by all buildings:* Maximum 35%
- H. *Phase schedule of construction:* Construction commencement anticipated on 6/01/19 for a duration of 18 months.

III. STATEMENTS

How does the PUD differ from the usual application of the Zoning Code? Surrounding uses are commercial offices, single family residences and a retail shopping center. This PUD would be admissible and appropriate under the current land use (RPI). The usual application of the zoning code was modified to a PUD in 1980 and was developed primarily for a strip shopping center and modified in 2014 to include office along Claire Lane. The history of PUD zoning for this property did not address or anticipate multi-family residential use with 35 ft height. The property is a transitional parcel between a strip shopping center service area and single family residences. Multi-family provides an appropriate transition and buffer between the existing strip shopping center and the single family residences.

The property is unique in the adjacent uses as well as its shape/geometry. A 10 ft landscape buffer will be provided adjacent to single family residences as required. A 5 ft landscape buffer will be provided to the South where a 70 ft wide retention pond exists along the entire property line. A 5 ft landscape buffer will be provided to the East along the property line in abutment to the service area at the back of the existing strip shopping center. Building setbacks are well beyond the code minimum. Increased landscape buffer would require further building and paving encroachment to the North closer to the wetlands and creek that is permissible but not desirable.

Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not provided, operated or maintained by the City. The Owner will ensure the proper maintenance of all buildings, common areas, lawns and landscaping on the property.

IV. USES AND RESTRICTIONS Lot Requirements

- 1. Minimum lot area: None, existing
- 2. Minimum lot width: None, existing
- 3. Maximum lot coverage: 35% by all buildings
- 4. Minimum front yard: 20 ft.
- 5. Minimum side yard: 10 ft.
- 6. Minimum rear yard: 20 ft.
- 7. Maximum height of structures: 35 ft. per Section 656.405 of the COJ Zoning Code

Note: Encroachments of sidewalks, parking, signage, utility structures, fences, park furniture and other similar site improvements shall be permitted within the minimum setbacks with a 5ft minimum landscape buffer.

A. Ingress, Egress and Circulation:

1. **Parking Requirements:** The proposed new development in the PUD will provide surface parking in the amount of one per bedroom at 72 parking spaces with 8 additional visitor parking spaces for a total of 80 parking spaces, a 9% decrease from the required 90 parking spaces required by Section 656.604 of the COJ Zoning Code. The minor decrease is an “appropriate” parking count in lieu of an “abundant” parking count. Although in a suburban context, the property is in abutment to retail and within 600’ of walking distance to retail and grocery crossing Claire Lane. The intent is efficient and sustainable development.
2. **Vehicular Access:**
 - a. Vehicular access to the Property shall be by way of Claire Lane, substantially shown in the Site Plan. The final location of all access points is subject to review and approval
 - b. Pedestrian Access is from Claire Lane. An internal sidewalk will be as shown on the Site Plan.

B. Signs:

1. Real estate signage and construction signs in compliance with Part 13 of the Zoning Code are permitted. In addition,
 - a. **Directional Signs** – Directional signs that indicate ways to and from the PUD entrance and key components of the Project for drivers of vehicles and for such pedestrians shall be permitted throughout the PUD. The design shall reflect the character of the Project. Vehicle oriented directional signs shall be a maximum of (2) signs at 8 sf each.
 - b. **Monument Sign** – Permanent monument signage for identification of the apartments shall be permitted and shall not exceed 20 sf each side and 10 feet in height.
 - c. **Temporary Signs** – Temporary signs, including but not limited to real estate for lease/sale, contractor, modular units, financing signs or banners shall not exceed 32 sf and be limited to (4).
 - d. **Construction fence screening** shall be allowed not to exceed 8ft. in height. Graphics shall not exceed 50% of the surface area and will be maintained in good order. The screening shall be removed upon Certificate of Occupancy.

C. Landscaping:

- 1 The property shall be developed in accordance with Chapter 656, Part 12 of the Jacksonville Zoning Code and Article 25 of the City of Jacksonville City Charter with the following superseding provisions applying to the proposed development:**
 - a. A 5 ft landscape buffer will be provided to the South along the property line in abutment to the existing office parcel retention pond.**
 - b. A 5 ft landscape buffer will be provided to the East along the property line in abutment to the service area at the back of the existing strip shopping center.**
 - c. A 5 ft landscape buffer will be provided to the East along the property line in abutment to the existing office parcel parking area.**

D. Recreation and Open Space:

- 1 Active recreation and open space shall be provided in accordance with Section 656.420 of the Ordinance Code and Objective 2.2.4 of the Recreation and Open Space Element of the 2030 Comprehensive Plan.**

E. Utilities:

- 1 Water, sanitary sewer and electric will be provided to the site by JEA.**

F. Retention:

- 1 Wetlands will be permitted according to local, state and federal requirements.**

Land Use Table

| | | | |
|--|---------------|---------|--------------------------------|
| Total gross acreage | <u>3.51</u> | Acres | 100 % |
| Amount of each different land use by acreage | | | |
| Single family | | Acres | % |
| Total number of dwelling units | | D.U. | |
| Multiple family | <u>1.23</u> | Acres | <u>35</u> 35.3 % |
| Total number of dwelling units | <u>12</u> | D.U. | |
| Commercial | | Acres | % |
| Industrial | | Acres | % |
| Other land use | | Acres | % |
| Active recreation and/or open space | <u>0.14</u> | Acres | <u>3.99</u> % |
| Passive open space | <u>1.18</u> | Acres | <u>33.6</u> % |
| Public and private right-of-way <small>(along center lane)</small> | | Acres | % |
| Maximum coverage of buildings and structures | <u>53,350</u> | Sq. Ft. | <u>85</u> % |

*PASSIVE OPEN SPACE
CALCULATED BY:*

3.51 GROSS ACRES
 - 1.23 BUILDING AREA
 - .14 ACTIVE OPEN SPACE
 - .96 VEHICULAR PAD/PARKING
1.18 PASSIVE OPEN SPACE.

* INCLUDES SIDEWALKS,
 RETENTION, WETLANDS &
 ALL OTHER OPEN GREENSPACE.