

Written Description
Hammond Blvd.
September 9, 2019

I. PROJECT DESCRIPTION

- A. The site is on the east side of Hammond Blvd. between Lenox Ave and Hammond Forrest Drive. It is approximately 7.47 +/- acres in size.
- B. Project Architect/Planner: TBD
- C. Project Engineer: Ed Tully
- D. Project Developer: TBD
- E. Current Land Use Category: LDR
- F. Current Zoning District: RR acre
- G. Requested Land Use Category: n/a
- H. Requested Zoning District: PUD
- I. Real Estate Number(s): 008754-0000 and 008757-0000

II. QUANTITATIVE DATA

Total Gross Acreage	7.47 +/- acres	100%
Amount of each different land use by acreage		
Single Family	0 acres	0%
Total number of units	0 d.u.	
Multiple Family	0 acres	0%
Total number of units	0 d.u.	
Commercial	7.47 +/- acres	100 %
Industrial	0 acres	0 %
Other land use	0 acres	0 %
Total amount of non-residential floor area	1.54 +/- acres	19.9 %
Active recreation and/or open space	N/A acres	N/A %
Passive open space, wetlands, ponds	3.77 acres	48.8 %
Public and private right-of-way	N/A acres	N/A %
Maximum coverage of buildings and structures	1.54 +/- acres	19.9 %

III. STATEMENTS

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

The PUD differs by providing flexibility and certainty in the site design that could otherwise not be accomplished through conventional zoning.

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.

The property owner will maintain all areas and functions of the property.

C. Justification for the rezoning:

- (1) Is more efficient than would be possible through strict application of the Zoning Code;
- (2) Is consistent with the 2030 Comprehensive Plan Future Land Use Element Policy:

1.1.12: Promote the use of Planned Unit Developments (PUDs) cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

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.

3.2.7 The City shall implement the locational criteria of this element for commercial and industrial uses consistent with the character of the areas served, availability of public facilities, and market demands

- (3) Is consistent with FLUE Objective:

3.2 Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated landuse fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

D. Phase schedule of construction (include initiation dates and completion dates):

This project may be developed in Phases, initiation and completion dates to be determined.

E. Secondary Zoning District:

The current land use of LDR allows for CRO as a secondary use meeting the criteria of section 656.350 (h). This project meets 656.350 (h) 1, 3, and 4. By the Planned Unit Development Designation of this application and as stated in Section 656.350 (p) the Written Description describes otherwise within the Design Guidelines and Site Plan therefore negating 656.350 (h) 2. This is necessary to develop the entire parcel and not just a small portion of the parcel.

The current land use of LDR also allows for RMD-A as a secondary use meeting the criteria of 656.350(d) which has no additional criteria.

IV. USES AND RESTRICTIONS

A. Permitted Uses:

- (1) Medical and dental office or clinics (but not hospitals).
- (2) Professional and business offices.
- (3) Day care centers meeting the performance standards and development criteria set forth in Part 4.
- (4) Single family dwellings
- (5) Schools meeting the performance standards and development criteria set forth in Part 4.
- (6) Vocational, trade or business schools.
- (7) Colleges and universities.
- (8) Churches, including a rectory or similar uses, meeting the performance standards and development criteria set forth in Part 4.
- (9) Veterinarians meeting the performance standards and development criteria set forth in Part 4.
- (10) Adult Congregate Living Facility
- (11) Libraries, museums and community centers.
- (12) Banks without drive-through, savings and loan institutions, and similar uses.
- (13) Art galleries, dance, art, gymnastics, fitness centers, martial arts and music studios, and theaters for stage performances (but not motion picture theaters).
- (14) Cosmetology and similar uses including facilities for production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products either in conjunction with a professional service being rendered or in a standalone structure not exceeding 4,000 square feet.
- (15) Neighborhood retail sales and service establishments.
- (16) Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part 4.
- (17) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
- (18) Hospice facilities and Housing for the Elderly.

(B) **Limitations on permitted uses.**

All of the permitted uses are limited by the following conditions unless otherwise provided:

- (1) Retail sales, display or storage of merchandise shall be subordinate and clearly incidental to a permitted use.
- (2) No vehicles, other than passenger automobiles or trucks of not more than three-quarter-ton payload capacity or 5,000 pounds actual scale weight shall be used.

(C) **Permitted accessory uses and structures. See Section 656.403.**

(D) **Permissible uses by exception.**

- (1) Off-street parking lots for premises requiring off-street parking meeting the performance standards and development criteria set forth in Part 4.
- (2) Essential services meeting the performance standards and development criteria set forth in Part 4.
- (3) Home occupations meeting the performance standards and development criteria set forth in Part 4.
- (4) Drive-through facilities in conjunction with a permitted or permissible use or structure.
- (5) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.

V. DESIGN GUIDELINES

A. Minimum Lot Requirements (width and area) :

(1) Width:

- (i) Single-family dwellings—60 feet.
- (ii) All other uses 70 feet (except as otherwise required for certain uses).

(2) Area:

- (i) Single-family dwellings—6,000 square feet.
- (ii) All other uses—7,000 square feet (except as otherwise required for certain uses).

(3) Maximum lot coverage by all buildings: 52 percent

(4) Minimum yard requirements:

- (a) Single-family dwellings:
 - (i) Front—20 feet.
 - (ii) Side—5 feet; provided that the combined side yards shall be no less than 15 feet.
 - (iii) Rear—10 feet.
- (b) All other uses:
 - (i) Front—20 feet.
 - (ii) Side—10 feet.
 - (iii) Rear—20 feet.

(5) Maximum height of structures:

- (1) Single-family dwellings—35 feet.
- (2) Accessory Use Structures—15 feet, provided the structure may be one foot higher for each 3 feet of additional setback up to the height of the primary structure or the structure shall otherwise be required the same setbacks of the primary structure.
- (3) All other uses—45 feet; provided however, that height may be unlimited where all required yards are increased by one foot for every one foot of building height in excess of 45 feet.

B. Ingress , Egress and Circulation:

(1) *Parking Requirements.*

- a. The parking requirements for this development shall be consistent with Part 6 of the Zoning Code.

(2) *Vehicular Access.*

- a. Vehicular access to the Property shall be by way of Hammond Blvd and or Lenox Ave, as shown in the Site Plan or as otherwise approved by the Planning and Development Department.

(3) *Pedestrian Access.*

- a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

C. Signs:

- (1) The project entrance signs will be located at the entrances located on Hammond Blvd. and or Lenox Ave. These entrance signs will be either one (1) two-faced island sign with not greater than twenty-four (24) square feet on each side or one sign at the Hammond entrance consisting of no greater than twenty-four (24) square feet and one sign at the Lenox entrance consisting of no greater than fifteen (15) square feet and . Such freestanding signs shall be of a non illuminated or externally illuminated two-faced island style or as otherwise approved by the Planning and Development Department, not to exceed 12 feet in height.

D. Landscaping and Buffering

1. This development will be consistent with Part 12 Landscaping Requirements.
2. An eight (8) foot vinyl fence shall be placed along the entire southern border of the property that abuts Real Estate #008777-6000 which attempt to match in color an existing eight (8) foot vinyl fence in a residential development located east of the subject property whose southern border also abuts RE# 008777-6000 (known as Leverock Place).

E. Recreation and Open Space:

This PUD is a commercial use and does not require recreation space.

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.

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 and Development Department identifying all then existing and proposed uses within the Property, and showing the general layout of the overall Property.

VII. PUD REVIEW CRITERIA

- A. Consistency with Comprehensive Plan: According to the Future Land Use Map series (FLUMS) of the 2030 Comprehensive Plan, the designated Land Use is Low Density Residential (LDR) which allows for the uses requested in the subject PUD.
- B. Consistency with the Concurrency and Mobility Management System: The PUD will comply with the Concurrency Management System.
- C. Allocation of Residential Land Use: The PUD is consistent with land use allocations under the 2030 Comprehensive Plan.
- D. Internal Compatibility/Vehicular Access: Vehicular access will be from Hammond Blvd and or Lenox Ave.
- E. External Compatibility/Intensity of Development: The project description describes the surrounding Zoning designations and will be subject to review by the City of Jacksonville Planning and Development Department.
- F. Recreation/Open Space: This PUD is requested for commercial uses and recreational space is not required.
- G. Impact on Wetlands: The Property will be developed in accordance with the permit requirements of the local, state and federal agencies with jurisdiction.

- H. Listed Species Regulations: The Subject Property contains less than 50 acres and a listed species survey is not required.
- I. Off Street Parking and Loading Requirements: Parking shall be consistent with Part 6 of the Zoning Code.
- J. Sidewalks, Trails and Bikeways: Sidewalks, trails and bikeways shall be provided as required in the Comprehensive Plan.
- K. Stormwater Retention: Retention shall meet the requirements of the City of Jacksonville and all other state or local agencies with jurisdiction including the St. Johns River Water Management District (SJRWMD). Stormwater retention areas may be located on or off-site and may be shared with other parcels provided the stormwater design for the entire PUD meets the standards and requirements of the City of Jacksonville and the SJRWMD. Underground detention vaults may be utilized.
- L. Utilities: The Jacksonville Electric Authority will provide all utilities.

VIII. PUD/ DIFFERENCE FROM USUAL APPLICATION OF ZONING CODE

Element	Zoning Code	Proposed PUD								
Landscaping & Buffering	Part 12, Chapter 656 Zoning Code	An eight (8) foot vinyl fence shall be placed along the entire southern border of the property that abuts Real Estate #008777-6000 which attempt to match in color an existing eight (8) foot vinyl fence in a residential development located east of the subject property whose southern border also abuts RE# 008777-6000 (known as Leverock Place).								
Min Lot Requirements	Width 100 feet Area 43,650 feet	Width 60 feet Area 6,000 feet								
Max Lot Coverage	Section 656.304 A (l) e 25%	52 %								
Min Yard Requirements & Building Setbacks	Front-25 feet Side-10 feet Rear-10 feet	<table border="0"> <tr> <td>Single Family:</td> <td>All other Uses:</td> </tr> <tr> <td>Front-20 feet</td> <td>Front-20 feet</td> </tr> <tr> <td>Side-5 feet</td> <td>Side-10 feet</td> </tr> <tr> <td>Rear-10 feet</td> <td>Rear-20 feet</td> </tr> </table>	Single Family:	All other Uses:	Front-20 feet	Front-20 feet	Side-5 feet	Side-10 feet	Rear-10 feet	Rear-20 feet
Single Family:	All other Uses:									
Front-20 feet	Front-20 feet									
Side-5 feet	Side-10 feet									
Rear-10 feet	Rear-20 feet									
Max Height	Section 656.304 A (l) g 35 feet	(1) Single-family dwellings—35 feet. (2) Accessory Use Structures—15 feet, provided the structure may be one foot higher for each 3 feet of additional setback up to the height of the primary structure or the structure shall otherwise be required the same setbacks of the primary structure. (3) All other uses—45 feet; provided however, that height may be unlimited where all required yards are increased by one foot for every one foot of building height in excess of 45 feet.								
Permitted Uses	<p>(1) Single-family dwellings.</p> <p>(2) Foster care homes.</p> <p>(3) Community residential homes of six or fewer residents meeting the performance standards and development criteria set forth in Part 4.</p> <p>(4) Family day care homes meeting the performance standards and development criteria set forth in Part 4.</p> <p>(5) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(6) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(7) Golf courses meeting the performance standards and development criteria set forth in Part 4.</p> <p>(8) 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.</p> <p>(9) Country clubs meeting the performance standards and development criteria set forth in Part 4.</p> <p>(10) Animals, other than household pets, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(11) Home occupation meeting the performance standards and development criteria set forth in Part 4.</p>	<p>(1) Medical and dental office or clinics (but not hospitals).</p> <p>(2) Professional and business offices.</p> <p>(3) Day care centers meeting the performance standards and development criteria set forth in Part 4.</p> <p>(4) Single family dwellings</p> <p>(5) Schools meeting the performance standards and development criteria set forth in Part 4.</p> <p>(6) Vocational, trade or business schools.</p> <p>(7) Colleges and universities.</p> <p>(8) Churches, including a rectory or similar uses, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(9) Veterinarians meeting the performance standards and development criteria set forth in Part 4.</p> <p>(10) Adult Congregate Living Facility</p> <p>(11) Libraries, museums and community centers.</p> <p>(12) Banks without drive-through, savings and loan institutions, and similar uses.</p> <p>(13) Art galleries, dance, art, gymnastics, fitness centers, martial arts and music studios, and theaters for stage performances (but not motion picture theaters).</p> <p>(14) Cosmetology and similar uses including facilities for production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products either in conjunction with a professional service being rendered or in a standalone structure not exceeding 4,000 square feet.</p> <p>(15) Neighborhood retail sales and service establishments.</p> <p>(16) Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part 4.</p> <p>(17) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(18) Hospice facilities and Housing for the Elderly</p>								

<p>Permitted Uses by Exception</p>	<p>(1) Cemeteries and mausoleums but not funeral homes or mortuaries. (2) Schools meeting the performance standards and development criteria set forth in Part 4. (3) Excavations, Lakes, and Borrow pits subject to the regulations contained in Part 9. (4) Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part 4. (5) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4. (6) Day care centers meeting the performance standards and development criteria set forth in Part 4. (7) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4. (8) Home occupations meeting the performance standards and development criteria set forth in Part 4.</p>	<p>(1) Off-street parking lots for premises requiring off-street parking meeting the performance standards and development criteria set forth in Part 4. (2) New Single-family dwellings. (3) Emergency shelter meeting the performance standards and development criteria set forth in Part 4. (4) Essential services meeting the performance standards and development criteria set forth in Part 4. (5) Home occupations meeting the performance standards and development criteria set forth in Part 4. (6) Drive-through facilities in conjunction with a permitted or permissible use or structure. (7) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.</p>
<p>Signage</p>	<p>Sec 656.1303 Zoning limitations on signs. (a)Residential zoning districts: (1)RR, RLD, RMD-A and RMD-B zoning districts— (i)One no illuminated sign not exceeding a maximum of one square foot in area and mounted flat against the wall of the building or structure is permitted, unless otherwise specifically prohibited in the Zoning Code. (ii)One no illuminated sign not exceeding a maximum of 24square feet in area may be allowed, provided it is specifically authorized in the grant of exception, unless otherwise specifically prohibited in the Zoning Code.</p>	<p>The project entrance signs will be located at the entrances located on Hammond Blvd. and or Lenox Ave. These entrance signs will be either one (1) two-faced island sign with not greater than twenty-four (24) square feet on each side or one sign at the Hammond entrance consisting of no greater than twenty-four (24) square feet and one sign at the Lenox entrance consisting of no greater than fifteen (15) square feet and . Such freestanding signs shall be of a non illuminated or externally illuminated two-faced island style or as otherwise approved by the Planning and Development Department, not to exceed 12 feet in height.</p>