

Phoenix Arts District PUD

Written Description

May 14, 2019

Developer: Phoenix Arts District, LLC

Architect: Office of Architecture

Planning Consultant: Windmill Consulting

RE #'s: 044938 0000
044939 0000 (portion)
044940 0000
044941 0000

I. Project Description

The Phoenix Arts District PUD seeks to rezone multiple parcels totaling 2.27 acres to support a mixed-use complex of arts, retail and entertainment-related uses. The project is intended to help revitalize this declining industrial area on the northern edge of the Springfield Historic District, while supporting local artists and craftspeople.

Nearby uses are generally industrial, with IL zoning on all sides except for IH zoning to the southeast. This area was originally developed for industrial uses in the early 1900's, but is no longer well suited to modern industry due to older buildings, small lot sizes, lack of access to the interstate system, and proximity to residential uses. However, the buildings are historically interesting and well suited to adaptive reuse. Neighboring uses include tire storage to the west, vacant industrial to the north, warehousing to the east and a Norfolk Southern right of way to the south.

The property is located in the "Warehouse District" proposed as part of the Urban Core Vision Plan. This concept was intended to help restore this declining industrial area as "a true activity node which could include uses oriented towards the design arts, entertainment, and weekend activities."

The proposed PUD keeps some of the less intensive uses from the current IL district, and mixes in most of the permitted and permissible uses and development standards from the CCG-S district which covers nearby Main Street, and a few more to create a zoning district suitable for an industrial / commercial hybrid area suitable for artists' studios or lofts, small scale fabrication and supporting retail and entertainment uses. The developer hopes to spur redevelopment of nearby vacant buildings to create a loft district as has been successful in many other cities.

II. Quantitative Data

A. Total Gross Acreage	2.27
B. Commercial Uses	2.27 (100%)
C. Total Non-Residential Floor Area	95,500 Square Feet
D. Current Coverage of Buildings & Structures	80%

III. Statements

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

The proposed PUD removes many of the more intensive uses from the current IL zoning district, and adds in permitted and permissible uses and development standards from the CCG-S district, which is used nearby on Main Street. The result is intended to foster arts-focused redevelopment of the site and the larger neighborhood. The Appendix contains a complete list of differences.

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

The developer will lease out the various spaces within the project, and be responsible for operating and maintaining all common areas.

C. Justification for the rezoning

The proposed PUD is consistent with the City's Comprehensive Plan, particularly those Objectives and Policies which revitalization of existing neighborhoods and commercial districts through innovative regulatory techniques. In particular:

Policy 2.2.8 "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."

Policy 3.2.2 "The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize."

The proposed PUD would also further the objectives of the Urban Core Vision Plan, which identified this area as a potential "Warehouse District" which "presents a unique opportunity to create a special place in the Urban Core... to re-link this mostly vacant and former industrial area to the rest of the Urban Core. The area has a number of historic warehouses and surplus industrial building stock which can be adapted and re-purposed for residential and mixed uses. It has the potential to transform into a true activity node which could include uses oriented towards the design arts, entertainment, and weekend activities." (p. 18)

IV. Uses & Restrictions

A. Permitted Uses

- (1) Wholesaling, warehousing, storage or distribution establishments (but not concrete batch mixing plants) and similar uses.
- (2) Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating.
- (3) Printing, publishing or similar establishments.
- (4) Business, professional and medical offices.
- (5) Service establishments catering to commerce and industry, including linen supply, laundry and dry cleaning plants, freight movers, communications services, business machine services, hiring and union halls, employment agencies, sign companies.
- (6) Vocational, technical, trade, art or industrial schools and similar uses, including dormitories as an accessory use.
- (7) Radio or television broadcasting offices, studios, transmitters, telephone and cellular telephone towers.
- (8) Building trades contractors with outside storage yards and heavy construction equipment if storage, including heavy construction machinery, not within a completely enclosed building or structure, is visually screened by a six-foot fence or wall not less than 95 percent opaque.
- (9) Veterinarians, animal boarding, and dog parks meeting the performance standards and development criteria set forth in Part 4.
- (10) 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.
- (11) Service establishments such as barber or beauty shops, shoe repair shops, 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, communication antennas, funeral homes, marinas, blueprinting, job printing, radio and television repair shops, travel agencies, employment offices, (but not day labor pools), home equipment rental and similar uses.
- (12) Banks (including drive-thru tellers), loan companies, mortgage brokers, stockbrokers and similar financial institutions.

- (13) Event spaces and similar commercial indoor recreational or entertainment facilities.
- (14) Art galleries, museums, community centers, music, photography, gymnastics, karate and martial arts studios, and theaters.
- (15) Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4 of the Zoning Code and the Springfield performance standards and development criteria set forth in Section 656.369.
- (16) Retail plant nurseries (including outside display but not landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity).
- (17) Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
- (18) 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.
- (19) Churches, including a rectory or similar use.
- (20) Multiple-family dwellings and live/work units up to 20 units per acre (if permitted by the Comprehensive Plan).
- (21) Pharmacies and marijuana dispensaries.
- (22) Restaurants with the outside sale and service of food, beer, wine, or liquor meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- (23) An establishment or facility which includes the production or retail sale and service of beer, wine, or liquor for consumption on or off-premises, including permanent or restricted outside sales and service meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code. The requirements of Sec. 656.805 are waived with regard to on-premises consumption.
- (24) Nightclubs or lounges.
- (25) Hotels and motels.

B. Permissible Uses by Exception

- (1) Care centers meeting the performance standards and development criteria set forth in Part 4.
- (2) Car washes.
- (3) Recycling collection points meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- (4) Private clubs.
- (5) Billiard parlors.
- (6) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

- (7) Residential treatment facilities for persons with disabilities, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code, if applicable.

C. Limitations of Permitted or Permissible Uses by Exception

None

V. Design Guidelines

A. Lot Requirements

- (1) Minimum lot area: None
- (2) Minimum lot width: None
- (3) Maximum lot coverage: None, except as otherwise required for certain uses.
- (4) Minimum front yard: None
- (5) Minimum side yard: None
- (6) Minimum rear yard: None
- (7) Maximum height of structures: Forty-five feet

B. Ingress, Egress & Circulation

(1) Parking Requirement

There is limited parking on-site, with 6 spaces at the western end of the property. There are 20 on-street parking spaces directly contiguous to the proposed project. Additional parking will utilize other nearby on-street spaces, which are plentiful in the area, or a lease of a nearby parking lot. There are at least 6 large surface parking lots available within 2 blocks of the project.

(2) Vehicular Access

The existing buildings were built in the zero lot line pattern typical of the time, so there is very little vehicular access to the property. There is a small loading and parking area on the west side of the project.

(3) Pedestrian Access

Sidewalks are currently installed along the west, north and south sides of the property and will be restored as necessary. The former railroad right of way in the center of the property will also act as a pedestrian corridor through the project and an outdoor gathering space.

The southern boundary of the property borders right of way which is part of the S-Line pedestrian rail trail. Pedestrian improvements to that portion of the property will be made once the trail is constructed.

C. Signs

Signage will be allowed as per other industrial zoning district, according to Part 13 of the Zoning Code.

D. Landscaping

The property will meet the landscaping standards found in the Zoning Code.

E. Recreation & Open Space

Not applicable for commercial development.

F. Utilities

The site is already served by JEA for water, sewer, and electric service.

G. Wetlands

There are no wetlands on the site.

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 & Development Department identifying all then existing and proposed uses within the property, and showing the general layout of the overall property. Numbering of development phases on the site plan is purely for convenience, and phases may be done in any order.

Appendix – Changes from Current IL Zoning District

Design Guidelines

There is no change to the Design Guidelines for Signage, Yard & Setback Requirements, Maximum Lot Coverage, and Minimum Lot Coverage from the current IL zoning district. The Maximum Height has been reduced to 45' from unlimited, to be consistent with neighboring structures.

Parking Requirements have reduced from the usual application of the code due to the urban nature of the neighborhood and the large amount of on-street parking and off-street lots available in the vicinity.

PUD Permitted Uses

Permitted uses and structures – IL Zoning District

- (1) Wholesaling, warehousing, storage or distribution establishments (but not concrete batch mixing plants) and similar uses.
- (2) Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating.
- (3) Printing, publishing or similar establishments.
- (4) Business and professional offices.
- (5) Service establishments catering to commerce and industry, including linen supply, laundry and dry cleaning plants, freight movers, communications services, business machine services, hiring and union halls, employment agencies, sign companies.
- ~~(6) Restaurants, (regulated by DBPR – Division of Hotels and Restaurants) including retail sale and service of beer and wine for consumption on premises (Replaced by #22)~~
- ~~(7) Automobile service stations, major repair garages, mobile car detailing, auto laundry, and automated car wash meeting the performance standards and development criteria set forth in Part 4. (Not appropriate for concept)~~
- (8) Vocational, technical, trade or industrial schools and similar uses.
- ~~(9) Medical clinics. (Replaced by CCG-S Uses)~~
- ~~(10) Freight, bus, trucking, shipping or other transportation terminals, commercial parking lots and garages, truck stops, express offices and terminal facilities and telephone exchanges, repair or installation facilities and similar uses. (Not appropriate for concept)~~
- (11) Radio or television broadcasting offices, studios, transmitters, telephone and cellular telephone towers.
- ~~(12) Scrap processing, indoor, clean activity, meeting the performance standards and development criteria set forth in Part 4. (Not appropriate for concept)~~

~~(13) Bulk storage yards, (but not concrete batch mixing plants) including bulk storage of flammable liquids and acids if storage not within a completely enclosed building or structure is visually screened by a six-foot fence or wall not less than 95 percent opaque. (Not appropriate for concept)~~

(14) Building trades contractors with outside storage yards and heavy construction equipment if storage, including heavy construction machinery, not within a completely enclosed building or structure, is visually screened by a six-foot fence or wall not less than 95 percent opaque.

~~(15) Outdoor storage yards and lots including auto storage yards (but not scrap processing yards or concrete batch mixing plants) if storage is completely enclosed by a six-foot fence or wall not less than 95 percent opaque. (Not appropriate for concept)~~

~~(16) Retail outlets in conjunction with wholesaling establishments if the area designated for retail sales does not exceed ten percent of the gross floor area of the building of which it is a part. (Replaced by CCG-S Uses)~~

~~(17) Banks, including drive-thru tellers. (Replaced by CCG-S Uses)~~

~~(18) Recycling facilities meeting the performance standards and development criteria set forth in Part 4. (Not appropriate for concept)~~

~~(19) Retail sales of heavy machinery, farm equipment and building materials including outside display. (Not appropriate for concept)~~

(20) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.

(21) Veterinarians, animal boarding, and dog parks meeting the performance standards and development criteria set forth in Part 4.

Permitted uses and structures – Added from CCG-S Zoning District

(10) 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.

(11) 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, communication antennas, funeral homes, marinas, blueprinting, job printing (but not newspaper), radio and television repair shops, travel agencies, employment offices, (but not day labor pools), home equipment rental and similar uses.

(12) Banks (including drive-thru tellers), loan companies, mortgage brokers, stockbrokers and similar financial institutions.

(4) 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.

(13) Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4 of the Zoning Code and the Springfield performance standards and development criteria set forth in Section 656.369.

(16) Retail plant nurseries (including outside display but not landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity).

(18) Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.

(20) Churches, including a rectory or similar use.

Other Permitted Uses

(13) Event spaces and similar commercial indoor recreational or entertainment facilities.

(14) Art galleries, museums, community centers, music, photography, gymnastics, karate and martial arts studios, and theaters.

(20) Multiple-family dwellings and live/work units up to 20 units per acre (if permitted by the Comprehensive Plan).

(21) Pharmacies and marijuana dispensaries.

(22) Restaurants with the outside sale and service of food, beer, wine, or liquor meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

(23) An establishment or facility which includes the production or retail sale and service of beer, wine, or liquor for consumption on or off-premises, including permanent or restricted outside sales and service meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

The requirements of Sec. 656.805 are waived with regard to on-premises consumption.

(24) Nightclubs or lounges.

(25) Hotels and motels.

CCG-S and Other Uses were added to help create "a true activity node which could include uses oriented towards the design arts, entertainment, and weekend activities" as called for in the Urban Core Vision Plan.

PUD Permissible Uses

Permissible uses by exception.

~~(1) An industrial or commercial use which is not otherwise permitted or permissible in this Zoning Code, except the following:~~

~~(i) Acid, chemical, fertilizer or insecticide manufacture or storage.~~

~~(ii) Explosives manufacturing or storage.~~

~~(iii) Paint, oil (including linseed), shellac, turpentine, lacquer or varnish manufacture.~~

~~(iv) Paper and pulp manufacture.~~

~~(v) Petroleum refining.~~

~~(vi) Stockyards or feeding pens and livestock auctions.~~

~~(vii) A use which is potentially dangerous, noxious or offensive to neighboring uses or the public in general by reason of smoke, odor, noise, flare, fumes, gas, vibration, threat of fire or explosion, emission of particulate matter or radiation. (Not appropriate for concept)~~

~~(2) Recycling facilities and yards meeting the performance standards and development criteria set forth in Part 4. (Not appropriate for concept)~~

~~(3) Care centers meeting the performance standards and development criteria set forth in Part 4.~~

~~(4) Churches, including a rectory and similar uses, meeting the performance standards and development criteria set forth in Part 4. (Replaced by CCG-S or other Uses)~~

~~(5) Retail sales and service of all alcoholic beverages for either off-premises consumption or on-premises consumption or both. (Replaced by CCG-S or other Uses)~~

~~(6) Retail sales including outside display. (Replaced by CCG-S or other Uses)~~

~~(7) Yard waste composting facility including the mulching process, meeting the performance standards and development criteria set forth in Part 4. (Not appropriate for concept)~~

~~(8) Indoor facilities operated by a licensed pari-mutuel permit holder, adult arcade amusement centers operated by a licensed permit holder, or game promotions or sweepstakes utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, drawings by chance conducted in connection with the sale of a consumer product or service utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, and similar uses. (Not appropriate for concept)~~

~~(9) Manual car wash. (Replaced by CCG-S or other Uses)~~

~~(10) Fitness centers. (Replaced by CCG-S or other Uses)~~

Permissible uses – Added from CCG-S Zoning District

(6) Recycling collection points meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

(8) Private clubs.

(10) Billiard parlors.

(11) Residential treatment facilities for persons with disabilities, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code, if applicable.

Other permissible uses

(2) Car washes.

(6) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code. (CCG-S Permitted Use – moved to Permissible at the request of the Planning Department)

CCG-S and Other Permissible Uses were added to help create “a true activity node which could include uses oriented towards the design arts, entertainment, and weekend activities” as called for in the Urban Core Vision Plan.

Land Use Table

Total Gross Acreage	2.27	acres	100	%
Amount of each different land use by acreage				
Single family	N/A	acres		%
Total number of units:		du		
Multiple Family	N/A	acres		%
Total number of units:		du		
Commercial	2.27	acres	100	%
Industrial	N/A	acres		%
Other land use	N/A	acres		%
Total amount of non-residential floor area	95,500	sq ft	100	%
Active recreation and/or open space	N/A	acres		%
Passive open space wetlands ponds	N/A	acres		%
Public and private right-of-way	N/A	acres		%
Maximum coverage of buildings and structures	79,100	sq ft	80	%