

# AMENDED WRITTEN DESCRIPTION

**Springfield 7<sup>th</sup> Street East PUD  
RE# 071653-0000 & 071383-0000**

**June 21, 2023**

## I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 3.04 acres of property from CCG-S to PUD. The parcel is located east of Main Street, south of 8<sup>th</sup> Street.

The subject property is currently owned by 27 East 7<sup>th</sup> Street, LLC and is more particularly described in the legal description attached as Exhibit 1 to this application. The property has current land use and zoning designations of: CGC/CCG-S. The property is currently developed as: vacant commercial (former supermarket). Surrounding uses include: CGC/CCG-S & PUD to the west (commercial and multi-family); CGC/CCG-S to the north across 8<sup>th</sup> Street (commercial and multi-family); CGC/CCG-S (vacant commercial) and RPI/CRO-S (vacant commercial & single family) to the east across Hubbard Street; and CGC/CCG-S (commercial) to the south. The site is the subject of a companion FLUM Amendment from CGC to CGC with a site specific text amendment to increase the density to allow 220 units.

**Project Name:** Springfield 7<sup>th</sup> Street East PUD

**Project Architect/Planner:** Group 4 Design, Inc.

**Project Engineer:** Larry Longenecker, Eisman & Russo, Inc.

**Project Developer:** 27 East 7<sup>th</sup> Street, LLC

## II. QUANTITATIVE DATA

**Total Acreage:** 3.04 acres

**Total Acreage of multi-family:** 3.04 acres

**Total number of multi-family dwelling units:** up to 220 units

**Total amount of commercial:** up to 45,000 sq. ft.

**Total amount of non-residential floor area:** 10,000 sq. ft.

**Total amount of recreation area:** 10,000 sq. ft.

**Total amount of open space:** 0 acres

**Total amount of public/private rights of way: N/A**

**Total amount of land coverage of all residential buildings and structures: 100%**

**Phase schedule of construction (include initiation dates and completion dates)**

Multiple phase construction TBD

### **III. USES AND RESTRICTIONS**

#### **A. Permitted Uses:**

1. Commercial retail sales and service establishments
2. Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
3. Professional and business offices.
4. Commercial indoor recreational or entertainment facilities.
5. Art galleries, museums, community centers, dance, art or music studios.
6. Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
7. An establishment or facility which includes the retail sale and service of beer or wine for off-premises consumption or for on-premises conjunction with a restaurant.
8. Express or parcel delivery offices and similar uses (but not freight or truck terminals)
9. Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
10. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
11. Churches, including a rectory or similar use.
12. Multi-family residential
13. Off-street parking lots

#### **B. Permitted Accessory Uses and Structures:**

Shall comply with §656.403. Payphones and satellite dishes will not be visible or accessible to the public.

**C. Permissible Uses by Exception:**

1. 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.
2. Permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4.
3. Private clubs.
4. Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4.
5. Billiard parlors.
6. Schools meeting the performance standards and development criteria set forth in Part 4.

**IV. DESIGN GUIDELINES**

**A.1. Residential Uses. Minimum lot requirements and building requirements shall be in accordance with the requirements provided herein.**

- (1) *Minimum lot area:* shall be per site plan
- (2) *Maximum lot coverage:* 70 percent
- (3) *Minimum front yard:* 15 feet
- (4) *Minimum side yard:* 15 feet
- (5) *Minimum rear yard:* 10 feet
- (6) *Maximum height of structures along on East 8<sup>th</sup> Street and/ East 7<sup>th</sup> Street, and at the corners of Hubbard and 7<sup>th</sup> and Hubbard and 8<sup>th</sup>:* 60 feet
- (7) *Maximum height of structures along Hubbard Street:* 45 feet; provided, however, the 45 foot height will be at least 30 feet in depth from the Hubbard Street frontage, as allowed by the structural column grid or units demising, before the building transitions up to 60 feet toward the interior of the block and toward the corners at East 7<sup>th</sup> Street and East 8<sup>th</sup> Street

**A.2. Commercial Uses. Minimum lot requirements and building requirements shall be in accordance with the requirements provided herein.**

- (1) *Minimum lot area:* None

- (2) *Minimum lot width:* None
- (3) *Maximum lot coverage:* None
- (4) *Minimum front yard:* None
- (5) *Minimum side yard:* None
- (6) *Minimum rear yard:* 10 feet
- (7) *Maximum height of structures along on East 8<sup>th</sup> Street and/ East 7<sup>th</sup> Street, and at the corners of Hubbard and 7<sup>th</sup> and Hubbard and 8<sup>th</sup>:* 60 feet
- (8) *Maximum height of structures along Hubbard Street:* 45 feet; provided, however, the 45 foot height will be at least 30 feet in depth from the Hubbard Street frontage, as allowed by the structural column grid or units demising, before the building transitions up to 60 feet toward the interior of the block and toward the corners at East 7<sup>th</sup> Street and East 8<sup>th</sup> Street

**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, except the ratio shall be 1.6 per unit. Additional off-street parking will be allowed on out-parcel RE: 071383-0000.
- (2) *Vehicular Access.*
  - a. Vehicular access to the Property shall be via 7<sup>th</sup> Street, 8<sup>th</sup> Street and Hubbard Street, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the City’s Traffic Engineer.
- (3) *Pedestrian Access.*
  - a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2045 Comprehensive Plan.

**C. Signs – Residential and Commercial–**

- (1) Signage will meet the requirements of the Zoning Code for CCG-S District.
- (2) Monument signs, roof signs, neon signs, changing message devise and strip lighting are prohibited
- (3) Signage will adhere to Springfield Historic District Design Guidelines created by the City of Jacksonville Historic Preservation Commission. Signage may be

administratively approved by the Historic Preservation Section of the COJ Planning Department.

**D. Landscaping:**

Landscaping shall be provided in accordance with the minimum requirements of Part 12, Landscape Regulations of the Zoning Code, or as otherwise approved by the Planning and Development Department.

**E. Recreation and Open Space:**

The site shall comply with the requirements of the Zoning Code for recreation and open space for the residential development.

**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. Windows**

Residential windows shall be predominantly narrow and vertically orientated. Storefront windows will be predominantly wide horizontal orientation with little to no spacing between openings. Square windows are prohibited. The use of mirrored or heavily tinted glass is prohibited.

**I. Fencing**

Fencing will adhere to the Fencing Guidelines for Locally Designated Historic Districts created by the City of Jacksonville Historic Preservation Commission. Fencing may be administratively approved by the Historic Preservation Section of the COJ Planning Department.

**J. Massing and Façade Design**

Building massing will be broken up by vertical elements such as facade step-backs, material changes, columns or pilasters. Roof modulation, balconies and other techniques are appropriate as well. The building shall be designed to complement the current esthetic of the surrounding historic neighborhood and shall take architectural cues from established historic architectural styles. Final building elevation and exterior design to be as otherwise reviewed by the City of Jacksonville Planning and Development Department.

## **K. Exterior Facade Materials**

Stone, rock, pebbles, and vinyl will not be used for exterior facade veneer materials. Brick or other traditional building materials are preferred.

## **L. Exterior Walkway Materials**

Exterior walkway materials visible and accessible to the public may be concrete with stamped hexagon pattern or traditional hexagon paver shape.

## **M. Roof Forms**

Roof forms may be permitted to have flat roofs with the roof plane hidden from view on the front façade.

## **N. Streetscapes**

Developer will work with COJ Public Works and Traffic Engineering to incorporate streetscape improvements such as intersection bump outs for street tree planting, to delineate the on-street parking/loading bays, to shorten pedestrian crossing distances the intersection crosswalks, and to calm traffic.

## **O. Site Plan**

First floor building frontage along 8th Street will be commercial only. Building frontage along Hubbard Street will be majority residential. Commercial frontage will be 100% activated on all street-facing facades at first floor street/sidewalk level, except where service and parking entry is placed. On the facade with the parking and service access, the minimum requirement of street-level activation will be 50%.

## **V. 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.

## **VI. STATEMENTS**

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

The proposed PUD allows for a mix of uses in a single PUD application. There are additional maximums and minimums to fit the project location, but consistent with the spirit of the Zoning Code and area of development.

**B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the City.**

All areas will be maintained by the owner.

**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 2045 Comprehensive Plan and Land Use Regulations and Springfield Overlay. 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 2045 Comprehensive Plan.
- D. Allows for alternate use to meet market demands.
- E. Provides for infill use of an underutilized parcel.
- F. Cleans area of potential blight.
- G. Provides for needed services in the area.