

## WRITTEN DESCRIPTION

**Name of PUD: Riverside Village PUD**

**Date: August 18, 2020**

**Current Zoning District: CRO**

**Current Land Use Designation: RPI**

**Proposed Zoning District: PUD**

**Proposed Land use Designation: NC**

**RE #:090183-0000, 090182-0000, 090181-0000, 090180-0000, 090188-0000**

### I. PROJECT DESCRIPTION

This is a mixed-use infill development utilizing existing structures. The project will include a mix of office, restaurant, and retail uses as generally allowable in the CN zoning district.

**Project Name: Riverside Village**

**Project Architect/Planner: Design/Cooperative LLC**

**Project Engineer: N/A**

**Project Developer: N/A**

### II. QUANTITATIVE DATA

**Total Acreage: 1.26 acres**

**Total number of dwelling units: N/A**

**Total amount of non-residential floor area:**  
Site 1 – 6,500 SF  
Site 2 – 4,300 SF  
Site 3 – 3,000 SF  
Site 4 – 4,900 SF

**Total amount of recreation area: N/A**

**Total amount of open space: 0.69 acres**

**Total amount of public/private rights of way: 0.37 acres**

**Total amount of land coverage of all buildings and structures: 0.26 acres**

**Phase schedule of construction (include initiation dates and completion dates): N/A**

### III. USES AND RESTRICTIONS

#### A. Permitted Uses and Structures:

- (1) Medical and dental or chiropractor offices and clinics (but not hospitals).
- (2) Professional and business offices.
- (3) Multi-family residential combined with another principal use on the acreage (if in excess of 10 dwelling units per acre FLUE policy 1.1.10A applies).
- (4) Commercial Neighborhood retail sales and service establishments.
- (5) Service establishments such as barber or beauty shops, shoe repair shops.
- (6) An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption, in conjunction with a restaurant.
- (7) Restaurants without drive-in or drive-through facilities on Sites 2 and 3 with total seating of two hundred eighty-five (285) seats, forty-five (45) of which may be outdoors.
- (8) Banks and financial institutions, travel agencies and similar uses.
- (9) Libraries, museums and community centers.
- (10) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
- (11) Employment office (but not a day labor pool).
- (12) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
- (13) Art galleries, dance, art, gymnastics, fitness center, martial arts, music and photography studios, and theaters for stage performances (but not motion picture theaters).

(14) Off-street parking lots for premises requiring off-street parking meeting the performance standards and development criteria set forth in Part 4.

(15) Permanent or restricted outside sale and service in conjunction with a restaurant, at locations on the south side of Site 2. Outside sales and service shall be limited to the hours of 10:30 a.m. to 10:00 p.m. on Sunday through Thursday and 10:30 a.m. to 11:00 p.m. on Friday and Saturday.

(16) Day care centers meeting the performance standards and development criteria set forth in Part 4.

**B. All permissible uses by exception as allowed in the current CN category.**

**C. Limitations on permitted or permissible uses by exception:**

All of the permitted or permissible uses by exception are subject to the following provisions unless otherwise provided for:

(1) Sale, display, preparation and storage shall be conducted within a completely enclosed building, except as specifically permitted in Section III.

(2) Bars, nightclubs, and dancing establishments are prohibited.

**D. Permitted Accessory Uses and Structures: See §656.403**

**E. Music:**

No amplified live music or sound outside, except ambient music in outdoor area of Site 2.

**F. Hours of Operation:**

(1) Building 2 restaurant: Close by 10:00 p.m. Sunday – Thursday, and 12:00 a.m. Friday and Saturday

(2) Building 3 restaurant: Close by 10:00 p.m. seven days/week

**G. Delivery/Pick-up**

No deliveries or trash pick-up prior to 7:00 a.m. or after 7:00 p.m. Delivery trucks not allowed to block lanes of Memorial Park Drive at any time

#### **H. Dumpster**

Dumpster is to be fully enclosed

#### **IV. STATEMENTS**

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

The PUD allows for appropriate infill uses of existing structures not allowed by application of the current zoning district.

The PUD also restricts uses currently allowed in the CRO zoning category including:

Single Family dwellings, Schools (including vocational, trade and business schools); Colleges and universities, Fraternity and Sorority houses, Adult congregate Living Facilities, Radio and Television Broadcasting studios, Cosmetology uses, Bed and Breakfast establishments, Community residential homes, and Hospice facilities.

This allows for the PUD to tailor the foreseeable uses to the site to the existing buildings for infill use.

##### **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.

#### **V. DESIGN GUIDELINES**

##### **A. Lot Requirements (except as limited by current construction):**

(1) *Minimum lot requirements (width and area).*

a. Minimum lot width—75 feet, except as otherwise required for certain uses.

b. Minimum lot area—7,500 square feet, except as otherwise required for certain uses.

(2) *Maximum lot coverage:*      50%

(3) *Minimum yard requirements:*

a. All uses:

- I. Front—10 feet or, where the lot is adjacent to a residential district the required front yard setback of the residential district, whichever is greater.
- II. Side—None.
- III. Rear—Ten feet.

(4) *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:**

(1) *Parking Requirements.*

- a. The parking requirements for this development shall be consistent with the requirements of Part 3 or Part 6 of the Zoning Code.
- b. The parking located on Lot 1 of the site plan shall be brought into conformance with Part 6 of the Zoning Code or as otherwise approved by the Planning and Development Department.
- c. Any parking other than parallel parking in the City right of way must be approved by the Chief of the Traffic Engineering Division.

(2) *Vehicular Access.*

- a. Vehicular access to the Property shall be by way of Riverside Avenue, Memorial Park Drive, Memorial Park Terrace, and Lancaster Street, 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.**

Signage shall meet the requirements for the office design standards of the Riverside/Avondale Overlay. Directional signs shall not exceed four (4) square feet.

**D. Landscaping:**

The Property shall be maintained generally in accordance with the existing landscaping.

**E. Recreation and Open Space:**

See Exhibit F.

**F. Utilities**

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

**G. Noise Restrictions**

There shall be no outside music or entertainment allowed on the site, except as noted in III.E.

**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. The development of the site uses infill activity to maintain current design and structures.

B. Maintaining the existing structures and compatible uses promotes and maintains existing characteristics of the neighborhood that are not protected by development under the existing zoning category.

C. Promotes the purposes of the existing Overlay while providing for needed services.

D. Will promote the purposes of the Riverside/Avondale Zoning Overlay.