

Written Description

Striving for Excellence Academy

June 17, 2020

I. PROJECT DESCRIPTION

- A. The purpose of this CO to PUD rezoning is to modify the regulations to allow for a daycare center, small private school and office space located in Edgewood Terrace on 1.07 acres which is currently an underserved community.
- B. Project Name: Striving for Excellence Academy
- C. . Project Architect/Planner: N/A
- D. Project Engineer: N/A
- E. Project Developer: N/A
- F. Current Land Use Designation: RPI
- G. Current Zoning District: CO
- H. Requested zoning District: Planned Unit Development (PUD)
- I. Real Estate Numbers (s) 048942 0102

II. QUANTITATIVE DATA

- A. Total Acreage: 1.07 acres
- B. Total number of dwelling units: N/A
- C. Total amount on non-residential floor area: 4726 square feet
- D. Total amount of recreation area: N/A
- E. Total amount of open space: N/A

- F. Total amount of public/private rights of way: N/A
- G. Total amount of land coverage of all buildings and structures: except as otherwise required for certain uses.
- H. Phase schedule of construction (include initiation dates and completion dates) N/A

III. STATEMENTS

- A. How does the proposed PUD differ from the usual application of the Zoning Code?
The proposed PUD will include an educational facility and daycare center as a permitted use. A day care is a permissible use in the CO Zoning District while an educational facility is a permitted use in the CRO Zoning District. There should be no impact to the industrial/residential environment.
- B. All lands will be operated and maintained as written in the current PUD with no changes.

IV. USES AND RESTRICTIONS

- A. Permitted Uses.
All permitted uses in the Commercial Office (CO) Zoning District including the following:
Daycare Center, private school and office space.
- B. Permissible Uses by Exception: Uses by exception allowed in Commercial Office (CO) Zoning District.
- C. Limitation on Permitted or Permissible Uses by Exception: N/A.
- D. Permitted Accessory Uses and Structures: SEE Section 656.403
- E. Restrictions of Uses: N/A

V. DESIGN GUIDELINES

- A. Lot Requirements:
 - (1) *Minimum lot area: 6,000 square Feet*
 - (2) *Minimum lot width: 60 feet*

(3) *Maximum lot coverage: 50%*

(4) *Minimum front yard: 20 feet*

(5) *Minimum side yard: 10 feet*

(6) *Minimum rear yard: 10 feet*

(7) *Maximum height of structures: 35 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. There are 17 parking spaces including 1 Handicapped space.

(2) *Vehicular Access.*

- a. Vehicular access to the Property shall be by way of Edgewood Avenue, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the Development Services Division.

(3) *Pedestrian Access*

- a. Pedestrian access shall be maintained by sidewalks installed in accordance with the 2030 Comprehensive Plan.

C. Signs:

(1) One (1) double faced or signs not to exceed 24 square feet in area and 12 feet in height.

(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.

Directional signs shall not exceed 4 square feet in area and 10 feet in height.

D. Landscaping:

The property shall be maintained in accordance with Part 12 Landscape Regulations of the Zoning Code.

E. Utilities

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

F. Wetlands

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

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 with in 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.