

WRITTEN DESCRIPTION

Clark Road/Interstate Center Drive PUD

January 11, 2021

I. PROJECT DESCRIPTION

The property subject to the rezoning is owned by 435 Clark Road LLC, who purchased this property in 2016. It will to be developed by 435 Clark Road LLC, a Florida Corporation. Fleet & Associates Architects/Planners, Inc. will provide planning and architecture for the project and a professional engineer will be determined after PUD approval.

- A. Number of acres, location of site, existing use, surrounding uses, types of businesses, proposed uses.

The subject property, identified as Real Estate# 020690-0400, 020694-0000, 020673-0100, and 020690-0600, is 16.1+/- acres located in the northside of Jacksonville, west of 1-95, and north of Clark Road. It is part of the Hope Plaza PUD approved in 2003. The main reason for the rezoning from PUD to PUD is to add multi-family dwelling units for persons 55 and older, as a permitted use to this mixed use development . The other requirements of the Hope Plaza PUD remain basically the same. The purpose of this PUD rezoning is to continue the development of a mixed used community that provides affordable housing and retail opportunities for the new and existing residents in the area. It will redevelop an existing office building in deteriorating condition, for affordable housing to those 55+, with retail shopping and restaurants within walking distance in the development.

- B. Project Name: Clark Road/Interstate Center Drive PUD
- C. Project Architect/Planner: Fleet & Associates Architects/Planners, Inc.
- D. Project Engineer: To be determined
- E. Project Developer: 435 Clark Road LLC
- F. Current Land Use Designation: CGC
- G. Current Zoning District: PUD
- H. Requested Zoning District: PUD
- I. Real Estate Number(s): 020690-0400
020694-0000
020673-0100
020690-0600

II. QUANTITATIVE DATA

- A. Total Acreage: 16.1 acres
- B. Total number of dwelling units: 66 dwelling units
- C. Total amount of non-residential floor area: 55,000 s.f.
- D. Total amount of recreation area: 1.4 acres
- E. Total amount of open space: 3.7 acres open space
- F. Total amount of public/private rights of way: 0
- G. Total amount of land coverage of all buildings and structures: 67,000 s.f.
- H. Phase schedule of construction (include initiation dates and completion dates):
 - Phase 1 – 2021 - 2023
 - Renovate the existing office building for multi-family housing for seniors (55+)
 - Develop the shopping center
 - Phase 2 – 2024-2026
 - Develop remaining commercial property

III. STATEMENTS

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

This PUD was part of the Hope PUD approved in 2003 as a mixed use development. This PUD rezoning will maintain the components of the Hope Plaza PUD and add a multi-family development as a permitted use to the PUD. The development provides a planned development with multi-family housing, commercial/services with passive and active open space.

- 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 property is owned by 435 Clark Road LLC, who will develop the project. After the project is developed, it will be operated and maintain by this entity.

IV. USES AND RESTRICTIONS

- A. Permitted Uses:
 - 1) Multi-family dwelling units for Seniors – 55+
 - 2) Medical and dental or chiropractor offices (but not hospitals).
 - 3) Professional offices.
 - 4) Business offices.

- 5) Facilities for the production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products in conjunction with a professional service being rendered at the time provided the gross floor area shall not exceed four thousand square feet.
- 6) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
- 7) Day care centers meeting the performance standards and development criteria set forth in Part 4.
- 8) Private clubs.
- 9) Art galleries, dance art, gymnastics karate and martial arts and music studios, and theaters for stage performances.
- 10) Cosmetology and similar uses.
- 11) Emergency shelter meeting the performance standards and development criteria set forth in Part 4.
- 12) Drive-thru and Drive-in facilities in conjunction with a permitted or permissible use or structure.
- 13) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
- 14) Retail outlets for sale of food and drugs, wearing apparel, toys, sundries and notions, books and stationery, leather goods and luggage, jewelry (including watch repair) art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shops (but not animal boarding kennels), musical instruments, florist or shops, delicatessens, bakeries (but not wholesale bakeries), home furnishings and appliances (including repair incidental to sales), office equipment or furniture, antiques, hardware, new automobile parts (including rebuilt parts not installation, repair or rebuilding of parts) and accessories and similar uses, television and radio (including repair incidental to sales), drug and similar products, dry cleaning pickup station.
- 15) Service establishments such as barber or beauty shops, shoe repair shops, restaurants, interior decorators, reducing salons or gymnasiums, self-service laundries or dry cleaners, tailors or dressmakers, laundries or dry cleaning pickup stations, dry cleaning and laundry package plants in completely enclosed buildings using nonflammable liquids such as perchloroethylene and with no odor, fumes or steam detectable to normal senses from off the premises, radio and television broadcasting offices and studios, funeral homes, marinas, blueprinting, job printing (but not newspaper), radio and television repair shops, travel agencies, employment offices, home equipment rental and similar uses.
- 16) Banks (including drive-thru tellers), loan companies, mortgage brokers, stockbrokers and similar financial institutions.
- 17) All types of professional and business offices, newspaper offices (but not printing), employment offices, union halls, buildings trades contractors (not requiring outside storage or the use of a vehicle in excess of one-ton capacity or equipment, machinery, ditching machines, tractors, bulldozers or other heavy construction equipment) and similar uses.
- 18) Hotels and motels.
- 19) Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, theaters including motion picture theaters but not open-air theaters), and similar uses (but not dance halls).
- 20) Art galleries, museums, community centers, dance, art or music studios, vocational trade or business schools and similar uses.
- 21) Express or parcel delivery offices, telephone exchanges, motor bus or other transportation terminals (but not freight or truck terminals) and similar uses.
- 22) Veterinarians subject to the performance standards and development criteria set forth in Part 4.

- 23) Outside retail sales/display of merchandise for specific time of the year, New Years, Memorial Day, Valentine's Day, 4th of July, Labor Day, Thanksgiving and Christmas will be allowed within the retail and commercial parcels.
- 24) An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption or off-premises consumption or both, including permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4.
- 25) Retail outlets for the sales of new or used automobiles and trucks (empty gross vehicle weight of five thousand pounds or less).
- 26) Restaurants with decks in conjunction the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4.
- 27) Billiard parlors.
- 28) Personal property storage facilities meeting the performance standards and development criteria set forth in Part 4.

V. DESIGN GUIDELINES

A. Lot Requirements:

- (1) *Minimum lot area: None*
- (2) *Minimum lot width: None*
- (3) *Maximum lot coverage: 35 %*
- (4) *Minimum front yard: 0 ft*
- (5) *Minimum side yard: 0 ft.*
- (6) *Minimum rear yard: 10 ft.*
- (7) *Maximum height of structures: Eighty (80') feet for the existing structure, forty-five (45') for all other structures.*

B. Parking

- (1) *Parking Requirements.* Parking requirements for on-site parking shall be pursuant to Section 656.604 Ordinance Code. Twenty-five percent (25%) of the parking spaces may be compact spaces (8' x 16'). The size requirements of parking spaces shall be in accordance with Section 656.607, of the Zoning Code. The remainder of the parking spaces will be in accordance with Section 656.604 of the Zoning Code and the required number will be based on the use within the parcel.
- (2) *Vehicular Access.*
 - a. Vehicular access to the Property shall be by way of Clark Road or Interstate Center Drive substantially as shown on the Site Plan. The final location of all access points is subject to the review and approval of the Planning Department.

- 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.*

Existing sidewalks along Interstate Center Drive and Clark Road will provide pedestrian access to the project.

C. Signs:

Unless, otherwise noted and/or approved by the Planning Department, signage shall be provided as follows:

Multi-family Parcel

2 signs on I-95 - 200 sq. ft. / 35 ft. in height each. Signs to be at least 300 feet apart.

1 sign on Interstate Center Drive/entrance to multi-family – 100 sq. ft. / 20 ft. in height.

Commercial Parcel

2 signs on Clark Road/Interstate Center Drive - 200 sq. ft. / 35 ft. in height Signs to be at least 200 feet apart.

Wall signs are permitted not to exceed 10% of the occupancy frontage of the building.

D. Landscaping:

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.

E. Recreation and Open Space:

A walking trail will be provided around the retention pond to provide recreation and open space for the residents of the multi-family dwelling units.

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. Buffers

A minimum five-foot (5') buffer shall be provided along the portion of properties adjacent to I-95 and will be accomplished with a landscape buffer. Along the northern

property lines, within the development area of the subject property, there shall be a minimum 10' landscape buffer. There will only be a break in the landscape buffer along the property when an ingress/egress point is proposed, otherwise the landscape buffer will be as stated above. A 25-foot average buffer shall be provided adjacent to all wetlands, but in no case shall the wetland buffer be less than 10 feet, as set forth by the St. Johns River Water Management District.

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.