

WRITTEN DESCRIPTION

EAST SIDE COMMUNITY CHURCH PUD RE# 167067-0010

March 1, 2022

I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 15.01 acres of property from PUD to PUD. The parcel is located on the North side of Beach Boulevard, between Kernan Boulevard and Hodges Boulevard.

The subject property is currently owned by Eastside Community Church, Inc., and is more particularly described in the legal description attached as Exhibit 1 to this application. The property has current land use and zoning designations of LDR and PUD, respectively. The property is currently the subject of a companion Future Land Use Map (FLUM) amendment application for the LDR portion to RPI. Surrounding uses include: LDR/PUD to the north (single family dwellings); RPI/PUD and CGC/CCG-2 to the west (Office and Commercial); and RPI/PUD and CGC/PUD to the south (single and multi-family). The frontage of the site will remain as the current church use, while the north portion of the site will be developed as medium-density residential, per the attached site plan.

Project Name: Eastside Community Church PUD

Project Architect/Planner: Corner Lot Development Group

Project Engineer: Corner Lot Development Group

Project Developer: Corner Lot Development Group

II. QUANTITATIVE DATA

Total Acreage: 15.01 acres

Total number of dwelling units: not to exceed 240

Total amount of non-residential floor area: Not to exceed 107,000 square feet

Total amount of recreation area: Shall comply with §656.420

Total amount of public/private rights of way: 162,327 square feet

Total amount of land coverage of all residential buildings and structures: 85,000 s.f.

Phase schedule of construction (include initiation dates and completion dates)

Single phase construction

III. USES AND RESTRICTIONS

A. Permitted Uses:

1. Multiple-family dwellings
2. Housing for the elderly
3. Assisted living facilities
4. Home occupations meeting the performance standards and development criteria set forth in Part 4
5. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4
6. Day care centers meeting the performance standards and development criteria set forth in Part 4
7. Nursing homes
8. Churches, including a rectory, sanctuary, administrative offices, and similar and related uses, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
9. Parks, playgrounds, and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
10. Schools meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code. The maximum number of children attending the school shall not exceed 560.
11. Commercial Neighborhood Retail Sales and Service or Professional Office.

B. Permitted Accessory Uses and Structures:

Shall comply with §656.403

IV. DESIGN GUIDELINES

A.1. Lot Requirements (Churches, Sanctuaries, Schools only):

- (a) Minimum lot area: 6,000 square feet

- (b) Minimum Lot Width: 60 feet
- (b) Maximum lot coverage: 50 percent
- (c) Minimum front yard: 20 feet
- (d) Minimum side yard: 10 feet
- (e) Minimum rear yard: 10 feet
- (f) Maximum height of structures: 75 feet; provided, however, that height limitations here contained do not apply to spires, steeples, crosses, belfries, cupolas, antennas, water tanks, ventilators, chimneys or other appurtenances usually required to be placed above the roof level and not intended for human occupancy.
- (g) Maximum Square Footage of Structures at ground level:
 - (i) Sanctuary: 22,000 square feet and 1,200 seats
 - (ii) Fellowship Hall: 25,000 square feet
 - (iii) School/Gym: 60,000 square feet

A.2. Lot Requirements (Multiple-family dwellings only):

- (a) Minimum lot area: 6,000 square feet for the first two family units and 4,400 square feet for each additional unit, not to exceed 20 units per acre
- (b) Maximum lot coverage: 50 percent
- (c) Minimum front yard: 20 feet
- (d) Minimum side yard: 15 feet
- (e) Minimum rear yard: 15 feet
- (f) Maximum height of structures: 52.5 feet
No living space shall be above: 45 feet

B. Ingress, Egress and Circulation:

- (1) *Parking Requirements.* The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code, except the ratio shall be 1.3 parking spaces per unit for the multi-family dwelling site. **(A.2. Lot Requirements (Multiple-family dwellings only))**

(2) *Vehicular Access.*

Vehicular access to the Property shall be by way of Beach Boulevard, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the City's Traffic Engineer.

(3) *Pedestrian Access.*

- a. Pedestrian access shall be provided by sidewalks installed on one side of the entry road and will connect to the existing sidewalks on Beach Boulevard. Sidewalks will be in accordance with the 2030 comprehensive plan.

C. Signs.

- (1) One (1) double faced or two (2) single faced non-illuminated or externally illuminated signs, not to exceed twenty-four (24) square feet in area, and not to exceed 8 feet in height, which shall be a monument sign. Two locations will be allowed for this sign and one may be located at the entry to the church/library on the north side of the property and the Residential complex on the south side of the property.
- (2) Directional signs shall not exceed four (4) square feet.
- (3) Wall signs painted on the wall not to exceed ten percent (10%) of the square footage of the occupancy frontage of the building abutting a public right-of-way are permitted.

D. Landscaping

The Property shall be developed in accordance with the requirements of Part 12 Landscape Regulations of the Zoning Code (however, landscape may be rearranged to meet development requirements) or as otherwise approved by the Planning and Development Department.

E. Recreation and Open Space

The site shall comply with the requirements of the Zoning Code for recreation and open space.

F. Utilities

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

G. Wetlands

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

Items H through L apply to Multiple-family dwellings only

H. Buffers (Exhibits Attached)

Buffers are required to be as described on the site plan that is attached.

- 50-foot minimum undisturbed buffer along the north side of the property boundary.
- 30 foot minimum on the east side adjacent to the existing pond and 50-foot minimum buffer to the southern property boundary.
- Buffers will remain undisturbed throughout the development process
- Buffers will be placed in a conservation easement through SJRWMD and COJ.
- The buffers on both the north and east sides will be planted as described in the attached exhibit, there will be native plants installed in the most appropriate locations to not impact the existing habitat and provide the best chance of survivability as determined by the landscape architect.
- *(Exhibits Attached)*

I. Fencing

- Fencing will be required on the north and west sides of the property and all fences will tie into each other whether they are new or existing.
- Fence height to be a minimum of 10 feet on the north side and 6 feet on the west side.

J. Residential Buildings

- All buildings will be Earth tone colors.
- No living space will be permitted above 45 feet.
- The buildings on the north side of the property will have the windows on the 2nd, 3rd and 4th floors removed on Building #6 and Building #2 on the site plan.
- AC units on the North Side of Building #6 and #2 to be screened

K. Developer Commitment

The developer is committed to providing monthly updates to the adjacent neighborhoods and the Church throughout the development process.

L. Site Lighting

- Site lighting will utilize “full-cutoff fixtures” as defined by the Illuminating Engineering Society of America (IES): The luminous intensity (in candelas) at or above an angle of 90° above nadir is zero.
- Illumination from street and site lighting must be equal to zero foot-candles at all property lines adjacent to properties zoned for residential use. Developer shall provide photometric plans to verify, lighting levels on site and at property edge with COJ 10 set approval.

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. STATEMENTS

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

The proposed PUD allows for a mix of uses needed for housing in the vicinity. The PUD also allows the north portion of the property to be utilized in manner more efficient than the usual application of the zoning code.

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.

VIII. 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, as the use is allowable in the land use category.

A. Is more efficient than would be possible through strict application of the Zoning Code, as the PUD allows for the development of the site by creating a complimentary land use and offering a variety of housing products to the region;

B. Is compatible with surrounding land uses which are similar uses or supporting uses;

C. Allows for alternate use to meet market demand for housing

BUFFERS

- Minimum of 50' "vegetative buffer" will be located along the North and East boundary of the property. This is evidenced by the Buffer Exhibit.
- The buffer will be planted with native vegetation along with the adjacent conservation areas to the north.
- A landscape Exhibit will show the type, location, size, and a typical section of the plantings.
- Upon completion of this development the buffer will be placed in conservation through SJRWMD and COJ.
- 10- foot fence will be installed along the northern edge of the developable area.
- 6- foot fence will be located on the eastern edge of the property
- All fences will tie into each other or existing fences to ensure the perimeter of the site is secure
- Installation of security gate at the front entrance

BUILDINGS

- No Living space will be above 45 feet
- Building #6 as shown on the site plan, Exhibit A, will have windows facing north on the 2nd, 3rd and 4th floors will be removed.
- Building #2 as shown on the site plan, Exhibit A, will have windows facing north on the 2nd, 3rd, and 4th floors to be removed.
- Parking Ratio to be 1.3 spaces per unit
- All Building colors will be earth tones to blend in with the natural environment.
- AC units on the north side of Buildings #6 and #2 to be screened

SITE LIGHTING

- Site lighting will utilize "full-cutoff fixtures" as defined by the Illuminating Engineering Society of America (IES): The luminous intensity (in candelas) at or above an angle of 90° above nadir is zero.
- Illumination from street and site lighting must be equal to zero foot-candles at all property lines adjacent to properties zoned for residential use. Developer shall provide photometric plans to verify, lighting levels on site and at property edge with COJ 10 set approval.

- Developer will provide monthly updates on construction to Tamaya and Terra Costa HOA, CDD or Neighborhood Association