

WRITTEN DESCRIPTION

648 East Union Street PUD

3/12/2019

I. PROJECT DESCRIPTION

- A. Number of acres, location of site, existing use, existing site characteristics, significant variations of elevations, water courses, unique natural features, and natural features, etc.:

The site is 7.35 acres and is located northeast of downtown Jacksonville generally between Hogans Creek/Arlington Expressway and Oakland Park. The site includes the 106-year-old Union Terminal Warehouse Company building, a small outbuilding, and a former rail spur, but is otherwise vacant. The topography is generally flat, with a small depression at the site's southern edge that represents a portion of Hogan Creek's "100-year" flood zone.

- B. Project Architect/Planner:

TSW

- C. Project Engineer:

To be determined

- D. Project Developer:

Columbia Ventures

- E. Current Land Use Category:

Light Industrial (LI), Residential/Professional/Institutional (RPI)

- F. Current Zoning District:

Industrial Light (IL), Commercial Residential and Office (CRO)

- G. Requested Land Use Category:

Community/General Commercial (CGC), pursuant to a site specific condition as found in the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan"

- H. Requested Zoning District:

PUD

- I. Real Estate Number(s):

122092 0000

II. QUANTITATIVE DATA

- A. Total Acreage:

7.35 acres

B. Total development permissions:

The total combined floor area of residential and non-residential uses permitted on the site, including within any existing or new buildings, shall not exceed 750,000 square feet of gross floor area. Furthermore, this floor area may be allocated between residential and non-residential uses at the applicant's discretion, provided the total number of residential units allowed shall not exceed 473.

C. Total amount of recreation area:

See "D" below for open space.

D. Total amount of open space:

The minimum amount of open space shall be in the location shown on the approved site plan and shall not be less than 11,500 square feet.

E. Total amount of public/private rights of way:

None on site, but easement exists for elevated expressway.

F. Total amount of land coverage of all buildings and structures:

Maximum 90% of lot area.

G. Phase schedule of construction (include initiation dates and completion dates):

Estimated start date of Phase 1: Fourth Quarter of 2019. Includes renovating existing building and improving site parking and landscaping/hardcaping.

Estimated start date of Phase 2: To be determined. Includes construction of new buildings.

III. STATEMENTS

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

The proposed PUD incorporates a mix of residential, commercial, and compatible light industrial uses within a compact, master planned development. This mix of uses is not otherwise allowed by any of the City of Jacksonville's other zoning districts.

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.

The property owner and any successors in title shall be responsible for the ongoing maintenance and management of the project.

IV. USES AND RESTRICTIONS

A. Permitted Uses:

1. Commercial retail sales and service establishments
2. Fruit, vegetable, poultry or fish markets.
3. Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
4. All types of 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.

5. Hotels and motels.
6. 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
7. Art galleries, museums, community centers, dance, art or music studios.
8. Vocational, trade or business schools and similar uses.
9. Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
10. Off-street commercial parking lots and structures, which shall not be required to meeting the performance standards and criteria set forth in Part 4 of the Zoning Code.
11. Adult Congregate Living Facility (but not group care homes or residential treatment facilities).
12. 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.
13. Retail plant nurseries including outside display, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity.
14. Express or parcel delivery offices and similar uses (but not freight or truck terminals).
15. Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4 of the Zoning Code.
16. Personal property storage establishments, meeting the performance development criteria (1), (2), and (4) for such a use set forth in Part 4 of the Zoning Code.
17. Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
18. Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4 of the Zoning Code.
19. 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.
20. Permanent outside sales and service, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
21. Retail sales of new or used automobiles
22. Private clubs.
23. Restaurants, (regulated by DBPR - Division of Hotels and Restaurants) including retail sale and service of beer and wine for consumption on premises.
24. Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4.
25. Billiard parlors.
26. Schools meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
27. Nightclubs.
28. Wholesaling, warehousing, storage or distribution establishments (but not concrete batch mixing plants) and similar uses provided no individual establishment engaged in such use shall exceed 40,000 square feet in floor area.

29. Light manufacturing, processing (including food and drink processing, breweries, wineries, and similar uses, but not including slaughterhouse), packaging or fabricating provided no individual establishment engaged in such use shall exceed 40,000 square feet in floor area
30. Townhomes.
31. Multi-family residential
32. Live-work units, which shall be defined as a permitted commercial or industrial activity conducted wholly within a residential dwelling that allows employees, customers, clients, or patrons to visit.
33. 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.
34. Churches, including a rectory or similar use.
35. Pharmacy and similar uses.
36. Urban agriculture and community gardens
37. Wireless communications towers and antennas.

B. Permissible Uses by Exception:

None

C. Limitations on Permitted or Permissible Uses by Exception:

None

D. Permitted Accessory Uses and Structures:

All other accessory uses and structures of a nature customarily incidental and clearly subordinate to a permitted or permissible principal use or structure and meeting the requirements of See Section 656.403 of the Zoning Code.

V. DESIGN GUIDELINES

A. Lot Requirements:

- (1) Minimum lot area:
Townhouses: 800 square feet
All other uses: 5,000 square feet
- (2) Minimum lot width:
20 feet
- (3) Maximum lot coverage:
90%
- (4) Minimum front yard:
0 feet
- (5) Minimum side yard:
0 feet

- (6) Minimum rear yard:

0 feet

- (7) Maximum height of structures:

60 feet within 60 feet of the East Union Street right-of-way. All other areas of the property are limited to 80 feet in height. Existing buildings on the site shall be considered conforming at the time of the PUD's adoption.

B. Ingress, Egress and Circulation:

- (1) *Parking Requirements.*

Residential uses: minimum 1 space per unit

Industrial uses: minimum 1 space per 2,000 sq. ft. of gross floor area

All Other uses: minimum 3 spaces per 1,000 sq. ft. of gross floor area

The project may utilize the reduction in shared parking available under Sec. 656.607(d).

Loading: min. 1 space for the development, which may be shared among different uses.

- (2) *Vehicular Access.*

a. Vehicular access to the Property shall be by way of East Union Street and Catherine Street, substantially as shown in the Site Plan. The final location of any new access points is subject to the review and approval of the Development Services Division.

b. Within the Property, internal access shall be provided by reciprocal easements or a declaration of covenants and land use restrictions for ingress and egress among the driveways of the various parcels of the Property, if ownership or occupancy of the Property is subdivided among more than one person or entity.

- (3) *Pedestrian Access.*

a. Pedestrian access shall be provided by sidewalks installed along all existing public streets in accordance with the 2030 Comprehensive Plan.

b. All buildings shall be connected to the public sidewalk by a minimum 4 feet wide walkway.

C. Signs:

- (1) *One (1) street frontage, not to exceed one (1) square foot for each linear foot of street frontage, to a maximum size of two hundred (200) square feet in area for every two hundred (200) linear feet of street frontage or portion thereof, is permitted provided such signs are located no closer than one hundred (100) feet apart. Such freestanding signs shall be of a monument style or as otherwise approved by the Planning and Development Department, not to exceed 30 feet in height.*

- (2) *Wall signs (including projecting signs) not to exceed ten percent (10%) of the square footage of the occupancy frontage of the building are permitted.*

- (3) *One (1) under-the-canopy sign per occupancy, not exceeding a maximum of 8 square*

feet in area per sign, is permitted, provided that any square footage used for an under-the-canopy sign shall be subtracted from the maximum allowable square footage for wall signs on the building in question.

(4) Directional signs shall not exceed 4 square feet in area and 4 feet in height

D. Landscaping:

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.

E. Recreation and Open Space:

Recreation and open space shall be provided as shown on the site plan.

F. Utilities

Water will be provided by JEA.

Sanitary sewer will be provided by JEA.

Electric will be provided by JEA.

G. Wetlands

Impacts on wetlands will be permitted according to local, state and federal requirements.

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

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.

A. Is more efficient than would be possible through strict application of the Zoning Code;

The proposed PUD rezoning will permit a mix of residential, commercial, and compatible light industrial uses not otherwise permitted in any other zoning district. Furthermore, the site planning and design flexibility offered by the PUD zoning will allow for an innovative site plan that allows the economically viable preservation of the Union Terminal Warehouse Company building.

B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area;

The proposed PUD development is compatible with the surrounding land uses and will improve the characteristic of the surrounding area because it:

- 1. Provides a transition in intensity and use from downtown Jacksonville to the south and west and low-rise residential neighborhoods to the north and east, in accordance with the vision*

of the East Jacksonville and Springfield Revitalization Plan.

2. *Fosters vibrant, viable communities, and economic development opportunities.*
 3. *Provides expanded housing and commercial uses in accordance with the Urban Core Vision Plan.*
 4. *Locates a mix of commercial and compatible light industrial uses within walking distance of existing and future residences, thereby providing services and jobs that can be easily accessed on foot.*
 5. *Incorporates a site plan and design standards that are compatible with good urban design and the existing patterns of the surrounding neighborhoods.*
 6. *Excludes intense industrial uses that would detract from the character and quality of life in the general area or neighborhood by creating excessive traffic, noise, lights, vibration, fumes, odors, dust, physical activities or other detrimental effects or nuisances.*
 7. *Encourages the long-term preservation of the Union Terminal Warehouse Company building.*
 8. *Minimizes urban sprawl by focusing growth into a former industrial site in East Jacksonville with existing transportation and utility infrastructure.*
- C. *Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan.*

The proposed project that the rezoning will enable conforms to various goals and objectives of the 2030 Comprehensive Plan, including, but not limited to:

- a. *Goal 1: To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.*
- b. *Objective 1.1 Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.*
- c. *Objective 1.3 Continue to improve coordination between transportation and land use planning efforts in order to optimize transportation system capacity and promote high quality site designs.*
- d. *Goal 2: To enhance and preserve for future generations geographic areas with unique economic, social, historic or natural resource significance to the City.*
- e. *Objective 2.3 Continue to strengthen Downtown Jacksonville as the regional center of finance, government, retail and cultural activities for Northeast Florida.*
- f. *Goal 3: To achieve a well-balanced and organized combination of residential, nonresidential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.*
- g. *Objective 3.4 Where feasible, the City shall encourage all new developments to conform to a compact and connected growth pattern with land use diversity and improved interrelationships among living, working, shopping, education and recreational activities.*