

**PUD WRITTEN DESCRIPTION**

**UNITY MISSIONARY BAPTIST CHURCH COMMUNITY RESIDENTIAL HOME**

**September 18, 2019**

**I. PROJECT DESCRIPTION**

A. Number of acres, location of site, existing use, surrounding uses, types of businesses, and proposed uses: Applicant proposes to rezone approximately 0.87 acres of property from RLD-60 to PUD to facilitate development of property located at 265, 281 and 285 44<sup>th</sup> Street East and 296 45<sup>th</sup> Street East as more particularly described in Exhibit 1 (the “Property”) into a group care home operated in conjunction with the Unity Missionary Baptist Church.

The Property has historically included a church, fellowship hall and a two story school. The two story school building has been vacant since operations ceased and Applicant proposes to redevelop that portion of the Property to provide room, board, and wraparound services for individuals in need. Specifically, Applicant anticipates partnership with organizations such as Operation New Hope, Jacksonville Re-Entry Center, and Gateway Community Services to provide transitional housing and sober living quarters for periods averaging six to seven months in duration. The project will provide much needed capacity to help meet the demands of these organizations and provide an essential service to the community.

The surrounding land use and zoning designations are as follows:

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>	<i>Existing Use</i>
North	RLD	RLD-60	Single family residential
East	RLD	RLD-60	Railroad line
South	PBF	PBF-2	Cemetery
West	RLD	RLD-60	Single family residential

- B. Project name: Unity Missionary Baptist Church Community Residential Home.
- C. Project architect or engineer: The Parris Company.
- D. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC
- E. Current land use designation: LDR.
- F. Current zoning district: RLD-60.
- G. Requested land use designation: PBF.
- H. Requested zoning district: PUD.
- I. Real estate numbers: 031468 0000, 031467 0000, 031465 0000, and 031511 0000.

**II. QUANTITATIVE DATA**

- A. Total acreage: 0.87 acres.
- B. Total number of beds in group care home: Up to 40 beds.
- C. Total amount of non-residential floor area: 0.28 acres.
- D. Total amount of land coverage of all buildings and structures: 0.32 acres.

### **III. STATEMENTS**

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

The Proposed PUD incorporates guidelines from the PBF-2 zoning district, except as provided below:

- 1. Permits group care homes and institutions including schools, colleges and universities in addition to uses already permitted under the current zoning.
  - 2. Adopts a minimum front building set back of 0 feet based upon the existing condition of the buildings on the Property.
  - 3. Establishes a minimum of 8 parking spaces for any group care home or institutional use instead of calculating required parking based on the number of beds or on square feet of gross floor area.
  - 4. Incorporates the sign requirements for PBF-1 and PBF-3 districts for the Property.
  - 5. Grandfathers the existing condition of the Property but requires an uncomplimentary use buffer around the western boundary of the Property.
- 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 continued operation and maintenance of the areas and functions described herein and facilities which are not to be provided, operated or maintained by the City will be the sole responsibility of the owner of the Property.

### **IV. USES AND RESTRICTIONS**

- A. Permitted uses:

- 1. Group care homes meeting the performance standards and development criteria set forth in Part 4.
  - 2. Institutions including schools, colleges and universities.
  - 3. Churches, including rectory or similar uses, as currently developed.

- B. Permitted accessory uses and structures:

- 1. As permitted pursuant to Section 656.403.

## V. DESIGN GUIDELINES

### A. Lot requirements:

1. Minimum lot area: Seven thousand (7,000) square feet.
2. Minimum lot width: Seventy (70) feet.
3. Minimum lot coverage: Thirty-five (35) percent.
4. Minimum front building setback: Zero (0) feet.
5. Minimum side building setback: Ten (10) feet.
6. Minimum rear building setback: Ten (10) feet.
7. Maximum height of structures: Thirty-five (35) feet.

### B. Ingress, egress and circulation:

1. Parking requirements: A minimum of eight (8) parking spaces shall be provided for any group care home or institutional use. Parking for the existing church and fellowship hall may remain as it currently exists on the grass lot at RE# 031511-0000.
2. Vehicular access: Vehicular access for any group care home or institutional use shall be 44<sup>th</sup> Street East. Access to the remaining portions of the property may be by 44<sup>th</sup> Street East, Sebald Lane, or 45<sup>th</sup> Street East. The final location of all access points is subject to the review and approval of the Development Services Division.
3. Pedestrian access: Pedestrian access shall be by way of existing sidewalks along 44<sup>th</sup> Street East and 45<sup>th</sup> Street East.

### C. Signs:

1. One street frontage sign per lot not exceeding one square foot for each linear foot of street frontage, per street, to a maximum size of 300 square feet in area for every 300 linear feet of street frontage or portion thereof, is permitted, provided they are located no closer than 200 feet apart.
2. Wall signs are permitted.
3. Directional signs shall not exceed four (4) square feet.

### D. Landscaping: The existing condition of the Property shall remain; provided, however, that a six (6) six (6) foot high, eighty-five (85) percent opaque fence and ten (10) foot landscape landscaped buffer shall be maintained along the western boundary of the Property; provided, however, that the required dumpster may be located within a small portion of the buffer adjacent to the parking area as generally depicted on the site plan but shall be no closer than two (2) feet from the property line.

- E. Lighting: Project lighting shall be designed and installed to localize illumination onto the Property and to minimize unreasonable interference or impact on any residential zoning districts outside of the Project.
- F. Recreation and open space: Recreation and Open Space shall be provided as required by the 2030 Comprehensive Plan.
- G. Utilities: Essential services including gas, telephone, water, sewer, cable and electric as required to serve the project shall be permitted on the site. Water, sanitary sewer and electric will be provided by JEA.
- H. Wetlands: Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.

**VI. 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. The PUD meets the following zoning and land use initiatives:

- A. Is more efficient than would be possible through strict application of the Zoning Code:
- B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area:
- C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan:

The proposed PUD is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations, and specifically contributes to:

1. Objective 1.1 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.
2. Policy 1.1.8 of the Future Land Use Element of the 2030 Comprehensive Plan – Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.

3. Policy 1.1.10 of the Future Land Use Element of the 2030 Comprehensive Plan – Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.
4. Policy 1.1.12 of the Future Land Use Element of the 2030 Comprehensive Plan – Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.
5. Objective 1.2 of the Future Land Use Element of the 2030 Comprehensive Plan – Manage the use of land in the City by approving new development and redevelopment only if necessary public facilities are provided concurrent with the impacts of development. Ensure the availability of adequate land suitable for utility facilities necessary to support proposed development. Verify prior to development order issuance that all new development and redevelopment will be served with potable water, wastewater, solid waste disposal, stormwater management facilities, and parks that meet or exceed the adopted Levels of Service established in the Capital Improvements Element.
6. Goal 3 of the Future Land Use Element of the 2030 Comprehensive Plan – To achieve a well-balanced and organized combination of residential, non- residential, 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.