

# WRITTEN DESCRIPTION

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

**May 2, 2023**

## I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 3.04 acres of property from to PUD. The parcel is located on 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:** 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

#### **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:* 70 feet; provided, however, that height may be unlimited where all required yards are increased by one foot for each one foot of building height or fraction thereof in excess of 70 feet

##### **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:* 65 feet

**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. 1. Signs – Residential – (No sign shall be located within 25 feet of any intersection of two or more right-of-way lines; however, signage shall be allowed in the required 10 foot setback)**

- (1) One (1) double faced sign not to exceed sixty (60) square feet in area for each face or sign and ten (10) feet in height, which shall be a monument sign.
- (2) Directional signs shall not exceed ten (10) square feet.
- (3) Non-illuminated wall signs not to exceed ten percent (10%) of the square footage of the occupancy frontage of the building abutting a public right-of-way are permitted.

**C. 2. Signs – Commercial**

- (1) One (1) street frontage sign not to exceed sixty (60) square feet in area and ten (10) feet in height, which shall be a monument style.
- (2) Wall signs are permitted.
- (3) One (1) under-the-canopy sign per occupancy, not exceeding a maximum of eight (8) square feet in area per sign, is permitted; provided, any square footage utilized for an under-the-canopy sign shall be subtracted from the maximum allowable square footage for wall signs on the building in question.

(4) Directional signs shall not exceed ten (10) square feet

**D. Landscaping:**

The Property shall be developed in accordance with the requirements of Part 12 Landscape Regulations of the Zoning Code (however, landscape may be rearranged to meet development requirements) 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.

**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.

**EXHIBIT F**

**PUD Name: SPRINGFIELD 7<sup>TH</sup> STREET EAST PUD**

**Land Use Table**

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Total gross acreage	3.04 acres	100%
Single family	0	
Total number of dwelling units	0	
Multiple family	3.04 acres	
Total number of dwelling units	Up to 220	
Commercial	45,000 s.f.	
Industrial	0	
Other land use	0	
Active recreation and/or open space		
Passive open space		
Public and private right-of-way		
Maximum coverage of buildings and structures	_____	100%