

**PUD WRITTEN DESCRIPTION**

**WEST 4<sup>TH</sup> APARTMENTS PUD**

**November 23, 2020**

**I. PROJECT DESCRIPTION**

A. Number of acres, location of site, existing use, surrounding uses, types of businesses, and proposed uses: Applicant proposes to rezone approximately 0.68 acres of property in the Springfield area from RMD-S to PUD to facilitate development of two six-unit apartment buildings on the properties located at 124 and 134 West 4<sup>th</sup> Street (RE#'s 070865-0000 and 070864-0000) as more particularly described in Exhibit 1 (collectively, the "Property") and conceptually depicted in the Site Plan filed herewith.

The proposed development is consistent with the small-scale multifamily residences traditionally built in the area. The development will compliment such surrounding uses and will be designed by an architect that is familiar with the Historic Springfield neighborhood to be compatible with buildings typically found in the area.

The surrounding land use and zoning designations are as follows:

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>	<i>Existing Use</i>
North	MDR	RMD-S	Single family homes
East	RPI	PUD	Office, Multifamily (4-plex)
South	MDR	RMD-S	Single family residential, multi-family residential
West	MDR	RMD-S	Multifamily (8-plex), single family residential

- B. Project name: West 4<sup>th</sup> Apartments.
- C. Project engineer: Almond Engineering, P.A.
- D. Project developer: Pieria, Inc.
- E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC
- F. Current land use designation: MDR.
- G. Current zoning district: RMD-S.
- H. Requested land use designation: MDR.
- I. Requested zoning district: PUD.
- J. Real estate numbers: 070864-0000 and 070865-0000.

**II. QUANTITATIVE DATA**

- A. Total acreage: 0.69 acres.
- B. Total number of dwelling units: 12 units.

C. Total amount of land coverage of all buildings and structures: 0.18 acres.

### **III. STATEMENTS**

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

The proposed PUD:

1. Permits multiple-family dwellings.
  2. Omits references to original use and legal non-conforming uses pursuant to Ord. 2000-302-E, § 1 and Ord. 2007-1046-E, §§ 1, 2 because the Property is currently undeveloped.
  3. Omits uses such as churches for which the Property does not meet the minimum lot size.
  4. Decreases the minimum lot width to seventy (70) feet.
- 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.

The continued operation and maintenance of the areas and functions described herein and facilities which are not to be provided, operated or maintained by the City will be the sole responsibility of the owner of the Property.

### **IV. USES AND RESTRICTIONS**

A. Permitted uses:

1. Single-family dwellings.
2. Multiple-family dwellings.
3. New two-family dwellings meeting the performance standards and development criteria set forth in this Section.
4. Community residential homes of six or fewer residents meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
5. Housing for the elderly meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code, if applicable.
6. Family day care homes meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
7. Foster care homes.
8. 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.
9. Neighborhood parks, pocket parks, playgrounds or recreational structures which serve or support a neighborhood or several adjacent neighborhoods, meeting the

performance standards and development criteria set forth in Part 4 of the Zoning Code.

10. Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

B. Permitted accessory uses and structures:

1. Interior apartments in connection with single-family, owner-occupied properties, meeting the Springfield performance standards and development criteria set forth in Section 656.369.
2. Free-standing garages.
3. One free-standing garage apartment in connection with single-family, owner-occupied properties, meeting the Springfield performance standards and development criteria set forth in Section 656.369.
4. Home occupations meeting the Springfield performance standards and development criteria set forth in Section 656.369.
5. Pay phones meeting the Springfield supplemental standards and development criteria set forth in Section 656.369.1.
6. Satellite dishes meeting the Springfield supplemental standards and development criteria set forth in 656.369.1.
7. Vending machines meeting the Springfield supplemental standards and development criteria set forth in Section 656.369.1.

C. Permissible uses by exception:

1. Nursing homes meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code, if applicable.
2. Private clubs.
3. Day care centers meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
4. Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
5. Home occupations meeting the Springfield performance standards and development criteria set forth in Section 656.369.
6. Group care homes, meeting the performance standards and development criteria set forth in Part 4, if applicable.

- D. Prohibited uses. New rooming houses are not allowed in the district and existing rooming houses must conform to the standards set forth in Section 656.369(f).

## V. DESIGN GUIDELINES

### A. Minimum lot requirements:

1. Single-family dwellings:
  - a. Lot width – 25 feet.
  - b. Lot area – 2,500 square feet.
2. All other uses:
  - a. Lot width – 70 feet.
  - b. Lot area – 9,000 square feet.

### B. Minimum building size for new two-family dwellings: 2,250 square feet.

### C. Maximum lot coverage: Fifty (50) percent. Impervious surface ratio as required by Section 654.129.

### D. Minimum yard requirements:

1. Front setback: 10-foot minimum and 15-foot maximum or generally compatible with surrounding contributing structures (within 25 percent of average required front yard of adjacent contributing structures).
2. Side setback: 14 percent of lot width, rounded off to the nearest whole number divided equally per side.
3. Rear setback: 10 feet.
4. Garages and garage apartments shall be located within 50 feet of the rear property line, subject further to the following:
  - a. In the case of a through-lot abutting an alleyway, the alleyway shall be deemed to be the rear property line of the parcel.
  - b. In any other instance, the garage or garage apartment shall not be located forward of the front plane of the primary structure on the property.

### E. Maximum height of structures:

1. Principal structure – 45 feet.
2. Accessory structures shall be no higher than principal structures.

### F. Ingress, egress and circulation:

1. Parking requirements: Consistent with the RMD-S zoning district, no minimum parking is required and no maximum parking restrictions shall apply.
2. Vehicular access: Vehicular access to the Property shall be by way of existing alleys to the east and west of the Property 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: Sidewalks have been established along West 4<sup>th</sup> Street.
- G. Signs: As permitted in Part 13 of the Zoning Code.
- H. Landscaping: As required by Part 12 of the Zoning Code.
- I. Lighting: Project lighting shall be designed and installed to localize illumination onto the Property and to minimize unreasonable interference or impact on any residential zoning districts outside of the project. Directional lighting fixtures designed to cast illumination downward and within the site shall be used rather than broad area illumination.
- J. Recreation and open space: Recreation and open space shall be provided as required by the 2030 Comprehensive Plan.
- K. Utilities: Essential services including gas, telephone, water, sewer, cable and electric as required to serve the project shall be permitted on the site. Water, sanitary sewer and electric will be provided by JEA.
- L. Wetlands: Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- M. Stormwater retention: Retention shall meet the requirements of the City of Jacksonville and all other state or local agencies with jurisdiction including the St. Johns River Water Management District (SJRWMD). Stormwater retention areas may be located on or offsite and may be shared. Underground detention vaults may be utilized.

**VI. 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. The PUD meets the following zoning and land use initiatives:

- 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:

The proposed PUD is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations, and specifically contributes to:

- 1. Objective 1.1 of the Future Land Use Element of the 2030 Comprehensive Plan – Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

2. Policy 1.1.5 of the Future Land Use Element of the 2030 Comprehensive Plan - The amount of land designated for future development should provide for a balance of uses that:
  - a. Fosters vibrant, viable communities and economic development opportunities;
  - b. Addresses outdated development patterns;
  - c. Provides sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses and is not limited solely by the projected population.
3. Policy 1.1.7 of the Future Land Use Element of the 2030 Comprehensive Plan – Future rezonings shall include consideration of how the rezoning furthers the intent of FLUE Policy 1.1.5.
4. Policy 1.1.8 of the Future Land Use Element of the 2030 Comprehensive Plan – Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.
5. Policy 1.1.9 of the Future Land Use Element of the 2030 Comprehensive Plan – Permit development only if it does not exceed the densities and intensities established in the Future Land Use Element as defined by the Future Land Use map category description and their associated provisions.
6. Policy 1.1.10 of the Future Land Use Element of the 2030 Comprehensive Plan – Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.
7. Policy 1.1.12 of the Future Land Use Element of the 2030 Comprehensive Plan – Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.
8. Policy 1.1.22 of the Future Land Use Element of the 2030 Comprehensive Plan – Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.
9. Policy 1.1.25 of the Future Land Use Element of the 2030 Comprehensive Plan – The City will encourage the use of such smart growth practices as:

- a. Interconnectivity of transportation modes and recreation and open space areas;
  - b. A range of densities and types of residential developments;
  - c. A mix of uses including office, commercial, and residential which encourage internal capture of trips;
  - d. Use of the Development Areas;
  - e. Revitalization of older areas and the downtown, and
  - f. Purchase of land through the Preservation Project to remove it from development and preserve it as open space, recreation or conservation use.
10. Objective 1.2 of the Future Land Use Element of the 2030 Comprehensive Plan – Manage the use of land in the City by approving new development and redevelopment only if necessary public facilities are provided concurrent with the impacts of development. Ensure the availability of adequate land suitable for utility facilities necessary to support proposed development. Verify prior to development order issuance that all new development and redevelopment will be served with potable water, wastewater, solid waste disposal, stormwater management facilities, and parks that meet or exceed the adopted Levels of Service established in the Capital Improvements Element.
  11. Policy 1.2.8 of the Future Land Use Element of the 2030 Comprehensive Plan – Ensure that projected growth in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area will be provided with sufficient system capacity to obtain centralized wastewater and potable water, through implementation of the Capital Improvements Element, which shall be updated annually and shall be coordinated with the growth projections for the City.
  12. Policy 1.2.9 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.
  13. Goal 2 of the Future Land Use Element of the 2030 Comprehensive Plan – To enhance and preserve for future generations geographic areas with unique economic, social, historic or natural resource significance to the City.
  14. Policy 2.1.3 of the Future Land Use Element of the 2030 Comprehensive Plan – Require the adaptive reuse of historic landmarks instead of demolition where physically, structurally, and economically feasible. Maintain a high quality of design for infill and new development within historic districts in order to preserve sites that are not designated in accordance with the provisions established in the Historic Preservation Element.
  15. Policy 2.2.8 of the Future Land Use Element of the 2030 Comprehensive Plan – Encourage the redevelopment and revitalization of run-down and/or under-utilized

commercial areas through a combination of regulatory techniques, incentives and land use planning. Adopt redevelopment and revitalization strategies and incentives for private reinvestment in under-utilized residential and/or commercial areas where adequate infrastructure to support redevelopment exists.

16. Goal 3 of the Future Land Use Element of the 2030 Comprehensive Plan – To achieve a well-balanced and organized combination of residential, non- residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.
17. Objective 3.1 of the Future Land Use Element of the 2030 Comprehensive Plan – Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for the citizens. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the 2030 Comprehensive Plan and Land Development Regulations.
18. Policy 3.1.6 of the Future Land Use Element of the 2030 Comprehensive Plan – The City shall provide for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the City's households as described in the Housing Element.
19. Objective 6.3 of the Future Land Use Element of the 2030 Comprehensive Plan – The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.