

Site Specific Policy with L-5906-24C

FUTURE LAND USE ELEMENT

April 16, 2024

4.4.43

Pursuant to Ordinance 2024-347, a small-scale amendment is approved that designates an 8.3 acre RC land use category site on the Future Land Use Map. In order to implement a creative integration of uses to facilitate innovative site planning, adaptive reuse, infill development with vertical and horizontal integration of mixed uses, and smart growth techniques as called for in the RC land use category, development is subject to the following site-conditions.

1. Development shall allow for the following uses: (a) All public facilities and non-residential principal and secondary uses in the Community/General Commercial (CGC), Residential-Professional-Institutional (RPI) and Neighborhood Commercial (NC) land use categories, (b) Residential, (c) Commercial, (d) Retail and Service, (e) Professional and Business Office, (f) Medical, (g) Light Industrial, (h) Recreational and Open Space, (i) Institutional, (j) Agricultural and (k) Mixed-use.
2. Development shall be limited to a maximum of 450,000 square feet of non-residential uses and a maximum of 100 residential units per acre, which may include multi-family residential uses, single-family residential uses, or a mix of both multi-family and single-family residential uses.
3. The owner is encouraged to interconnect the development's integrated system of pedestrian walkways, sidewalks, parks and paths with the abutting portion of Segment #4, the S-Line Connector, of the Emerald Trail, which will be located on property owned by the City of Jacksonville.