

PUD WRITTEN DESCRIPTION

MADE AT THE ARMORY PUD

March 25, 2024

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. RE #: 074384-0000 and 122833-0000
- B. Current Land Use Designation: ROS
- C. Proposed Land Use Designation: CGC
- D. Current Zoning Districts: PBF-1
- E. Proposed Zoning District: PUD

II. SUMMARY AND PURPOSE OF THE PUD/PLAN CONSISTENCY

The Applicant proposes to rezone approximately 4.48 acres of property from Public Buildings and Facilities-1 (PBF-1) to Planned Unit Development (this “PUD”). The property consists of one parcel generally bounded on north by Hogan’s Creek, on the south by East State Street, on the west by east Market Street and on the east by N. Liberty Street (the “Armory Parcel”), and a second parcel that is bounded on the south by Hogan’s Creek, on the north by Confederate Street, on the west by N. Market Street and on the east by North Liberty Street (the “North Hogan Parcel”). The Armory Parcel and the North Hogan Parcel are more particularly described in the legal description attached to this Ordinance as **Exhibit “1”** (the “Property”) and depicted on the conceptual site plan attached to this Ordinance as **Exhibit “4”** (the “Site Plan”), with the Armory Parcel labeled as “Parcel A” and the North Hogan Parcel labeled as “Parcel B.” The Property is within the Urban Priority Development Area. The Property is located adjacent to, but not within, both the Downtown Zoning Overlay and the Springfield Zoning Overlay.

As it exists today, the Armory building located on the Armory Parcel is vacant and in disrepair. The Applicant intends to renovate and revitalize the Armory building and Armory Parcel, while honoring its history and existing architecture. Upon completing renovation of the Armory building, “MADE at the Armory” is intended to provide for a mix of live stage performance, coworking space and offices supporting of small business, food hall and micro-brewery, conference and event space, arts studios and galleries, and member driven workspace for entrepreneurs and makers.

As it exists today, the North Hogan Parcel is used by the Parks and Recreation Department of the City of Jacksonville for maintenance and storage. Notwithstanding anything to the contrary herein, the North Hogan Parcel may continue to be used for such existing uses until redevelopment thereof. The Applicant intends to redevelop a portion of the North Hogan Parcel with rental apartments that will contribute the vibrancy of the area and support MADE at the Armory.

As a companion application to this PUD, the Applicant is seeking a land use amendment to designate the entire Property as CGC.

Surrounding land use designations, zoning districts, and existing uses are as follows:

| | <u>Land Use</u> | <u>Zoning</u> | <u>Uses</u> |
|-------|-----------------|---------------|---------------------------------|
| South | CBD | CCBD | Commercial, warehousing |
| East | ROS, RPI, BP | IBP, PUD, CRO | Multifamily, industrial |
| North | BP | IBP | Vacant, commercial, multifamily |
| West | CGC, ROS | CCG-2, PBF-1 | Commercial, park |

III. DESCRIPTION OF PERMITTED USES

A. Maximum Densities/Intensities

Residential uses, as described in Section IV.C below, shall not exceed the residential densities permitted within the CGC Urban Priority Development Area land use category, based on the gross acreage of the Property, which is 4.48 acres.

B. PUD Conceptual Site Plan

The Site Plan shows the proposed PUD layout, including the access points, schematic internal roadway layout, and other features of the proposed development. The parcel designations are solely for the purpose of defining the general location of permitted uses within the PUD; they do not define or correlate to ownership and do not subdivide the Property. The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan, including the internal circulation, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department.

The following uses, as described in Sections IV.C and D below, shall be permitted uses in the parcels as follows:

On the Armory Parcel/Parcel A, a mix of commercial, retail, residential and similar uses, as described in Section IV.C below, shall be permitted. Uses may include uses which are integrated horizontally or vertically, and also may include associated shared parking.

On the North Hogan Parcel/Parcel B, multi-family residential uses and related amenities, as described in Section IV.D below, shall be permitted, and may also include supportive commercial and retail uses. Such uses may include uses which are integrated horizontally or vertically (e.g., a “Townhome” with an apartment on the third story or commercial uses on the ground floor of an apartment building), and also may include associated shared parking.

C. **Armory Parcel / Parcel A**

1. *Permitted uses and structures.*

- a) Commercial retail sales and service establishments.
- b) Retail outlets for the sale of food and drugs including grocery stores, apparel, toys, sundries and notions, books and stationary, leather goods and luggage, jewelry, art, cameras or photographic supplies including camera repair, sporting goods, hobby shops and pet shops, musical instruments, florists, delicatessens, bakeries, restaurants, home furnishings and appliances including repairs incidental to sales, office equipment or furniture, hardware, antiques, new automobile parts (including rebuilt parts) and accessories, plant nurseries, home improvement, and all other similar retail uses.
- c) Business and professional offices, including co-working spaces.
- d) Event spaces and similar commercial indoor and outdoor recreational, entertainment, retail and service facilities, including food halls.
- e) Art galleries, museums, community centers, music, photography, gymnastics, karate, yoga and martial arts studios, theaters, and similar uses, which may include bottle clubs or the retail sale and service of all alcohol for on-premises consumption in conjunction with performances, shows, meetings, and similar activities.
- f) Retail outlets and markets for the sale of new and/or used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
- g) Light manufacturing, processing (including food processing or butcher but not slaughterhouse), packaging or fabricating and assembling of components, including so-called “maker” spaces.
- h) Restaurants including those with outside sale and service of food, beer, wine, or liquor (including brewpub).

- i) Outdoor restaurants or similar venues including those with sale and service of food, beer, wine, or liquor (including brewpub).
- j) An establishment or facility which includes the production or retail sale and service of beer, wine, or liquor for consumption on or off-premises, including permanent or restricted outside sales and service.
- k) An event, establishment or facility which includes the retail sale and service of beer, wine, or liquor for consumption on or off-premises, including permanent or restricted outside sales and service.
- l) Event spaces and similar commercial indoor and outdoor recreational, entertainment, retail and service facilities.
- m) Maker's markets, farmer's markets and floral, fruit, vegetable, poultry or fish markets.
- n) Studios where art, pottery, or crafts are made with a bottle club or the retail sale and service of all alcoholic beverages, including all alcohol for on-premises consumption.
- o) Breweries, brewpubs, micro-breweries, taprooms, wineries, wine clubs, tasting rooms, private clubs and similar uses.
- p) Printing, publishing or similar establishments.
- q) Medical and dental or chiropractor offices and clinics.
- r) Fitness centers.
- s) Hotels and motels.
- t) Public art installations, including murals, sculptures and other permanent or temporary exhibits (indoor or outdoor).
- u) Temporary or permanent structures such as outdoor beer gardens, restaurants, markets, modular service facilities, and similar uses.
- v) Outdoor, rooftop or wall, farming, growing, hydroponic or similar facilities.
- w) Outside retail plant nurseries (but not landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity).

- x) Vocational, technical, business, trade, art or industrial schools, artists/creatives studios and similar uses.
- y) Banks (including drive-thru tellers), loan companies, mortgage brokers, stockbrokers and similar financial institutions.
- z) Multifamily dwelling units, townhomes/carriage homes, and live-work lofts and units.
- aa) Leasing/sales/management offices, models, and similar uses.
- bb) Amenity/recreation centers, which may include a pool, cabana/clubhouse, meeting rooms, health/exercise facility, sauna, and similar uses.
- cc) Parks, open space, playgrounds, playfields, fire pit/gathering areas, observation and shade pavilions, dog parks, park structures, site furnishings, landscaping, vegetative screens or buffers, fencing, walkways, greenways, nature walks, trails, exercise courses, boardwalks, footbridges, gardens, noncommercial greenhouses and plant nurseries, tool houses, garden sheds, garden work centers, ponds, observation platforms, benches, picnic areas, shelters and informational kiosks, signage, habitat enhancement devices such as birdhouses, duck houses, and bat houses, and other similar uses and structures designed for and used for recreational/open spaces.
- dd) Structured parking including, but not limited to, parking garages, underbuilding parking, covered parking spaces (e.g. carports and charging stations) and parking lots.
- ee) Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4 of the Zoning Code.
- ff) Stormwater, surface water management and flood control improvements, as permitted by the applicable regulatory agencies.
- gg) 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.

2. *Permissible Uses by Exception.* Those uses permissible by exception in the CCG-1 zoning district but that are not listed above.

3. *Lot and yard requirements for all parcels:*
 - a) Minimum lot requirements (width and area).
 - (1) Width: None
 - (2) Area: None
 - b) Maximum lot coverage by all buildings and structures. None, except as otherwise required for certain uses. The maximum impervious surface ratio shall be that required for the CCBD zoning district (95% or as otherwise provided in Subpart H of the Downtown Zoning Overlay).
 - c) Minimum yard requirements.
 - (1) Front – None
 - (2) Side – None
 - (3) Rear – None
 - d) Maximum height of structures. Eight-five (85) feet.
 - e) Townhome Lot Requirements. In the event townhomes are constructed for fee simple ownership, such townhomes shall be subject to the requirements of Section 656.414 of the Zoning Code. Otherwise, townhomes/carriage homes shall be subject to the lot requirements in this PUD.

D. **North Hogan Parcel / Parcel B**

1. *Permitted uses and structures.*
 - a) Multifamily dwelling units, townhomes, and live-work lofts and units.
 - b) Leasing/sales/management offices, models, and similar uses.
 - c) Amenity/recreation centers, which may include a pool, cabana/clubhouse, meeting rooms, health/exercise facility, sauna, and similar uses.
 - d) Parks, open space, playgrounds, playfields, fire pit/gathering areas, observation and shade pavilions, dog parks, park structures, site furnishings, landscaping, vegetative screens or buffers, fencing, walkways, greenways, nature walks, trails, exercise courses, boardwalks, footbridges, gardens, noncommercial greenhouses and plant nurseries, tool houses, garden sheds,

garden work centers, ponds, observation platforms, benches, picnic areas, shelters and informational kiosks, signage, habitat enhancement devices such as birdhouses, duck houses, and bat houses, and other similar uses and structures designed for and used for recreational/open spaces.

e) Commercial retail sales and service establishments.

f) Retail outlets for the sale of food and drugs including grocery stores, apparel, toys, sundries and notions, books and stationary, leather goods and luggage, jewelry, art, cameras or photographic supplies including camera repair, sporting goods, hobby shops and pet shops, musical instruments, florists, delicatessens, bakeries, restaurants, home furnishings and appliances including repairs incidental to sales, office equipment or furniture, hardware, antiques, new automobile parts (including rebuilt parts) and accessories, plant nurseries, home improvement, and all other similar retail uses.

g) Business and professional offices, including co-working spaces.

h) Event spaces and similar commercial indoor and outdoor recreational, entertainment, retail and service facilities.

i) Art galleries, museums, community centers, music, photography, gymnastics, karate, yoga and martial arts studios, theaters, and similar uses, which may include bottle clubs or the retail sale and service of all alcohol for on-premises consumption in conjunction with performances, shows, meetings, and similar activities.

j) Studios where art, pottery, or crafts are made with a bottle club or the retail sale and service of all alcoholic beverages, including all alcohol for on-premises consumption.

k) Retail outlets and markets for the sale of new and/or used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.

l) Restaurants including those with outside sale and service of food, beer, wine, or liquor.

m) Outdoor restaurants or similar venues including those with sale and service of food, beer, wine, or liquor.

n) An establishment or facility which includes the production or retail sale and service of beer, wine, or liquor for consumption on or off-premises, including permanent or restricted outside sales and service.

- o) An event, establishment or facility which includes the retail sale and service of beer, wine, or liquor for consumption on or off-premises, including permanent or restricted outside sales and service.
- p) Event spaces and similar commercial indoor and outdoor recreational, entertainment, retail and service facilities.
- q) Maker's markets, farmer's markets and floral, fruit, vegetable, poultry or fish markets.
- r) Breweries, brew pubs, micro-breweries, taprooms, wineries, wine clubs, tasting rooms, private clubs and similar uses.
- s) Medical and dental or chiropractor offices and clinics.
- t) Fitness centers.
- u) Public art installations, including murals, sculptures and other permanent or temporary exhibits (indoor or outdoor).
- v) Temporary or permanent structures such as outdoor beer gardens, restaurants, markets, modular service facilities, and similar uses.
- w) Outdoor, rooftop or wall, farming, growing, hydroponic or similar facilities.
- x) Vocational, technical, business, trade, art or industrial schools, artists/creatives studios and similar uses.
- y) Banks (including drive-thru tellers), loan companies, mortgage brokers, stockbrokers and similar financial institutions.
- z) Structured parking including, but not limited to, parking garages, underbuilding parking, covered parking spaces (e.g. carports and charging stations) and parking lots.
- aa) Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4 of the Zoning Code.
- bb) Stormwater, surface water management and flood control improvements, as permitted by the applicable regulatory agencies.

cc) Uses permitted by right in the PBF-1 Zoning District.

dd) 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.

2. *Permissible Uses by Exception.* Those uses permissible by exception in the CCG-1 zoning district but that are not listed above.

3. *Lot and yard requirements for all parcels:*

a) Minimum lot requirements (width and area).

(1) Width: None

(2) Area: None

b) Maximum lot coverage by all buildings and structures. None, except as otherwise required for certain uses. The maximum impervious surface ratio shall be that required for the CCBD zoning district (95% or as otherwise provided in Subpart H of the Downtown Zoning Overlay).

c) Minimum yard requirements.

(1) Front – None

(2) Side – None

(3) Rear – None

d) Maximum height of structures. Eighty-five (85) feet.

e) Townhome Lot Requirements. In the event townhomes are constructed for fee simple ownership, such townhomes shall be subject to the requirements of Section 656.414 of the Zoning Code. Otherwise, townhomes/carriage homes shall be subject to the lot requirements in this PUD.

E. **Waiver of Minimum Distance for a Liquor License.**

A waiver of minimum distance for liquor license location as detailed in Section 656.805 of the Zoning Code will not be required. The Property is less than 1,500 feet from several churches and schools in the Springfield and Downtown neighborhoods; however, the proposed alcoholic beverage use is designed to be an integral part of a planned unit development and redevelopment of the historic Armory; is within the commercial corridor of E. State Street and near the thriving commercial areas of Springfield and Downtown; will include multiple interior venues which share a party wall, similar to a shopping center, and will feature service in conjunction with a restaurant; and will not be directly visible along the line of measurement defined in Section 656.806 due to the fact that there is at least one intervening block between the proposed site and each of the church or school locations. Other establishments with alcohol service within a similar distance from the churches in the area include the Florida Theatre at 128 E. Forsyth Street, Ruby Beach Brewing at 228 E. Forsyth Street and Hardwicks Bar at 100 E. Adams Street. Moreover, the approval is consistent with the intent of the Springfield Overlay providing “the property disinvestment and blight caused by incompatible zoning and other factors associated with core City decline must be reversed through a comprehensive revitalization program that will include zoning districts tailored to the neighborhood. Standards should allow appropriate and compatible development to proceed without the high costs associated with variances and administrative deviations required to deviate from current lot and use standards.”

F. **Accessory Uses and Structures**

Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code.

IV. **OVERALL DEVELOPMENT STANDARDS AND CRITERIA**

A. **Access/Traffic Circulation**

Vehicular access to the parcels within the PUD will be generally as shown on the Site Plan. The PUD can also be accessed by bicycle and on foot via the Emerald Trail, once constructed.

B. **Sidewalks, Trails, and Bikeways**

Sidewalks shall be provided as required in the 2045 Comprehensive Plan. The Property may also include portions of the Emerald Trail, once constructed.

C. **Recreation/Open Space/Landscaping/Landscaped Buffers**

Active recreation/amenities (including, by way of example, active recreational facilities such as playgrounds with play equipment, amenity/recreation center, health/exercise facility, pedestrian walkways (including applicable portions of the Emerald Trail, waterfront activation of Hogan’s Creek) and similar uses) shall be provided as required by the Zoning Code and Comprehensive Plan.

Landscaping and tree protection shall be provided in accordance with Ordinance Code, Chapter 656, Part 12, except as set forth below. Landscape standards shall be applied within the PUD without regard to property ownership boundaries which may exist among individual uses. For individual uses, which may own their sites in fee simple, required landscaping may be provided “off-site” within the PUD and may be shared with other uses, as long as the PUD in its entirety provides sufficient landscaping for all proposed uses.

The City’s Zoning Code requires buffers for “uncomplimentary land uses and zones” in Section 656.1216. Due to the integrated mixed use nature of this PUD, all internal uses within the PUD are considered compatible with each other and no buffers between such internal uses are required including, but not limited to, between the Armory Parcel and North Hogan Parcel.

A. Signage

The purpose of these sign standards is to establish a coordinated signage program that provides for the identification of the project, uses, users, and tenants and for directional communication in a distinctive and aesthetically pleasing manner. A coordinated system of identification, directional, and vehicular control signage will be provided for all common areas and road right-of-way. The PUD identity, multiple uses, owners, and/or tenants may be identified on signs within the PUD without regard to property ownership boundaries that may exist among the individual uses, owners, and/or tenants and without regard to lot location, property ownership or frontage. As such, uses, owners and/or tenants of the North Hogan Parcel may have signage on the Armory Parcel’s signs and uses, owners and/or tenants of the Armory Parcel may have signage on the North Hogan Parcel’s signs. All project identity and directional signs shall be architecturally compatible with the project or buildings represented. Signs may be internally or externally illuminated. In addition to the uses, owners, and or tenants, the signs may include the overall PUD identity. Monument signs shall meet the setbacks required by Section 656.1303.i.2 of the Zoning Code.

- a. Armory Parcel/Parcel A - Project Identity Monument Signs on East State Street and North Market Street.

A maximum of one (1) project identity monument signs will be permitted on each of East State Street and North Market Street for the Armory Parcel, with up to one (1) sign on each street. These signs may be two sided, internally or externally illuminated, and may be located within the median of any internal access road. Multiple uses/owners/tenants within one building or a series of buildings may be identified with one shared monument sign.

These monument signs will not exceed twenty (20) feet in height and one hundred fifty (150) square feet (each side) in area.

- b. North Hogan Parcel/Parcel B - Project Identity Monument Signs on North Market Street and North Liberty Street.

A maximum of one (1) project identity monument signs will be permitted on each of North Market Street and North Liberty Street for the North Hogan Parcel, with up to one (1) sign on each street. These signs may be two sided, internally or externally illuminated, and may be located within the median of any internal access road. Multiple uses/owners/tenants within one building or a series of buildings may be identified with one shared monument sign.

These monument signs will not exceed ten (10) feet in height and one hundred (100) square feet (each side) in area.

- c. Property-wide - Projecting and Wall Signs oriented toward public rights-of-way.

Wall and projecting signs oriented toward a public right-of-way are permitted on any building face, or at the corner of a building face. Such signage will not exceed ten (10) percent, cumulatively, of the square footage of the side of the building oriented toward the applicable right-of-way. These signs may be internally or externally illuminated. In the event that a projecting sign projects from the corner of a building, the ten (10) percent measurement shall be based upon the smaller of the two occupancy frontages or sides of the building adjacent to such sign.

- d. Property-wide - Awning Signs.

Awning signs are permitted as set forth for high density residential uses in Section 656.1304, Ordinance Code.

- e. Property-wide - Other Signs.

Directional signs indicating major buildings, common areas, and various building entries, will be permitted. The design of these signs should reflect the character of the building and project identity signs and may include the project and/or tenant logo and name. For predominately vehicle directional signage, such signs shall be a maximum of eight (8) square feet in area per sign face and a maximum of six (6) such signs will be permitted. For pedestrian directional signage, such as “informational sidewalk kiosks”, 1, 2, 3 or 4 sided (or cylindrical), such signs shall be a maximum of four (4) square feet per side and a maximum of four (4) such signs will be permitted. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.

Because all project identity signs, as identified above, and directional signs are architectural features intended to be compatible with and complimentary of the buildings in the PUD, they will be located in structures or frames that are part of the architecture of the project. Accordingly, sign area for all such signs, as well as wall, awning, projecting and under the canopy signs, shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign.

Temporary signs such as real estate signs, leasing signs, model units and construction signs are permitted. Temporary signs shall be limited to fifty (50) square feet in area per sign face and only one temporary sign per individual activity/unit shall be permitted on the Property.

Sign Guidelines

| Sign Type | General Location | Quantity | Max Area Per Side (sq. ft.) | Max Height (ft.) |
|--|--|----------|--|------------------|
| Armory Parcel - Project Identity Monument Signs | East State Street and North Market Street | 2 | 150 | 20 |
| North Hogan - Project Identity Monument Signs | North Market Street and North Liberty Street | 2 | 100 | 10 |
| Projecting and Wall Signs oriented toward Public Rights-of-Way | On Building | | 10% cumulative of sq ft of building/occupancy frontage | |
| Awning Signs | Per Section 656.1304, Ordinance Code | | | |
| Vehicular Directional Signs | Project Wide | 6 | 8 | |
| Information Kiosks | Project Wide | 4 | 4 | |
| Temporary Signs | Project Wide | | 24 | |

D. Architectural Guidelines

The building on the Armory Parcel is a designated landmark and any modifications to the exterior such building will be governed by applicable governmental requirements with respect to the same.

Otherwise, buildings, structures, and signage shall be architecturally compatible with other uses within the PUD.

E. Modifications

Amendment to this approved PUD district may be accomplished through an administrative modification, minor modification, or by filing an application for rezoning as authorized by Section 656.341 of the Zoning Code.

F. Phasing

The Property may be developed in a single phase by a single developer or in multiple phases by multiple developers. Verifications of compliance or modifications may be sought for the entire Property, individual parcels, or portions of parcels, as they are developed.

G. Parking, Loading & Bicycle Requirements

1. The Armory Parcel and North Hogan Parcel are located directly adjacent to the Downtown Zoning Overlay. The Applicant desires to activate as much of the Property as possible, and events on the Armory Parcel and North Hogan Parcel may at any given time occur within existing parking areas. Based on the foregoing and consistent with the requirements of the Downtown Zoning Overlay, there shall be no minimum or maximum parking requirements for uses within the Property except as provided for herein.

2. For multifamily residential units, parking shall be provided at a minimum ratio of 1.00 space per residential unit.

3. For townhomes, if any, parking will be provided in accordance with Part 6 of the City's Zoning Code (Off-street Parking and Loading Regulations) (2023), except that no guest parking spaces shall be required for townhomes (including paired villas) with 2-car garages.

4. The PUD permits a mix of surface parking, enclosed parking garages or parking structures, and attached garage parking connected to or under the apartment and townhome buildings. Up to thirty-five percent (35%) of the parking spaces may be compact spaces. The PUD also permits tandem parking spaces in conjunction with the attached garage parking connected to or under the multifamily residential or townhome buildings. The tandem parking spaces may not encroach on the sidewalks.

5. Bicycle parking will be provided throughout the site in accordance with the requirements of Part 6 of the Zoning Code.

H. Lighting

Lighting shall be designed and installed so as to prevent glare or excessive light on adjacent property.

I. Stormwater Retention

Stormwater facilities will be constructed to serve the PUD in accordance with applicable regulations.

J. Utilities

The Property is served by JEA.

V. PRE-APPLICATION CONFERENCE

A pre-application conference was held regarding this application on February 21, 2023.

VI. JUSTIFICATION FOR THE PUD REZONING

This PUD allows for infill mixed-use development that would not otherwise be permitted in a conventional zoning district. The PUD furthers the goals of the Urban Core Vision Plan and will revitalize a blighted area of downtown. Considering the urban nature of this site, the mixed use nature of the proposed development, and the mix of uses abutting the Property, the proposed uses set forth in the PUD are appropriate and compatible with abutting and nearby development.

VII. PUD DIFFERENCES FROM USUAL APPLICATION OF ZONING CODE

The PUD differs from the usual application of the zoning code in the following respects:

| Element | Zoning Code | Proposed PUD | Reasoning |
|---------|---|---|---|
| Uses | <p><i>Permitted uses and structures.</i> All lawful government uses, except those governmental uses listed hereunder as being permissible only by exception and further provided such uses are consistent with the Comprehensive Plan. This includes collection bins for textile recycling meeting the development criteria and performance standards set forth in Part 4, <u>Section 656.421</u> (Textile Recycling Bins). This provision shall not preclude essential services meeting the performance standards and development criteria set forth in Part 4 herein from being also located in residential, commercial, industrial and other zoning districts which specifically provide for the same.</p> | <p><u>Armory Parcel</u></p> <p><i>Permitted uses and structures.</i></p> <p>a) Commercial retail sales and service establishments.</p> <p>b) Retail outlets for the sale of food and drugs including grocery stores, apparel, toys, sundries and notions, books and stationary, leather goods and luggage, jewelry, art, cameras or photographic supplies including camera repair, sporting goods, hobby shops and pet shops, musical instruments, florists, delicatessens, bakeries, restaurants, home furnishings and appliances including repairs incidental to sales, office equipment or furniture, hardware, antiques, new automobile parts (including rebuilt parts) and accessories, plant nurseries, home improvement, and all other similar retail uses.</p> | <p>To allow for flexibility in the redevelopment of the Property in accordance with the intended plan of redevelopment.</p> |

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| | | <p>c) Business and professional offices, including co-working spaces.</p> <p>d) Event spaces and similar commercial indoor and outdoor recreational, entertainment, retail and service facilities, including food halls.</p> <p>e) Art galleries, museums, community centers, music, photography, gymnastics, karate, yoga and martial arts studios, theaters, and similar uses, which may include bottle clubs or the retail sale and service of all alcohol for on-premises consumption in conjunction with performances, shows, meetings, and similar activities.</p> <p>f) Retail outlets and markets for the sale of new and/or used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.</p> <p>g) Light manufacturing, processing (including food processing or butcher but not slaughterhouse), packaging or fabricating and assembling of components, including so-called “maker” spaces.</p> <p>h) Restaurants including those with outside sale and service of food, beer, wine, or liquor.</p> <p>i) Outdoor restaurants or similar venues including those with sale and service of food, beer, wine, or liquor.</p> <p>j) An establishment or facility which includes the production or retail sale and service of beer, wine, or liquor for consumption on or off-premises, including permanent or restricted outside sales and service.</p> <p>k) An event, establishment or facility which includes the retail sale and service of beer, wine, or liquor for consumption on or off-premises, including permanent or restricted outside sales and service.</p> <p>l) Event spaces and similar commercial indoor and outdoor recreational, entertainment, retail and service facilities.</p> <p>m) Maker’s markets, farmer’s markets and floral, fruit, vegetable, poultry or fish markets.</p> <p>n) Studios where art, pottery, or crafts are made with a bottle club or the</p> | |
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| | | <p>retail sale and service of all alcoholic beverages, including all alcohol for on-premises consumption.</p> <p>o) Breweries, micro-breweries, taprooms, wineries, wine clubs, tasting rooms, private clubs and similar uses.</p> <p>p) Printing, publishing or similar establishments.</p> <p>q) Medical and dental or chiropractor offices and clinics.</p> <p>r) Fitness centers.</p> <p>s) Hotels and motels.</p> <p>t) Public art installations, including murals, sculptures and other permanent or temporary exhibits (indoor or outdoor).</p> <p>u) Temporary or permanent structures such as outdoor beer gardens, restaurants, markets, modular service facilities, and similar uses.</p> <p>v) Outdoor, rooftop or wall, farming, growing, hydroponic or similar facilities.</p> <p>Outside retail plant nurseries (but not landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity).</p> <p>w) Vocational, technical, business, trade, art or industrial schools, artists/creatives studios and similar uses.</p> <p>x) Banks (including drive-thru tellers), loan companies, mortgage brokers, stockbrokers and similar financial institutions.</p> <p>y) Multifamily dwelling units, townhomes/carriage homes, and live-work lofts and units.</p> <p>z) Leasing/sales/management offices, models, and similar uses.</p> <p>aa) Amenity/recreation centers, which may include a pool, cabana/clubhouse, meeting rooms, health/exercise facility, sauna, and similar uses.</p> <p>bb) Parks, open space, playgrounds, playfields, fire pit/gathering areas, observation and shade pavilions, dog parks, park structures, site furnishings, landscaping, vegetative screens or buffers, fencing, walkways, greenways, nature walks, trails, exercise courses, boardwalks, footbridges, gardens, noncommercial greenhouses and plant</p> | |
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| Element | Zoning Code | Proposed PUD | Reasoning |
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| | | <p>nurseries, tool houses, garden sheds, garden work centers, ponds, observation platforms, benches, picnic areas, shelters and informational kiosks, signage, habitat enhancement devices such as birdhouses, duck houses, and bat houses, and other similar uses and structures designed for and used for recreational/open spaces.</p> <p>cc) Structured parking including, but not limited to, parking garages, underbuilding parking, covered parking spaces (e.g. carports and charging stations) and parking lots.</p> <p>dd) Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4 of the Zoning Code.</p> <p>ee) Stormwater, surface water management and flood control improvements, as permitted by the applicable regulatory agencies.</p> <p>ff) 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.</p> <p>2. <i>Permissible Uses by Exception.</i> Those uses permissible by exception in the CCG-1 zoning district but that are not listed above.</p> <p>B. <u>North Hogan Parcel</u></p> <p>1. <i>Permitted uses and structures.</i></p> <p>a) Multifamily dwelling units, townhomes, and live-work lofts and units.</p> <p>b) Leasing/sales/management offices, models, and similar uses.</p> <p>c) Amenity/recreation centers, which may include a pool, cabana/clubhouse, meeting rooms, health/exercise facility, sauna, and similar uses.</p> <p>d) Parks, open space, playgrounds, playfields, fire pit/gathering areas, observation and shade pavilions, dog parks, park structures, site furnishings, landscaping, vegetative screens or</p> | |

| Element | Zoning Code | Proposed PUD | Reasoning |
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| | | <p>buffers, fencing, walkways, greenways, nature walks, trails, exercise courses, boardwalks, footbridges, gardens, noncommercial greenhouses and plant nurseries, tool houses, garden sheds, garden work centers, ponds, observation platforms, benches, picnic areas, shelters and informational kiosks, signage, habitat enhancement devices such as birdhouses, duck houses, and bat houses, and other similar uses and structures designed for and used for recreational/open spaces.</p> <p>e) Commercial retail sales and service establishments.</p> <p>f) Retail outlets for the sale of food and drugs including grocery stores, apparel, toys, sundries and notions, books and stationary, leather goods and luggage, jewelry, art, cameras or photographic supplies including camera repair, sporting goods, hobby shops and pet shops, musical instruments, florists, delicatessens, bakeries, restaurants, home furnishings and appliances including repairs incidental to sales, office equipment or furniture, hardware, antiques, new automobile parts (including rebuilt parts) and accessories, plant nurseries, home improvement, and all other similar retail uses.</p> <p>g) Business and professional offices, including co-working spaces.</p> <p>h) Event spaces and similar commercial indoor and outdoor recreational, entertainment, retail and service facilities.</p> <p>i) Art galleries, museums, community centers, music, photography, gymnastics, karate, yoga and martial arts studios, theaters, and similar uses, which may include bottle clubs or the retail sale and service of all alcohol for on-premises consumption in conjunction with performances, shows, meetings, and similar activities.</p> <p>j) Studios where art, pottery, or crafts are made with a bottle club or the retail sale and service of all alcoholic beverages, including all alcohol for on-premises consumption.</p> | |

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| | | <p>k) Retail outlets and markets for the sale of new and/or used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.</p> <p>l) Restaurants including those with outside sale and service of food, beer, wine, or liquor.</p> <p>m) Outdoor restaurants or similar venues including those with sale and service of food, beer, wine, or liquor.</p> <p>n) An establishment or facility which includes the production or retail sale and service of beer, wine, or liquor for consumption on or off-premises, including permanent or restricted outside sales and service.</p> <p>o) An event, establishment or facility which includes the retail sale and service of beer, wine, or liquor for consumption on or off-premises, including permanent or restricted outside sales and service.</p> <p>p) Event spaces and similar commercial indoor and outdoor recreational, entertainment, retail and service facilities.</p> <p>q) Maker's markets, farmer's markets and floral, fruit, vegetable, poultry or fish markets.</p> <p>r) Breweries, micro-breweries, taprooms, wineries, wine clubs, tasting rooms, private clubs and similar uses.</p> <p>s) Medical and dental or chiropractor offices and clinics.</p> <p>t) Fitness centers.</p> <p>u) Public art installations, including murals, sculptures and other permanent or temporary exhibits (indoor or outdoor).</p> <p>v) Temporary or permanent structures such as outdoor beer gardens, restaurants, markets, modular service facilities, and similar uses.</p> <p>w) Outdoor, rooftop or wall, farming, growing, hydroponic or similar facilities.</p> <p>Vocational, technical, business, trade, art or industrial schools, artists/creatives studios and similar uses.</p> <p>x) Banks (including drive-thru tellers), loan companies, mortgage</p> | |
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| Element | Zoning Code | Proposed PUD | Reasoning |
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| | | <p>brokers, stockbrokers and similar financial institutions.</p> <p>y) Structured parking including, but not limited to, parking garages, underbuilding parking, covered parking spaces (e.g. carports and charging stations) and parking lots.</p> <p>z) Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4 of the Zoning Code.</p> <p>aa) Stormwater, surface water management and flood control improvements, as permitted by the applicable regulatory agencies.</p> <p>bb) Uses permitted by right in the PBF-1 Zoning District.</p> <p>cc) 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.</p> | |
| Signage | <p>PBF-1: (i) 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.</p> <p>(ii) Wall signs are permitted.</p> | <p>The purpose of these sign standards is to establish a coordinated signage program that provides for the identification of the project, uses, users, and tenants and for directional communication in a distinctive and aesthetically pleasing manner. A coordinated system of identification, directional, and vehicular control signage will be provided for all common areas and road right-of-way. The PUD identity, multiple uses, owners, and/or tenants may be identified on signs within the PUD without regard to property ownership boundaries that may exist among the individual uses, owners, and/or tenants and without regard to lot location, property ownership or frontage. As such, uses, owners and/or tenants of the North Hogan Parcel may have signage on the Armory Parcel's signs and uses, owners and/or tenants of the Armory Parcel may have signage on the North Hogan Parcel's signs. All project identity and directional signs shall be architecturally compatible with the project or buildings represented. Signs may be internally or externally</p> | <p>To ensure adequate signage that is consistent with surrounding developments.</p> |

| Element | Zoning Code | Proposed PUD | Reasoning |
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| | | <p>illuminated. In addition to the uses, owners, and or tenants, the signs may include the overall PUD identity. Monument signs shall meet the setbacks required by Section 656.1303.i.2 of the Zoning Code.</p> <p>a. <u>Armory Parcel</u> - Project Identity Monument Signs on East State Street and North Market Street.</p> <p>A maximum of one (1) project identity monument signs will be permitted on each of East State Street and North Market Street for the Armory Parcel, with up to one (1) sign on each street. These signs may be two sided, internally or externally illuminated, and may be located within the median of any internal access road. Multiple uses/owners/tenants within one building or a series of buildings may be identified with one shared monument sign.</p> <p>These monument signs will not exceed twenty (20) feet in height and one hundred fifty (150) square feet (each side) in area.</p> <p>b. <u>North Hogan Parcel</u> - Project Identity Monument Signs on North Market Street and North Liberty Street.</p> <p>A maximum of one (1) project identity monument signs will be permitted on each of North Market Street and North Liberty Street for the North Hogan Parcel, with up to one (1) sign on each street. These signs may be two sided, internally or externally illuminated, and may be located within the median of any internal access road. Multiple uses/owners/tenants within one building or a series of buildings may be identified with one shared monument sign.</p> <p>These monument signs will not exceed ten (10) feet in height and one hundred (100) square feet (each side) in area.</p> | |

| Element | Zoning Code | Proposed PUD | Reasoning |
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| | | <p>c. <u>Property-wide</u> - Projecting and Wall Signs oriented toward public rights-of-way.</p> <p>Wall and projecting signs oriented toward a public right-of-way are permitted on any building face, or at the corner of a building face. Such signage will not exceed ten (10) percent, cumulatively, of the square footage of the side of the building oriented toward the applicable right-of-way. These signs may be internally or externally illuminated. In the event that a projecting sign projects from the corner of a building, the ten (10) percent measurement shall be based upon the smaller of the two occupancy frontages or sides of the building adjacent to such sign.</p> <p>d. <u>Property-wide</u> - Awning Signs.</p> <p>Awning signs are permitted as set forth for high density residential uses in Section 656.1304, Ordinance Code.</p> <p>e. <u>Property-wide</u> - Other Signs.</p> <p>Directional signs indicating major buildings, common areas, and various building entries, will be permitted. The design of these signs should reflect the character of the building and project identity signs and may include the project and/or tenant logo and name. For predominately vehicle directional signage, such signs shall be a maximum of eight (8) square feet in area per sign face and a maximum of six (6) such signs will be permitted. For pedestrian directional signage, such as “informational sidewalk kiosks”, 1, 2, 3 or 4 sided (or cylindrical), such signs shall be a maximum of four (4) square feet per side and a maximum of four (4) such signs will be permitted. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.</p> <p>Because all project identity signs, as identified above, and directional</p> | |

| Element | Zoning Code | Proposed PUD | Reasoning |
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| | | <p>signs are architectural features intended to be compatible with and complimentary of the buildings in the PUD, they will be located in structures or frames that are part of the architecture of the project. Accordingly, sign area for all such signs, as well as wall, awning, projecting and under the canopy signs, shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign.</p> <p>Temporary signs such as real estate signs, leasing signs, model units and construction signs are permitted. Temporary signs shall be limited to fifty (50) square feet in area per sign face and only one temporary sign per individual activity/unit shall be permitted on the Property.</p> | |
| Parking | Per Part 6 of the Zoning Code. | <ol style="list-style-type: none"> 1. The Armory Parcel and North Hogan Parcel are located directly adjacent to the Downtown Zoning Overlay. The Applicant desires to activate as much of the Property as possible, and events on the Armory Parcel and North Hogan Parcel may at any given time occur within existing parking areas. Based on the foregoing and consistent with the requirements of the Downtown Zoning Overlay, there shall be no minimum or maximum parking requirements for uses within the Property except as provided for herein. 2. For multifamily residential units, parking shall be provided at a minimum ratio of 1.00 space per residential unit. 3. For townhomes, if any, parking will be provided in accordance with Part 6 of the City's Zoning Code (Off-street Parking and Loading Regulations) (2023), except that no guest parking spaces shall be required for townhomes (including paired villas) with 2-car garages. | To allow for urban development characteristics consistent with the Downtown Zoning Overlay and other nearby developments. |

| Element | Zoning Code | Proposed PUD | Reasoning |
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| | | <p>4. The PUD permits a mix of surface parking, enclosed parking garages or parking structures, and attached garage parking connected to or under the apartment and townhome buildings. Up to thirty-five percent (35%) of the parking spaces may be compact spaces. The PUD also permits tandem parking spaces in conjunction with the attached garage parking connected to or under the multifamily residential or townhome buildings. The tandem parking spaces may not encroach on the sidewalks.</p> <p>5. Bicycle parking will be provided throughout the site in accordance with the requirements of Part 6 of the Zoning Code.</p> | |
| Alcohol | Per Part 8 of the Zoning Code. | <p>A waiver of minimum distance for liquor license location as detailed in Section 656.805 of the Zoning Code will not be required. The Property is less than 1,500 feet from several churches and schools in the Springfield and Downtown neighborhoods; however, the proposed alcoholic beverage use is designed to be an integral part of a planned unit development; is within the commercial corridor of E. State Street and near the thriving commercial areas of Springfield and Downtown; and will not be directly visible along the line of measurement defined in Section 656.806 due to the fact that there is at least one intervening block between the proposed site and each of the church or school locations. Other establishments with alcohol service within a similar distance from the churches in the area include the Florida Theatre at 128 E. Forsyth Street, Ruby Beach Brewing at 228 E. Forsyth Street and Hardwicks Bar at 100 E. Adams Street. Moreover, the approval is consistent with the intent of the Springfield Overlay providing “the property disinvestment and blight caused by incompatible zoning and other factors associated with core City decline must be reversed through a comprehensive</p> | <p>To ensure the continued availability of proposed uses in the redevelopment of the Property.</p> |

| Element | Zoning Code | Proposed PUD | Reasoning |
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| | | <p>revitalization program that will include zoning districts tailored to the neighborhood. Standards should allow appropriate and compatible development to proceed without the high costs associated with variances and administrative deviations required to deviate from current lot and use standards.”</p> | |
| Landscaping | Per Part 12 of the Zoning Code | <p>Landscaping and tree protection shall be provided in accordance with Ordinance Code, Chapter 656, Part 12, except as set forth below. Landscape standards shall be applied within the PUD without regard to property ownership boundaries which may exist among individual uses. For individual uses, which may own their sites in fee simple, required landscaping may be provided “off-site” within the PUD and may be shared with other uses, as long as the PUD in its entirety provides sufficient landscaping for all proposed uses.</p> <p>The City’s Zoning Code requires buffers for “uncomplimentary land uses and zones” in Section 656.1216. Due to the integrated mixed use nature of this PUD, all internal uses within the PUD are considered compatible with each other and no buffers between such internal uses are required including, but not limited to, between the Armory Parcel and North Hogan Parcel.</p> | To allow for the mixed use development of the Property. |

VIII. NAMES OF DEVELOPMENT TEAM

Developer: Armory Redevelopment Associates, LLC

Planner/Architect: BDG Architects

Consultant/Design Architect: Steinberg Hart

IX. LAND USE TABLE

A Land Use Table is attached hereto as **Exhibit “F.”**

X. PUD REVIEW CRITERIA

A. Consistency with the Comprehensive Plan.

The PUD is consistent with the following Goals, Objectives, and Policies of the 2045 Comprehensive Plan.

FLUE Policy 1.1.24 The City will encourage new development to locate in the Urban Core, Southwest, North, and Northwest planning districts through such measures as economic incentives, greater marketing assistance, etc.

FLUE Policy 1.1.25 The City will encourage the use of such smart growth practices as:

...

3. A mix of uses including office, commercial, and residential which encourage internal capture of trips;
4. Use of the Development Areas;
5. Revitalization of older areas and the downtown

FLUE Policy 1.2.9 Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

FLUE Policies 1.5.1 The City shall protect the natural environment in part by implementing incentives to locate future urban growth into existing urbanized areas.

FLUE Objective 2.2 Through the use of neighborhood plans and studies, the City shall continue to maintain and implement an urban revitalization strategy for the City's blighted areas, and those areas threatened by blight, which will address maintenance, improvement or replacement of existing structures, permit the transition of run-down or grossly under-utilized commercial properties to alternate uses, and support the re-emergence of diverse urban neighborhoods.

FLUE Policy 3.1.1 The City shall eliminate incompatible land uses or blighting influences from potentially stable, viable residential neighborhoods through active code enforcement and other regulatory measures.

FLUE Policy 3.2.6 The City shall implement the locational criteria of this element for commercial and industrial uses consistent with the character of the areas served, availability of public facilities, and market demands.

FLUE Policy 3.2.15 The City shall where feasible, increase open space in site designs beyond what is currently specified by Zoning Code through site design techniques (e.g., clustering of structures), in order to promote a park-like quality in non-residential developments.

B. **Consistency with the Urban Core Vision Plan.**

The proposed PUD and the mix of uses provided for therein furthers the goals of the Urban Core Vision Plan.

Guiding Principal Two: Promote Mixed-Use/Mixed-Income Redevelopment and Infill: The PUD proposes a mixed-use infill development which will vertically integrate uses within building. The project includes redevelopment of now vacant buildings. Where the buildings are unique and can be rendered habitable, they will remain. Where they are unsafe or lack character, they will be removed and could be replaced with either open space, active recreation, or a new mixed use building.

Guiding Principal Three: Provide a Variety of Transportation Choices: The PUD may incorporate portions of the Emerald Trail, once constructed. Additionally, the PUD is adjacent to State Street and near the Rosa L. Parks Transit Station.

Guiding Principal Four: Provide for Economic Growth: The PUD will revitalize the area and create space for businesses, creatives, and offices to co-exist and thrive. By activating the area, the desire is to foster the transformation of the area.

Guiding Principal Five: Expand, Protect and Enhance Open Space: The Emerald Trail will be featured into the development with green space along Hogan's Creek.

C. **Consistency with the Concurrency Management System.** The PUD will comply with the Concurrency and Mobility Management System.

D. **Internal Compatibility.** The PUD provides for integrated design and compatible uses within the PUD.

E. **External Compatibility/Intensity of Development.** The PUD proposes uses and which are compatible with surrounding uses.

F. **Maintenance of Common Areas and Infrastructure.** All common areas and infrastructure will be maintained by the owner, maintenance company and/or one or more owners' association(s).

G. **Usable Open Space, Plazas, Recreation Areas.** The PUD will comply with requirements of the Zoning Code and Comprehensive Plan with respect to required open spaces and recreation areas. The Emerald Trail and Hogan's Creek will be incorporated into the proposed development, which areas bifurcate the Property.

H. **Impact on Wetlands.** There are no known wetlands on site. However, any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.

I. **Listed Species Regulations.** The Property is less than fifty (50) acres in size, so a listed species survey is not required.

J. **Parking Including Loading and Unloading Areas.** See above.

K. **Sidewalks, Trails, and Bikeways.** See above.