

PUD WRITTEN DESCRIPTION

MLK Jr. & Canal St. PUD
RE #084320-0000, 084321-0000, 084322-0000, 084323-0010
October 20, 2020

I. PROJECT DESCRIPTION

Applicant proposes to rezone 1.46 acres of property from RLD-60 to PUD. The site is the subject of a companion FLUM Amendment from LDR to NC. These parcels are located in the northwest quadrant of Martin Luther King Jr. Parkway and Canal Street.

The subject parcel is designated LDR on the Future Land Use Maps. The surrounding uses are LDR/RLD-60 to the north and west, and LI/IL to the south and east.

Project Name: MLK Jr. & Canal St. PUD
Project Architect/Planner: Commercial Site Plan, LLC
Project Engineer: Commercial Site Plan, LLC
Project Developer: Twin Rivers Capital, LLC

II.A. QUANTITATIVE DATA

Total Acreage: 1.46
Total amount of floor area: 9,180 s. f.
Total amount of land coverage of all buildings and structures: 9,180 s.f.
Phase schedule of construction (include initiation dates and completion dates):
No phasing

III. USES AND RESTRICTIONS (Parcels A and B)

A. Permitted Uses:

- (1) Medical and dental or chiropractor offices and clinics (but not hospitals).
- (2) Professional and business offices.

- (3) Neighborhood retail sales and service establishments, however no individual building footprint shall exceed 40,000 square feet.
- (4) Service establishments such as barber or beauty shops, shoe repair shops.
- (5) Restaurants without drive-in or drive-through facilities.
- (6) Banks including drive-through and financial institutions, travel agencies and similar uses.
- (7) An establishment or facility which includes the retail sale of beer or wine in sealed containers for off-premises consumption.
- (8) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
- (9) Day care centers meeting the performance standards and development criteria set forth in Part 4.

B. Limitations on Permitted or Permissible Uses by Exception: N/A

C. Permitted Accessory Uses and Structures: See §656.403

D. Restrictions on Uses: N/A

IV. STATEMENTS

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

The PUD allows for limited operation of permitted uses in CN classification to serve the neighboring area.

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.

Facilities will be maintained by individual parcel owners.

V. DESIGN GUIDELINES

A. Lot Requirements:

- (1) *Minimum lot area:* 7,500 s.f.
- (2) *Minimum lot width:* 75 feet
- (3) *Maximum lot coverage:* 50%

- (4) *Minimum front yard:* 10 feet (except the northeast corner of the building, which shall be constructed as shown on the attached site plan)
- (5) *Minimum side yard:* None
- (6) *Minimum rear yard:* 10 feet
- (7) *Maximum height of structures:* 60 feet, provided the building height shall not exceed 45 feet when adjacent to a single family use of zoning district

B. Ingress, Egress and Circulation:

a. *Parking Requirements.*

- a. The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.

(2) *Vehicular Access.*

- a. Vehicular access to the Property shall be by way of Canal Street and 23rd Street West, 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.
- b. Within the Property, internal access shall be provided by reciprocal easements 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 in accordance with the 2030 Comprehensive Plan.

C. Signs.

- 1. One (1) double faced sign not to exceed one hundred (100) square feet in area and eighteen (18) feet in height for each structure. Such freestanding sign shall be of a pylon style, monument or as otherwise approved by the Planning and Development Department.
- 2. Wall signs 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.
- 3. One (1) under-the-canopy sign per occupancy, not exceeding a maximum of eight (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 four (4) square feet.

D. Landscaping:

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code or as otherwise approved by the Planning and Development Department.

E. Recreation and Open Space:

N/A

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.

H. Lighting

All sag lenses, drop lenses and convex lenses shall be prohibited. Illumination levels at all property lines shall not exceed one-half (.5) foot candles (“f.c.”) when the building or parking areas are located adjacent to residential areas, and shall not exceed one (1.0) f.c. when abutting other non-residential properties. All lighting lamp sources within parking and pedestrian areas shall be LED. The maximum light pole height in all parking areas should not exceed thirty feet (30’). An exterior lighting design plan, including a photometrics plan, pole and fixtures schedules shall be submitted at the time of Verification of Substantial Compliance for review and approval by the Planning and Development Department. Light fixtures shall be mounted on canopies so that the lens cover is recessed or flush with the bottom surface (ceiling) of the canopy.

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;

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.

D. Provides a gradual step down in uses between existing commercial general use and existing residential use.