

**PUD WRITTEN DESCRIPTION**  
**6th Street West PUD**  
**July 7, 2023**

**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 0.7 acres of property to allow for multi-family dwellings on the property located at 207, 216, and 0 6th Street West (RE#s 071472 0000, 071191 0000, and 071473 0000) as more particularly described in Exhibit 1 (the “Property”) and conceptually depicted in the Site Plan filed herewith. The Property is located within the MDR land use category, the Urban Priority Development Area, and is zoned RMD-S within the Springfield Zoning Overlay.

Conveniently located within a few blocks of the Main Street North corridor, this infill residential project proposes to convert a church for multi-family residential uses as well as to permit future residential dwellings south of the church. The proposed project will provide residents with walkable access to the diverse restaurant and retail establishments along Main Street along with convenient access to multiple bus lines. The proposed uses and any such modifications to the structures shall comply with all applicable historic regulations within the City of Jacksonville Ordinance Code.

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	Retirement/Nursing home
East	MDR	RMD-S	Single-family
South	MDR	RMD-S	Single- and Multi-family
West	MDR	RMD-S	Single-family

- B. Project name: 6th Street West PUD.
- C. Project architect: JAA Architecture Inc.
- D. Project developer: New Urban Development LLC.
- E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- F. Current land use designation: MDR.
- G. Current zoning district: RMD-S.
- H. Requested zoning district: PUD.
- I. Real estate numbers: 071472 0000, 071191 0000, and 071473 0000.

## **II. QUANTITATIVE DATA**

- A. Total acreage: 0.7 acres.
- B. Maximum number of units: Pursuant to the Comprehensive Plan.

## **III. STATEMENTS**

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

This PUD is filed to permit new multi-family residential dwellings and to accommodate the existing developed conditions that do not meet standard RMD-S provisions. Specifically, minimum lot area, width, and yards have been reduced and maximum lot coverage has been increased to accommodate the existing church footprint and to facilitate potential future residential development along 6th Street West. Any other existing built condition is grandfathered into this PUD.

- 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.

Owner will be responsible for the operation and maintenance of the areas and functions described herein and any facilities that are not provided, operated or maintained by the City.

## **IV. USES AND RESTRICTIONS**

- A. Permitted Uses:

1. New and original use multi-family dwellings, including two-family dwellings.
2. Private off-street parking lots for the use and enjoyment of the residents and guests of the multi-family dwellings, which may be accessed by street or alley and shall not be required to be screened from rights-of-way.
3. Single-family dwellings.
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. Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
10. 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.
11. Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

B. Permissible Uses by Exception:

1. Elementary and secondary schools meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
2. Nursing homes meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code, if applicable.
3. Private clubs.
4. Day care centers meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
5. Group care homes, meeting the performance standards and development criteria set forth in Part 4, if applicable.

C. 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. Original use garage apartments contributing structures only.

5. Home occupations meeting the Springfield performance standards and development criteria set forth in Section 656.369.
6. Pay phones meeting the Springfield supplemental standards and development criteria set forth in Section 656.369.1.
7. Satellite dishes meeting the Springfield supplemental standards and development criteria set forth in 656.369.1.
8. Vending machines meeting the Springfield supplemental standards and development criteria set forth in Section 656.369.1.

D. Prohibited Uses:

1. New rooming houses.

**V. DESIGN GUIDELINES**

A. Lot Requirements:

1. Minimum lot width:
  - a. Single-family: Twenty-five (25) feet.
  - b. Multi-family: Forty (40) feet.
2. Minimum lot area: None.
3. Maximum lot coverage by all buildings: None, except as otherwise required for certain uses. Impervious surface ratio as required by Section 654.129.
4. Minimum yard requirements:
  - a. 207 6th Street West and 0 6th Street West:
    - (1) Front (south and east boundaries) – Zero (0) feet.
    - (2) Side (north and west boundaries) – Zero (0) feet.
  - b. 216 6th Street West:
    - (1) Front – Ten (10) foot minimum and fifteen (15) foot maximum or generally compatible with surrounding contributing structures (within twenty-five percent (25%) of average required front yard of adjacent contributing structures). Because these parcels are corner lots, a front yard of the required

depth shall be provided on one frontage and a front yard half the required depth shall be provided on the other, to be determined at the developer's discretion.

- (2) Side – A minimum of fourteen percent (14%) of lot width setback, rounded off to the nearest whole number divided equally per side.
- (3) Rear – In the event that lots are divided and result in a non-corner lot, a minimum ten (10) foot rear yard shall be required.

c. Accessory use structures used in conjunction with multi-family:

- (1) Front – Accessory uses or structures shall not be permitted in a required front yard.
- (2) Side – Zero (0) feet.
- (3) Rear – Five (5) feet.

5. Maximum height of structures:

- a. Fifty (50) feet.

B. Ingress, Egress and Circulation:

- 1. *Parking Requirements.* Consistent with the Springfield Zoning Overlay, no minimum parking is required, except for churches with more than 50 sanctuary seats, which must provide at least 50 percent of the minimum number of off-street parking spaces required pursuant to Part 6 of the Zoning Code.
- 2. *Vehicular Access.* Vehicular access to the Property shall be by way of 6th Street West and alleys, substantially as shown on the Site Plan.
- 3. *Pedestrian Access.* As required by City regulations.

C. Signs: Signs for this development shall be consistent with the requirements for CCG-S zoning district as set forth in the Springfield Overlay and Part 13 of the Zoning Code.

D. Landscaping: Landscaping shall be provided as required pursuant to Part 12 of the Zoning Code; provided, however, perimeter landscaping for vehicle use areas and uncomplimentary buffers shall not be required.

E. Recreation and Open Space: Recreation and open space shall be provided as required by the 2045 Comprehensive Plan.

- F. Utilities: Essential services, including water, sewer, and gas, as required to serve the project shall be permitted on the site. Water, sanitary sewer and electric will be provided by JEA.
- G. Wetlands: Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.

## **VI. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT**

In accordance with Section 656.341(d) of the Code the PUD meets the applicable Criteria for review as follows:

- A. **Consistency with the Comprehensive Plan.** The proposed PUD is consistent with the general purpose and intent of the City's 2045 Comprehensive Plan and Land Use Regulations, will promote the purposes of the City's 2045 Comprehensive Plan and specifically contributes to:

### *Future Land Use Element*

1. Goal 1 - To ensure that the character and location of land uses optimize the combined potentials for economic benefit, enjoyment, wellness and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.
2. Objective 1.1 - 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.
3. Policy 1.1.6 - 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.
4. Policy 1.1.12 - Promote the use of Planned Unit Development (PUD) zoning districts, cluster developments, and other innovative site planning and smart growth techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the underlying land use category or site specific policy, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations. These techniques should consider the following criteria in determining uses, densities, intensities, and site design:

- a. Potential for the development of blighting or other negative influences on abutting properties
  - b. Traffic Impacts
  - c. Site Access
  - d. Transition of densities and comparison of percentage increase in density above average density of abutting developed properties
  - e. Configuration and orientation of the property
  - f. Natural or man-made buffers and boundaries
  - g. Height of development
  - h. Bulk and scale of development
  - i. Building orientation
  - j. Site layout
  - k. Parking layout
  - l. Opportunities for physical activity, active living, social connection, and access to healthy food
5. Policy 1.1.13 - Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through:
    - a. Creation of like uses;
    - b. Creation of complementary uses;
    - c. Enhancement of transportation connections;
    - d. Use of noise, odor, vibration and visual/ aesthetic controls; and/or
    - e. Other appropriate mitigation measures such as requirements for buffer zones and landscaping between uses.
  6. Policy 1.1.22 - 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.
  7. Objective 1.2 - 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.
  8. Policy 1.2.8 - 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.

Development on sites located within the UPA, UA and SA are permitted where connections to centralized potable water and/or wastewater are not available subject to compliance with the following provisions:

- a. Single family/non-residential (estimated flows of 600 gpd or less) where the collection system of a regional utility company is not available through gravity service via a facility within a right-of-way or easement which abuts the property.
  - b. Non-residential (above 600 gpd) where the collection system of a regional utility company is not within 50 feet of the property.
  - c. Subdivision (non-residential and residential) where:
    - i. The collection system of a regional utility company is greater than ¼ mile from the proposed subdivision.
    - ii. Each lot is a minimum of ½ acre unsubmerged property.
    - iii. Installation of dryline sewer systems shall be installed when programmed improvements
9. Goal 3 - 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.
10. Policy 4.1.2 - The City shall require that all development conform to the densities and intensities established in the Future Land Use Map series and Operative Provisions of this element and be consistent with the plan.

#### *Housing Element*

11. Objective 1.1 The City shall assist the private sector in providing an adequate supply of new dwelling units of various types, sizes and costs.
  12. Policy 1.1.1: The City in its Land Development Regulations, shall continue to provide incentives such as higher densities or special design considerations, to encourage the building of a wide variety of housing types, designs, and price ranges; and promote an equitable distribution of housing choices throughout the City.
  13. Policy 1.1.4: The City's Planning and Development Department shall ensure that the Future Land Use Element shall include an adequate supply of land for various types of residential uses needed in the City and that the required infrastructure will be in place concurrent with the impact of proposed developments.
- B. Consistency with the Concurrency Management System.** All development will secure necessary approvals from the CMMSO and pay all required fees in accordance with Chapter 655 of the Code.

- C. **Allocation of residential land use.** The Property is located within the MDR land use category and the Urban Priority Character Area. This PUD adopts the permitted residential density under those designations.
- D. **Internal compatibility.** The Site Plan attached as Exhibit E addresses access and circulation within the site. Access to the site is available from 6th Street West and alleys. Location of the access points shown on the Site Plan as well as final design of the access points is subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.
- E. **External compatibility/ Intensity of development.** The proposed development is consistent with and complimentary to existing uses in the area. The Property is surrounded by residential uses and properties also located within the MDR land use category, which is “intended to provide compact medium to high density residential development”.
- F. **Usable open spaces, plazas, recreation areas.** Open space in compliance with the 2045 Comprehensive Plan will be provided substantially provided as shown on the Site Plan attached as Exhibit E.
- G. **Impact on wetlands.** Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- H. **Listed species regulations.** The Property is less than fifty (50) acres and therefore a listed species survey is not required.
- I. **Off-Street parking including loading and unloading areas.** Although not required under the Springfield Overlay and this PUD, the conceptual site plan programs approximately 1.35 spaces per residential unit.
- J. **Sidewalks, trails and bikeways.** Pedestrian circulation will be addressed consistent with the City regulations.

**EXHIBIT F**  
**Land Use Table**

Total gross acreage	<u>0.7</u> Acres	<u>100</u> %
Amount of each different land use by acreage		
Single family	_____ Acres	_____ %
Total number of dwelling units	_____ D.U.	
Multiple family	<u>0.7</u> Acres	<u>100</u> %
Total number of dwelling units	<u>21 (max)</u> D.U.	
Commercial	_____ Acres	_____ %
Industrial	_____ Acres	_____ %
Other land use (Hospital and related uses)	_____ Acres	_____ %
Active recreation and/or open space	_____ Acres	_____ %
Passive open space	_____ Acres	_____ %
Public and private right-of-way	_____ Acres	_____ %

The land use estimates in this table are subject to change within the allowable densities and intensities of use, as set forth in the PUD Written Description. The maximum coverage by buildings and structures is subject to the PUD Written Description.